BORDEN PARISH COUNCIL

All members of Borden Parish Council are hereby summoned to attend the Full Council meeting to be held on Thursday, 19th November 2026, at the Pavilion, Wises Lane, which will commence at 7:00 pm.

Teresa Millum
Teresa Millum, Parish Clerk clerk@bordenparishcouncil.gov.uk 13th November 2026

AGENDA

117. APOLOGIES FOR ABSENCE

118. DECLARATIONS OF INTERESTS

119. CHAIR'S ANNOUNCEMENTS

120. TO CONSIDER APPLICATIONS FOR CO-OPTION TO FILL VACANCIES ON THE PARISH COUNCIL.

121. TO APPROVE FOR SIGNATURE:

a. The minutes of the last Parish Council meeting (APPX A).

122. PUBLIC PARTICIPATION SESSION (The *period designated for public participation at a meeting shall not exceed 10 minutes unless directed by the Chair. A member of the public shall not speak for more than 3 minutes. A question shall not require a response at the meeting, nor start a debate on the question. The Chair may direct that a written or oral response be given).*

a. **Police/PCSO**

b. **Parishioners**

c. **County/Borough Councillors:** *(it would be appreciated if any reports from Borough or County Councillors could be submitted at least 5 days in advance of the meeting)*

123. FINANCE

a. **Bank Reconciliation**: To approve the bank reconciliation as of 31st October 2026 (APPX B).

b. **Budget vs Actual**: To review and approve the report as of 31st October 2026.

c. **Payments**: To approve the list of accounts presented for BACS payment in November 2026:

Payee	Budget	Description	Gross	VAT	Net	Power	s137
HMRC	Payroll	PAYE	£ 451.52	n/a	£ 451.52	LGA 1972, s.112	
Staff	Expenses	Expenses	£ 26.00	n/a	£ 26.00	LGA 1972, s.112	
Fryer Cleaning & Maint	Centenary Gdns	Maintenance	£ 640.80	£106.80	£ 534.00	Open Spaces Act 1906, ss 9 and 10	
J England	Health & Safety	Playstool inspections	£ 90.00	n/a	£ 90.00	Open Spaces Act 1906, ss 9 and 10;	
Kings Commercial	Open Spaces	Toilet cleaning	£ 450.66	n/a	£ 450.66	Public Health Act 1936, ss 221-223, 227	
Forvis Mazars LLP	Admin	External Audit	£ 378.00	£ 63.00	£ 315.00	The Accounts and Audit Regulations 2015	
Borden Sports Association	Admin	Pavilion hire (annual)	£ 300.00	n/a	£ 300.00	LGA 1972, s111	
Playdale Playgrounds	Open Spaces	Play Area repairs	£ 1,943.65	£323.94	£ 1,619.71	Health and Safety at Work etc. Act 1974, s.3	
Swale Borough Council	Elections	EMR	£ 203.90	n/a	£ 203.90	LGA 1972, s. 150	
Total BACS payments			**£ 4,484.53**	**£493.74**	**£ 3,990.79**	**£ -**	**£ -**
Regular Payments	**Budget**	**Description**	**Gross**	**VAT**	**Net**	**Power**	**s.137**
Staff	Payroll	Staff	£ 1,085.68	n/a	£ 1,085.68	LGA 1972, s.112	
Waveney IT	Office	365 Licence/IMAP	£ 44.47	£ 7.41	£ 37.06	LGA 1972, s.111	
Hugo Fox	Office	Website	£ 11.99	£ 2.00	£ 9.99	LGA 1972 s 142	
O2	Office	Mobile	£ 15.00	£ 2.50	£ 12.50	LGA 1972, s.111	
EE	Office	Broadband	£ 23.64	£ 3.94	£ 19.70	LGA 1972, s.111	
Npower	Utilities	Electric - unmetered	£ 161.43	n/a	£ 161.43	Parish Councils Act 1957, s.3	
Smartest Energy	Utilities	Electric - Metered supply	£ 42.36	n/a	£ 42.36	Parish Councils Act 1957, s.3	
Lloyds Bank	Admin	Corporate card fee	£ 58.00	£ 9.17	£ 48.83	See below card information	
Total DD payments			**£ 1,442.57**	**£ 25.02**	**£ 1,417.55**	**£ -**	**£ -**
Credit Card Payments	**Budget**	**Description**	**Gross**	**VAT**	**Net**	**Power**	**s.137**
Royal British Legion	General Contingency	Remembrance Day Wreath	£ 55.00	£ 9.17	£ 45.83	LGA 1972, s.137	**£ 45.83**
Lloyds Bank	Credit Card Charges	Monthly fee	£ 3.00	n/a	£ 3.00	LGA 1972, s.111	
Card Total			**£ 58.00**	**£ 9.17**	**£ 48.83**	**£ -**	**£ 45.83**
Bank Charges	Unity	Monthly service charge	£ 7.00	n/a	£ 7.00	LGA 1972, s111	

