

BGPC CELCON/BYPASS APPLICATION 2005

MINUTES DECEMBER 2005

DEC 05

Minutes of the meeting of Borough Green Parish Council held at 7.30p.m. on Monday 5 December 2005 at Potters Mede

Present: Cllr B Hughes (Chairman), Cllrs J Bailey, Mrs L Barrow, J Broad, Mrs S Murray (8.30pm), S. Perry, J Phillips, Miss L Robinson, C Wiltsher, Mrs B Woodhams. JANET

92. Planning Matters

TM/03/2563 Additional supporting information and environmental statement – factory building, Ightham Sandpit. After considerable discussion and consideration of researched evidence, agreed to reiterate concerns about possible health hazards. It is considered that previous objections have not been fully addressed and the KCC suggestion that the plant be relocated is endorsed.

BOROUGH GREEN PARISH COUNCIL

Clerk: Hazel M Damiral
Tel: 01732 884159
FAX: 01732 780657
Email: bgpc@lineone.net
Website: www.boroughgreen.org

Lullingstone
Paddock Close
St Mary's Platt
Kent TN15 8NN

6 December 2005

Planning Applications Unit
KCC
First Floor Invicta House
County Hall
Maidstone
Kent ME14 1XX

Your ref: PAG/TM/03/2563
Attn: Mrs A Hopkins

Dear Sir

Ightham Sandpit, Borough Green Road, Ightham

Thank you for your letter dated 17 November 2005 in connection with the above.

My council has considered the proposals for the development of a new factory to manufacture aerated concrete (Jamera) products and wishes to register their serious concerns about the potential health & safety hazards resulting from the manufacturing process. This was raised by the parish council in the last KCC consultation in February 2005 and has not been addressed.

I enclose a summary of the key points raised by my members and endorsed by the full council, together with supporting documentation regarding the possible environmental impact and health hazards to our community.

I ask that you give serious consideration to our concerns when determining this application and request the applicant to locate closer to their proposed core market areas.

Hazel M Damiral
Clerk to BGPC

Celcon

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MINUTES 9th JANUARY 2006

Minutes of the meeting of Borough Green Parish Council held at 7.30p.m. on Monday 9 January 2006 at Potters Mede

Prior to the meeting PC Vaughan from Kent Police outlined the Speedwatch initiative and answered questions about speed limits. He will campaign for repeater speed restriction signs through Borough Green

Present: Cllr B Hughes (Chairman), Cllrs. Mrs J Lucas, S Perry, Miss L Robinson, C Willisler, Mrs B Woodhams. T&MBCllr D Evans

Apologies: Cllrs J Bailey, Mrs L Barrow, J Broad, J Phillips
There were thirty-two members of the public in attendance.

105. **Minutes** of the meeting 5 December 2005: Members present – add 'Mrs J Lucas'. After discussion about the correctness of minute no 92 – PlanningTM/03/2365 Ightham Sandpit, no change and the amended minutes were signed as a true record.

106. **Planning Matters**
TM/03/2563 Factory building, Ightham Sandpit – Amended site plan: no observations. Councillors discussed and clarified their views on the additional supporting information and environmental statement considered at the last meeting. Chairman proposed that a letter of clarification be sent to KCC confirming that the parish council continues to support the application. All members received copies of a proposed draft letter. Agreed.

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Attn: Mrs A Hopkins

Dear Sir,

Celcon, Ightham Sandpit, Borough Green Road, Ightham

Further to my letter of 6 December 2004, the Parish Council wishes to make it clear that it continues to support the above planning application, but, if the applicant is unable to satisfy the parish council's concerns about emissions (which the council believes are similar to yours and the borough council's) it cannot.

The parish council apologises that the previous letter was not explicit in this matter but it had assumed that it was implicit following this council's previous strong support for this application.

Yours faithfully

Hazel M Damiral
Clerk to BGPC

ANNEX 1 H+H SAMPLE SAFETY DATA SHEET PFA



Technical Datasheet 9.1 REACH– Generic Substance Information Sheet (SIS) for PFA/Fly Ash (including Cenospheres)

Note: Ashes registered under "JS_Ashes (residues), coal" do not possess hazardous properties and therefore **NO** Safety Data Sheet (SDS) is required. To avoid confusion no SDS is available. The information given by this Substance Information Sheet (SIS) follows the structure and content Annex 2 of REACH-regulation (EC No 1907/2006 and amendment 453/2010) regarding the preparation of a SDS. Special Information e.g. PNECs (predicted no-effect level) and DNELs (derived no-effect level) left out in the SIS is available in the Chemical Safety Report (CSR).

