



Badgers Mount Residents' Association

Minutes of the 55th Annual General Meeting of the Association held on 13th June 2019 in the Memorial Hall, Highland Road, Badgers Mount, Kent.

The meeting opened at 8.00pm.

Outgoing Committee:

Chairman –

Vice Chairman –

Secretary – Gill Johnston

Treasurer – Gordon Plumb

Committee members: Zena Belton, Will Withecombe, David Masters, Alistair Dunlop, Arthur Evans, Roger King, Cathy Southwood and Jonathan Kearley

Present: 14 members (including Committee members)

1). APOLOGIES FOR ABSENCE RECEIVED FROM:-

Roger King, Cathy Southwood, David Masters, Dianne Wills and Steve Eales

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

2). MINUTES OF THE 54th ANNUAL GENERAL MEETING

The minutes were approved with no comments made. 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

This report was prepared by Alistair Dunlop – Chairperson for the evening.

LOCAL PLANNING

Sevenoaks District Council have effectively finalised their Local Plan. It has proposed 2 sites in Badgers Mount as suitable for development, the current FM Conway site and the Business Centre complex this side of Polhill. Other sites in our Parish were originally proposed as well but were noted as not suitable for development. The F M Conway site cannot be released for development until they have found a suitable alternative site for their business; this may take some time. The Business Centre complex has no specific proposals as yet.

NEIGHBOURHOOD PLAN

Neighbourhood Plans have been introduced relatively recently as a means of giving local communities a say in their development. The Parish Council is actively proceeding the drawing up our own Neighbourhood Plan and completion is hoped for around two-and-a-half years' time. We need volunteers to help produce the Plan –

Steering Group meetings are held on the third Thursday of the month in this hall from 7.30pm, following the Parish Council planning meeting. The next meeting will be on the 20th June 2019.

TREE SAFETY WORKS

Following a number of recent incidents where fallen trees at Badgers Mount have caused disruption and property damage, the BMRA called on some local arboriculturalists to carry out safety inspections of the trees lining our unadopted roads. These inspections identified a number of trees in Highland Road and Badgers Road that were dead and/or had dead branches and which were considered a potential danger to residents, their property and to all users of our roads. Competitive quotations were obtained and a contractor appointed, however most of the trees are covered by a Tree Preservation Order and an application was made to SDC. After some delay a qualified consent was received and the works were duly carried out over two days during the middle of May. The contractor was very caring and considerate and completed the works to an exceptionally high standard, clearing and removing all waste material. They cut logs and stacked them within the verges to serve as a haven for wildlife and we suggested residents may wish to avail themselves of a few logs, requesting some be left for others and for the wildlife. Sadly, within a couple of days a 4x4 with trailer was seen driving away with all the logs! We are proposing to plant new trees later in the year to ensure the beauty of Badgers Mount is maintained for the future. We would like to thank the residents for their support and understanding and apologise for any inconvenience this work may have caused. We must also record our thanks to the Parish Council who donated 50% of the overall cost. The final cost came in under budget at £2,280.00 (saving £135.00). This work was lead by Roger King and David Masters on behalf of the residents and our thanks are due to both of them for their time and for organising the work.

BADGERS ROAD ENTRANCE

The Badgers Road entrance from the Orpington By Pass has suffered in the last twelve months from vehicles – predominately delivery lorries – driving in a straight line over the kerb and destroying the grass verge. With assistance from the care home contractor we had this area repaired on a number of occasions, only for it to be driven over again within days, if not hours. KCC Highways Department were approached and they have agreed to carry out a kerb modification with a solid run-over area. We were however asked to contribute to the costs and we are pleased to say this is being shared equally with the Parish Council and the Road Maintenance Fund at £400.00 each. This work will be carried out in the near future. Our thanks are due to Roger King – who is chair of the Road Maintenance Fund for driving this work through to a satisfactory conclusion.