d. To consider a grant application received from Sittingbourne Sleigh Round.

124. PLANNING MATTERS

a. Ufton Court: To note that Taylor Wimpey have advertised the development using Borden as the location description.

b. Public Footpath ZR120: To note and consider the proposed plan and development diversion proposals made by BDW Trading Ltd under Section 257 of the Town & Country Planning Act 1990, regarding Wises Lane development phases 5 and 6.

125. PLANNING APPLICATIONS – view on http://pa.midkent.gov.uk/online-applications/

(Please note that unless otherwise stated, the following applications are a discharge of conditions and not formal consultations for the Parish Council).

1) **Application: 26/503842/FULL** Grid: 587706/163874 Address: Hooks Hole Farm School Lane, Borden, Kent ME9 8DA Proposal: Erection of an indoor padel and leisure facility (Use Class E(d)) with associated parking, landscaping and earthworks, sustainable drainage and biodiversity enhancements.
Consultation comments are due by 5 November 26. An extension has been agreed.
2) **Application: 26/503865/SUB** Grid: 588553/163571 Address: Land at Wises Lane, Borden, Kent ME10 1GD Proposal: Submission of details pursuant to condition 62 - Landscape and Ecological Management Plan, Subject to APP/V2255/W/19/3233606 (17/505711/HYBRID).
3) **Application: 26/503944/SUB** Grid: 588953/163070 Address: Land West of Borden Lane, Sittingbourne, Kent ME9 8HR Proposal: Submission of details pursuant to condition 13 - Ecological Mitigation Strategy and Enhancement Plan, Subject to 24/502717/OUT.
4) **Application: 26/503943/REM** Grid: 588953/163070 Address: Land West Of Borden Lane, Sittingbourne, Kent ME9 8HR Proposal: Approval of reserved matters (access, appearance, landscaping, layout, and scale sought) for the erection of a care home (Class C2), with associated parking, landscaping and substation, pursuant to outline permission 24/502717/OUT.
Consultation comments due by 10 November 26. An extension has been requested.
5) **Application: 26/503984/SUB** Grid: 588553/163571 Address: Land at Wises Lane, Borden, Kent ME10 1GD Proposal: Submission of details pursuant to condition 10-(sewage), 49-(Drainage scheme) subject to 17/505711/HYBRID.
6) **Application: 26/504082/SUB** Grid: 588953/163070 Address: Land West Of Borden Lane, Sittingbourne, Kent ME9 8HR Proposal: Submission of details pursuant to condition 14-(contamination), 16-(surface water drainage),18-(foul drainage), 21-(piling and foundations), subject to 24/502717/OUT approved on appeal APP/V2255/W/25/3376221.

126. DISPOSAL of LAND AT RIDDLES ROAD by KENT COUNTY COUNCIL (KCC)

Proposed Land acquisition: To consider the Clerk's report (attachment 1) and recommendations from the Parish Council's expression of interest in the land and determine whether to maintain its interest in exploring the potential acquisition and undertaking further investigations, or withdraw from the process.

