



# **Badgers Mount Residents' Association**

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## **BADGERS MOUNT RESIDENTS ASSOCIATION**

**Minutes of the 54<sup>th</sup> Annual General Meeting of the Association held on Thursday 10<sup>th</sup> May 2018 in the Memorial Hall, Highland Road, Badgers Mount, Kent.**

The meeting opened at 8.00pm.

Outgoing Committee:

Chairman – Alastair Dunlop

Vice Chairman – Dave Woledge

Secretary – Gill Johnston

Treasurer – Gordon Plumb

Committee members: Zena Belton, Will Withecombe, David Masters, Arthur Evans, Roger King, Eric Raven, Trevor Simmons and Brian Marston.

Present: 40 members (including Committee members)

1). **APOLOGIES FOR ABSENCE RECEIVED FROM:-** Alistair and Adrienne Dunlop, Norma Payne, Brian George and Brian Marston.

Prior to the start of the meeting a respectful silence was held for the residents who had passed away during the year.

Dave Woledge (Vice Chairman) chaired the meeting as Alistair has now taken up a position on the Badgers Mount Parish Council.

2). **MINUTES OF THE 53<sup>RD</sup> ANNUAL GENERAL MEETING**

The minutes were approved with no comments made. Proposed by Roger King and seconded by David Masters. It was unanimously agreed that the minutes be accepted as prepared.

3). **MATTERS ARISING**

No matters, not being dealt with elsewhere on the Agenda were raised.

4). **PRESENTATION OF THE CHAIRPERSONS REPORT**

**Future Local Development** – Sevenoaks District Council is still deliberating on the choice of sites. They have been set a target of around 12,000 new build by Central Government; this excludes Fort Halstead and other already approved sites. Currently, they have identified a potential of around 5,500 on previously used sites (brownfield) which leaves around 6,500 to be built on

Green Belt areas. Broke Hill Golf Course was recently bought by a property developer and submitted for consideration to SDC; it is understood that it will be 1 of 5 sites where special dispensation may be requested to remove Green Belt planning restrictions.

**Care Home** – Development of the former Elite Motors site is proceeding. We have been talking with the site manager and development company in order to minimise nuisance; so far they have been generally good, helping some residents cars to manage the entrance to Badgers Road during the recent snow and ice. Please let us know if you have any problems here; complaints have much more effect if we can link a number of complaints to an underlying problem.

**Jenkins Neck Woods** -These are the woods lying between Badgers Mount and the M25 motorway. SDC had originally planned to sell them for conversion to paddock areas. There were some fears that this might lead to extra noise and pollution in the community. At present this matter is on hold whilst SDC deal with more pressing matters. The Parish Council offered to acquire the woods in a deal with SDC. The Community was not consulted on this proposal and we have some reservations about the nature of an y such deal and the long term maintenance resource commitment needed by the Parish.

**Defibrillator** – The Parish Council recently acquired a defibrillator which is housed at the entrance to the Memorial Hall. This equipment is used to restart the heart in case of a heart attack. If you come across someone with as stopped heart you dial 999 and operator will give you the PIN code to unlock the cabinet.

#### **Matters Arising from the above Chairperson's report**

Care Home – It is felt there are not enough car parking spaces for staff, visitors, doctors etc.

Any groups/visitors renting the Memorial Hall for meetings should not park on the Orpington by Pass.

Jenkins Neck Woods – With regard to the purchase of the woods the residents of Badgers Mount maybe asked to contribute to the cost. It was pointed out that this is a Badgers Mount Parish Council issue and they should ask the community what they feel regarding the purchase of these woods.

**4a). F M Conway report** – Reported by Trevor Simmons. They continue to operate as a good neighbour well within their operating licence and with due consideration for the local community. Site noise is minimal with only one complaint this year. It has been reported that Conway vehicles have been seen using the fire water hydrant by the bus stop at Polhill roundabout. This has now been reported and investigated. They do have permission from Thames Water to use the hydrant, however, they are aware now of the congestion and possible safety hazard they are causing and have undertaken to only use this facility in an emergency when maybe a problem with water supply at the site.

**4b). Report on Planning Matters** – A number of planning applications were identified, including Beecholt and Kloof, together with issues surrounding Oak Tree Farm, the latter in conjunction with Halstead Parish Council.

**Care Home** – The Care home should be finished March/April 2019. The containers which have been put on the grass verge by the contractors are causing much concern. Crossing the A224 is very dangerous. The siting of the cabins was granted by the road works section of KCC who gave permission for the cabins to be on the verge. The BMRA is attempting to have them removed.

**4c). Entertainment matters** – We have held few social events this last year but very few people have attended. We are very happy to organise such events but it gets a bit disheartening when only 2 or 3 people turn up.

**4d). Neighbourhood Watch** – The newly formed watch committee has settled in well after year one. Compared to neighbouring villages Badgers Mount has suffered little serious crime. However, the watch committee felt there was a need to improve communications both to the committee and the residents. The committee undertook to investigate ways this may be achieved.

i.e. Electronic communications

Social community events (crime prevention related).

Report given by Trevor Simmons.

**4e). Jenkins Neck Woods** – Dealt with in Chairman's report.

## **5). Presentation of the Accounts, Treasurer's report and Appointment of Auditor**

John Grint was the auditor for the 2017/2018 accounts. This was proposed by Zena Belton and seconded by Noel Wills. John Grint was also proposed to audit the 2018/2019 accounts. This was proposed by Diane Wills and seconded by Martin Johnston. The accounts were accepted – proposed by Martin Johnston and seconded by David Masters – and all were in favour.

## **6). Appointment of the Committee**

There were three members of the committee standing down:-

Trevor Simmons, Eric Raven and Brian Marston. They were thanked for all their commitment to the BMRA over the years.

### **New Committee:-**

Chairperson – To be appointed

Vice Chairperson – To be appointed

Secretary – Gill Johnston – Proposed by Diane Wills and seconded by Zena Belton

Treasurer – Gordon Plumb – Proposed by Roger King and seconded by Margaret Dolly

**Committee:-**

Alistair Dunlop, Roger King, David Masters, Zena Belton, Arthur Evans, Will Withecombe and a welcome to a new member Cathy Southwood.

Proposed en-bloc by Jill Sadler and seconded by Trevor Simmons.

**7). Any Other Business**

1). A224 and London Road – This subject is always mentioned with regard to speeding. A suggestion of flashing warning lights put forward, similar to those used in Chevening.

2). Oak Tree Farm – Representations continue to be made to KCC Highways and SDC Planning regarding the continued mud on the road.

The meeting closed at 10.00pm