It is the responsibility of the ash supplier to supply the user with information where required by the COSHH and REACH regulations. The UK Quality Ash Association is not a producer of PFA and FBA, but a trade association representing the interests of the UK coal fired power station operators. This SIS represents the agreed generic information available at the time of publication.

1. IDENTIFICATION OF THE SUBSTANCE/MIXTURE AND OF THE COMPANY/UNDERTAKING

1.1 Product identifier:

EC nr 931-322-8	Ashes (residues), coal
REACH registration nr	Specific to the supplier of the Fly Ash/PFA
Synonyms	Fly Ash or Pulverized Fuel Ash (PFA)
Trade names	Specific to the supplier of the Fly Ash/PFA

1.2 Relevant identified uses of the substance or mixture and uses advised against

Relevant identified uses:	Mineral raw material and construction material in bound and unbound applications (e.g. cement, concrete addition, etc as detailed in UKQAA Technical datasheets)
Use advised against:	Not appropriate

1.3 Details of the supplier of the safety data sheet

[Supplier (manufacturer/importer/downstream user/distributor)]

[For producers: Information according to info given in registration.]

Producer/supplier:	
Street/P.O. Box:	
Nat. code/postcode, place:	
Phone:	Fax:

[Info: name of representative of registrant/responsible person for SIS in company!]

Responsible Person	Phone:
	Fax
	Email

1.4 Emergency telephone number

(Office hours):	Emergency number:
	Tel:
	Mobil:

Parish council performs second U-turn after stormy meeting with villagers

by Helen Greener

kmnewsroom@thekmgroupp.co.uk

ANGRY villagers have forced their parish council to backpedal after it made an unexpected U-turn on a controversial planning application.

One member of Borough Green parish council has resigned as a result of its decision to vote 'no' on a proposal that could bring with it the village's longed-for bypass.

H+H Celcon has submitted an application to build a concrete factory at Ightham Sandpit, promising to fund a Borough Green bypass on approval.

Borough Green, Wrotham, Ightham and Platt have been at loggerheads over the application, with Wrotham and Ightham voting 'no'.

As reported in last week's *Kent Messenger*, Borough

Kent Messenger, Friday December 6, 2005

Villagers 'livid' about loss of factory and its bypass

Warning of letter the council will publish
by Helen Greener

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■ Cllr Sue Murray and ragout of earlier report

Green was expected to vote 'yes' but a letter, sent in December to Kent County Council as part of the consultation process, indicated a no vote.

Residents were furious and about 50 of them were at a meeting on Monday to criticise the council, specifically Cllr Steve Perry, whose submission on pollution had, they believed, formed

the basis for the letter. Cllr Sue Murray (Con), also a Tonbridge and Malling borough councillor, resigned prior to the meeting, a move confirmed through a statement by fellow borough councillor for Borough Green and Long Mill, Cllr David Evans (Con).

The statement said "such a U-turn" was "the reason for her resigning from the

parish council", and that the U-turn had caused "total mystification" among councillors.

"The parish council's decision in this matter could have a huge impact.

"If this is so the residents of this community could be affected one way or the other for the rest of their lifetimes," said Cllr Evans.

"I have no doubt that if it is the wrong decision, people will ensure that this parish council is made accountable and will not be forgiven."

Cllr Barry Hughes said the letter had been "a mistake".

"I assumed it was implicit in that letter that we supported this application except for the emissions," he said.

"I have to accept that the letter is presented to them on face value.

"I will be presenting to members of this parish council a copy of a letter which will enforce the fact that we support this planning application and always have done."

RESIDENTS HAVE BEEN WAITING 30 YEARS FOR BYPASS

About turn 'again' by parish council

Parish council performs second U-turn after stormy meeting with villagers

by Helen Greener

h.greener@kentmessenger.co.uk

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RESIDENTS HAVE BEEN WAITING 30 YEARS FOR BYPASS

RESIDENTS claimed at Monday's meeting that those attending



a previous meeting, when the letter was drafted, were unaware that it would lead to an official submission.

No formal vote was taken, they claimed, and the submission appeared to be based only on the internet research of one councillor.

The research showed

potential hazards, but residents said a similar nearby factory has caused them no ill health.

Resident Mike Taylor, pictured, said: "We have been waiting for a bypass in Borough Green for 30 years.

"We have had campaigns, meetings, text votes, KCC

elections - all saying that we want this bypass."

In defence of his environmental research, Cllr Steve Perry said: "I am one of the most affected by the Celcon lorries that produce the dust.

"I have a personal concern that there is something in the air."