127. ANNUAL POLICY REVIEWS

a. **Data Breach**
b. **Subject Access Request (SAR)**

128. BUSINESS ITEMS

a. **Clerk's report** (attachment 2): To review the report and consider any further actions required.
b. **Christmas tree lights**
c. **Bus service**: To receive updates and;
i. To agree a representative to meet with the Stockbury community minibus coordinator.
ii. To review content and approve posting of County Cllr Richard Palmers bus survey.

129. COMMITTEE AND WORKING GROUP UPDATES

a. **Wises Lane Monitoring & Liaison Group (WLMG)**: To receive a report on updates (attachment 3).
   i. To consider items for the WLMG to refer to DHA.

b. **Nature Reserve:**
   i. **Lease renewal:** To receive a progress report.

130. HIGHWAYS:

i. **40mph Scheme**: To receive an update on the scheme's progress.

131. CORRESPONDENCE - To review correspondence received and consider actions to be taken:

a. **Residents' Correspondence:** To review any resident correspondence received.

b. Kent County Council 2026-27 Community Transport Grant

c. **Swale Borough Council draft Street Trading Policy 2027/2030:** To note the consultation supports public and individual Cllr completion.

132. REPORTS AND MINUTES FROM EXTERNAL REPRESENTATIVES (*Reports to be circulated before the meeting).*

a. Kent Association of Local Councils – reports circulated as received.
b. Borden Sports Association (attachment 4)– Cllr Butlin.
c. Borden Parish Hall (attachment 5) – Cllr Harrison.
d. Borden Heritage Group (attachment 6) – Cllr Harrison.

133. ITEMS FOR INFORMATION



Richard Palmer · Follow

a day ago ·

Are you in Iwade, Bobbing, Key Street, Chestnut Street, Danaway or Detling? Do you struggle to get to Maidstone without a local bus?

I am working with Kent County Council officers and Members to look at travel options for residents who have no bus service. To make a case, we need to know where people travel and how many would use a service.

Please fill in this short survey: https://forms.cloud.microsoft/e/jFv4QK8WdH

Or use the QR Code

Share it with family, friends and neighbours who might use a service. If more than one person in your household would use it, each of you can complete it.

At the end you can leave your name and email address if you want to. They will only be used for this bus survey and route and will be deleted once the survey has closed and the outcome is known.

Cllr Richard Palmer, County Councillor for Swale West **See less**



Report for Borden Parish Council Regarding its Expression of Interest in the Proposed Acquisition of Land off Riddles Road, ME10 1LE

Produced by Teresa Millum (Clerk) – November 2026

Background

Kent County Council issued a Public Notice of Intention to Dispose of the Riddles Road land under Sections 123(1) and 123(2A) of the Local Government Act 1972.

The Local Government Act 1972, S124(1) allows a Parish Council to acquire land inside or outside its area, for the purpose of:

(a) any of their functions under this or any other public general Act, or

(b) the benefit, improvement or development of their area

At its meeting on 17 September 2026, Borden Parish Council resolved to submit an **expression of interest** to explore the **potential** acquisition of the land to secure its future as an accessible green space for community use and wildlife.

To continue with this process, KCC required the following information, which would be *considered with the outcome of the Section 123 Public Notice responses.*

1. *Purchase price.*
2. *Proposed use.*
3. *Outcomes from holding the land.*
4. *Supporting business case on achieving outcomes.*
5. *Any other conditions or relevant information*

Financial Implications and Annual Budget

Before deciding whether to proceed further, the Parish Council would need to complete its due diligence on the financial implications of ownership and long-term sustainability, including identifying potential medium to long-term sources of funding beyond the Parish precept, demonstrating that the commitment is both affordable and sustainable. A budget would need to be established to include the purchase and legal costs, and ongoing inspection, maintenance and insurance costs.