NEIGHBOURHOOD WATCH

The local Neighbourhood Watch has been established within the Residents Association and a number of people have volunteered as co-ordinators. They have made themselves known to their patches, but ask afterwards if you are not certain who your co-ordinator is. There were several burglaries a month or so ago and this led to discussions of possible security improvements.

PLANNING REPORT - Please see the attached report given by Gordon Plumb

SOCIAL EVENTS

The following report was prepared by Zena – Social events continue to happen in Badgers Mount, however it is being increasingly difficult to engage

all members of the Badgers Mount Community. This year we had a very successfully wine tasting and restarted the tradition of carol singing. After several requests in the newsletter for ideas as to what people would like to see in the social calendar there has been little or no response. With this in mind I will continue to run events that have previously been successful and hope that through better publicity the popularity will increase. At these events those attending might generate further ideas. It has been suggested that all events (even if free) need to have a ticket system to ensure people have committed to attend, thank you to Gladys and Dave who have volunteered to receive money and issue tickets from their home for future events. After discussion the following ideas were suggested:- Beer and BBQ event, wine tasting evening, Christmas Fair – to be co-ordinated by Maureen Evans, Christmas or New Year afternoon tea rather than a Christmas or New Year's Eve party and Carol singing around the Badgers Mount. It was agreed that we need to make more of an effort to increase the membership of the Badgers Mount website and advertise all events on there. The use of WhatsApp group for the whole of Badgers Mount would reach an additional group of residents.

Open Garden 2021 There was a general consensus in the room that I should go ahead with discussions to include Badgers Mount gardens into the Halstead open garden event. The theme would be 'ordinary gardens owned and maintained by ordinary people for other ordinary people to visit' – we are not planning this to be a show garden event. We could also open up the Memorial Hall for refreshments, craft / gardening stalls etc. on the day. Other suggestions for events: Cocktail evening including Mocktails or/and Flavoured Gin making workshop. As always I am willing to run any event – all I need is the commitment from a group of people to come along and support the event and ensure that there are a minimum number attending. Zena was thanked by Alistair for her commitment and enthusiasm in organising the social events.

5. PRESENTATION OF ACCOUNTS, TREASURER'S REPORT AND APPOINTMENT OF AUDITOR

Please see attached income and expenditure for the year ending 31st March 2019. This balance sheet was audited by John Grint and he was thanked for services. Acceptance of the accounts was proposed by Martin Johnston and seconded by Maureen Evans and agreed by all. John Grint has very kindly agreed to audit next year's accounts for the BMRA. This was proposed by Zena Belton and seconded by Arthur Evans and agreed by all.

It was proposed that the Community Fund (under capital reserves on the balance sheet) amounting to £1688.80 set up by Margaret Tutt should be put towards Social events. The following statement was made:- 'The community fund (capital reserves amounting to £1688.80) to be used for any event for the benefit of Badgers Mount residents provided all residents are made aware of it'. A vote was taken and all present were in favour. The Community Protection Reserve totaling £8532.45 was for the Conways fighting fund (for legal advice etc). It was agreed for it to remain as we may need it in the future.

6. APPOINTMENT OF THE COMMITTEE

No new nominations were forthcoming. All present committee members agreed to stand again:- Roger King, Alistair Dunlop, David Masters, Gordon Plumb (Treasurer), Arthur Evans, Will Withecombe, Jonathan Kearley, Gill Johnston (Secretary), Zena Belton and Cathy Southwood. Proposed en bloc by Trevor Simmons and seconded by Maureen Simmons – all were in favour. It was agreed that the position of Chairman and Vice Chairman be agreed at the next Committee meeting.

7. ANY OTHER BUSINESS

Flooding – Land between Polhill Garden Centre and The Mumbai Central – Eastern side comes under Badgers Mount Parish Council and western side by Halstead Parish Council. This is contaminated land but was levelled by illegal tipping.

If you see anything suspicious please take a photo or record number plate as this will assist the police.

Badgers Mount Parish Council survey – GP asked for more response please.

Village clean up in conjunction with the Parish Council – to be confirmed.

The meeting closed at 9.30pm