Drivers facing verge parking fines - page 19

BOROUGH GREEN PARISH PLAN 2005

MINUTES FEBRUARY 2005

Minutes of the meeting of BGPC 7 February 2005

Page 2

Action

146. Vital Villages Exhibition

The exhibition was a tremendous success - very well attended and a great deal of interest shown in the village. An action plan will now be prepared based on comments received. Clerk reminded the council that the closing date for receipt of Countryside Agency grant is 31 March 2005. Agreed that a facility for residents to post comments/suggestions outside the Parish Office will be provided.

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EXHIBITION SURVEY - ANNEX 3

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MINUTES 7th MARCH 2005

Minutes of the meeting of Borough Green Parish Council held at 7.30p.m. on Monday 7 March 2005 at Potters Mede

Present: Cllr Mrs S Murray (Chairman), Cllrs. J Bailey, Mrs J Barrow (7.50pm), J Broad, B Hughes, Mrs J Lucas (7.50pm), J Phillips, C Willsher

159. Vital Villages

Agreed that Cllrs will meet in the Parish Office 8pm 8 March 2005 to prepare the Action Plan. Further agreed that Cllrs will deliver the published summary action plan to all premises in Borough Green, all as before. Chairman's report will be circulated at the same time.

All Cllrs
All Cllrs

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MEETING MARCH 8th 2005 8pm Parish Office

Present Cllrs Mrs S Murray, B Hughes, J Bailey.

Action Plan adopted, Final Version Parish Plan sent to printers. No Clerk, no minutes

ACTION PLAN - ANNEX 4

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MINUTES 4th APRIL 2005

Minutes of the meeting of Borough Green Parish Council held at 7.30p.m. on Monday 4 April 2005 at Potters Mede

Present: Cllr Mrs S Murray (Chairman), Cllrs. J Bailey, Mrs J Barrow (7.50pm), J Broad, B Hughes, J Phillips, C Willsher, Mrs B Woodhams

173. Vital Villages

A quotation for printing the Parish Action Plan had been received from T&MBC in the total sum of £1139.22. Chairman proposed that this be paid. Agreed. The documents will be available for collection from the Clerk on 7 April 2005: distribution all as before.

All Cllrs

174. Burial Ground

Notes from CW,

BOROUGH GREEN VITAL VILLAGES EXHIBITION

ANALYSIS OF COMMENTS RECEIVED

Having examined the data, per e-mail attachment, my comments are as under: I have done a rough sort and come up with the following comments specific to the various "headings"

Book Comments

- The By-pass (BP) 26 (of which only 1 was negative)
- Vital Villages (VV) 12 (1 of which referred to The Joint - with a 'youth' connection)
- Transport (T) 1
- Pedestrian Safety (PS) 1
- A "Planning" connection (P) 3

Post-It Note Comments

- The By-pass (BP) 9
- Vital Villages (VV) 3
- Transport (T) 6
- Pedestrian Safety (PS) 8
- A "Planning" connection (P) 12
- A 'Sports' connection (Sp) 4

Totals (Ranked by number of comments)

BP	35
VV	35
P	15
PS	9
T	7
Sp	4

Some of these comments; both in the book and on Post-It notes, fall into more than one category by the nature of the comment [e.g. 'It will be safer to cross the road' - counted as 1 By-Pass and 1 Pedestrian safety; 'Yes to By-Pass. Will reduce fast traffic past Fairfield Road' - counts as 1 By-Pass + 1 Pedestrian Safety + 1 Transport]

BP = any comment which states (or implies) a view on the By-pass (either 'for' or 'against')

VV = any comment which states (or implies) a view on the Vital Villages Exhibition itself

P = any comment which states (or implies) a view with a Planning / Highways connection

PS = any comment which states (or implies) a view on improving Pedestrian Safety

T = any comment which states (or implies) a view with a Transport or Traffic Management connection

Sp = any comment which states (or implies) a view on Sport(s) [e.g. Tennis Courts / Floodlighting]

Examples of the "sort"

'BP' - We must have our by-pass / Some 'factual' research needed on effect of the By-Pass on commerce etc in the village

'VV' - Excellent exhibition / Very useful exhibition / helpful and informative display / Good Idea

'P' - Lets have the by-pass but why not form a roundabout for RMC access off the by-pass / No to anymore houses without adequate infrastructure for additional residents / Butterworths private road - needs proper kerbs and speed ramps / Where will the water go if Joco Pit is filled? / Create local work-places / Too many obstructions on pavements / Shops - more control over 'purpose' - not more than one of each sort / Need affordable housing - our children can't afford to live here

'PS' - Reduce risks to elderly and children / Station Road 'access only' / Footpath from Fairfield to Station

'T' - Reduce number of vehicles per day / Parking for residents

'Sp' - Floodlight & re-surface tennis courts / More leisure activities for families / Build a skate-park

Conclusion : Use the "totals" figures as the basis of any report. Say 'thanks' for supporting the By-pass. Pick up and run with the other matters (in order of priority as above) as an initial 'Action Plan'; with facility to amend / add other concerns as they arise.

Notes from Btt

ACTION PLAN

4. HOUSING.

There is a perceived need for affordable housing within Borough Green of all types from 1 Bedroom starter homes up to 3 or 4 Bedroom family homes.

- (a) Infilling on small sites will not gain any affordable houses.
- (b) The only large site available is Isles Quarry West where a suitable mix of housing could be built. This site will only become a realistic possibility on completion of the bypass and the County adopting the Haul Road.

5. MEDICAL SERVICES.

- (a) The Medical Practice is well positioned should Isles Quarry West be developed but will need to be enlarged which may have to happen in any event should the village demographics change to any extent.
- (b) It is perceived that the Dental Practice is unable to accommodate all patients who require NHS treatment. Thus there is a requirement for a dedicated NHS dental practice, not necessarily in Borough Green, but within the general Malling area

6. POLICING CRIME AND SAFETY.

- (a) The Parish Council is actively supporting Kent Police in the Rural Community Warden scheme and would want to be involved in any further schemes of a like nature.
- (b) Speeding through the village is of great concern and the Parish Council would welcome any scheme that would reduce this. Speed Indicator Devices and Pedestrian crossings are being investigated and these coupled with the bypass should alleviate the problem.

7. EDUCATION AND LEARNING.

- (a) With 4(b) in mind and the Primary School's inability to expand on its present site consideration will have to be given to resiting the school. Isles Quarry East would appear to cover this need but the infrastructure does not exist at the present
- (b) Another solution could be Whitegate field, which would have the benefit of proximity to Wrotham School. Here we could build up an educational and recreational campus encompassing Wrotham School, Whitegate field and Potters Mede; the ultimate cooperation of County, Borough and Parish.

8. THE ECONOMY, EMPLOYMENT AND BUSINESS

- (a) The Parish Council appreciates the mix of employment possibilities in the village and would not welcome any concentration in any particular industry and business.
- (b) The Parish Council would support any local initiative for new industries.
- (c) The Parish Council welcomes the industrial units being set up on part of the Arcontrol site.

9. COMMUNITY FACILITIES.

- (a) Borough Green and the surrounding villages have a great need for an indoor sports facility and this should be placed at Whitegate field (7b).
- (b) A skateboard Park has received approval at Whitegate field.
- (c) The Parish Council is in discussions with a local landowner to acquire an area of land for use as a burial ground.
- (d) Recreational facilities for the older generation are virtually non-existent and the Parish would wish to engage with this generation to find out what it needs.
- (e) The Parish Council is looking at the possibility of floodlighting its tennis courts.

11. COMMUNITY.

The Parish Council appreciates the excellent communications it has with both the County and Borough Councils at member and officer levels and would not want to damage these in any way but does acknowledge that, in the past, its communications with the parishioners has left a lot to be desired

- (a) Contact is now made via the medium of "The Voice" (the Parish newsletter) and its two Websites
- (b) A Parish office has been set up in the Village Hall and it is hoped that this will be used by all the authorities to inform the public.

12. TRANSPORT.

The overarching concern of the village is the need for the Borough Green and Platt A25 bypass. Some 10 years ago this bypass was considered by the KCC to be the most environmentally desirable bypass in the whole of Kent.

- (a) The Parish Council will support any initiative be it public or private for the construction of this bypass but not to any perceived detriment to the village. The bypass should accommodate access to the RMC pit.
- (b) The Haul road should be adopted by the KCC in order to complete access to the southwest of the village.
- (c) A footway should be constructed from Fairfield to the center of the village past the railway car park.
- (d) The Station should be refurbished to bring it at least into the 20th Century.

- (e) We would like to see more effort put into controlling the sometimes haphazard parking not only in the center of the village but in the surrounding streets

14. RETAIL AND LEISURE

- (a) Whilst the spread of types of retail facilities in the village at present is quite comprehensive there is a need to maintain variety and the Parish Council would look to the LPA to assist in maintaining or perhaps extending it.
- (b) The Parish Council would not wish to see retail activity eroded in the central core of the village with change of use permissions.
- (c) It is very clear that the lack of leisure facilities in the village is felt by all age groups, some of these concerns are being addressed, see 9, but there is only so much that a local authority can do apart from providing the. Given the opportunities we could give support to any group wishing to get things moving. Witness the support that we are giving to the initiatives brought forward by the youth in the community.

↓
OPPORTUNITIES
↙