Next Steps

Before deciding whether to proceed with its expression of interest, the Parish Council should carefully consider all the available information regarding the proposed acquisition, including the full financial and ongoing commitments associated with ownership, how these would be funded and whether they could be sustained without placing undue pressure on the parish precept.

Before entering into any agreement, the Council must be satisfied that the acquisition is financially affordable, legally and practically achievable, and offers sufficient benefit to the parish and its residents to justify the commitment of public funds.

In its deliberations, the Council should also consider the location of the land, which **lies outside the parish boundary**, and the likelihood that its use would predominantly benefit those living outside the parish, while the burden of purchase and maintenance would fall upon parish precept payers. The Council should therefore carefully assess whether the benefits to its own residents justify this financial commitment and represent an appropriate and proportionate use of parish funds.

The Parish Council is asked to consider the available information and make a decision to either;

a) Retain an active interest in exploring the potential land acquisition, or;

b) After consideration of the available information, the Parish Council considers that the most appropriate decision is not to proceed with the expression of interest in the land, as it does not offer sufficient benefit to the parish and its residents to justify the commitment of public funds.

NOVEMBER 2026 CLERKS REPORT

By Teresa Millum

GENERAL UPDATES

1) **Playstool Notice Board**

The Playstool notice board was damaged by the contractor's grass cutter in July 2026.
The damage that can be seen is that the main frame of the notice board has been split in two, with damage to the hinge.
The material of the notice board is non-wood, so to progress this matter I have now contacted the manufacturer directly for options to repair/replace, and asked for the following quotes to consider:

- To supply the bottom frame, LHS hinge and fixings to enable the Parish Council to organise the repairs.
- To arrange collection of the notice board to take back to their site to repair. The Parish Council would need to arrange the removal of the notice board from the frame and reconnection once fixed.
- A quote for a brand new notice board complete with delivery and fitting.




2) **Playstool play area sundry repairs: Play area gates**

The acquisition of the correct bolt to fix the gate is ongoing:





NOVEMBER 2026 CLERKS REPORT

By Teresa Millum

3) **Playstool play area sundry repairs: Play area gate signage**

A draft sign for the play area gates to include the minimum information required as described in the RoSPA report, i.e. contact, dog exclusion and owner. RBVE were contacted as they provided the current COVID notices, which they confirmed were ACM signs with channel and multi-hole fixing bars to the reverse, so that they can be fixed securely to the gates. The quote request was for the same type of signs, 3 x 12" x 16".



4) **Councillor vacancy:** This has been republished on the website and Facebook page.

5) **Kent Archives:** Historic paperwork over 30 years old has been submitted to Kent Archives, with the remaining files stored at Swale House.

6) **Tree works**: The successful contractor has been advised that planning permission for **Planning Application 26/503761/TCA** has been approved to allow for work to be carried out at the Playstool Recreation Ground, within the conservation area.

7) **Playstool Tree Planting:** The tree being donated by a resident is due to be planted near the wildflower area of the Playstool on 24 November 2026 at circa 2 pm. The donors are supplying, delivering and planting the tree themselves, with Cllr Bolas in attendance. Please feel free to attend the event if you wish.

8) **October minute Item 108(f)(i) and (ii): RoSPA Playstool Play area and adult exercise equipment repairs**
The Play area work is due to start in early January 2027, weather permitting.
The adult exercise equipment is due to be serviced on 19 November 2026.

WISES LANE MONITORING GROUP

REPORT
NOVEMBER 2026

We still haven't received full figures from DHA regarding sold and occupied houses. However, they can confirm Phase 1a is fully occupied and 'over half' of Phase 2 is occupied.

The signing on Borden Lane has been confusing. They removed the gates and signs implying you could drive through. However, it is access only to the Redrow Show Homes. The signage has been changed.

Regarding lorries using the A2/Wises Lane route, DHA have informed BDW and replied as follows:-

…BDW and Redrow have raised this matter again with their suppliers and advised them that under no circumstances should deliveries be arriving to site via Wises Lane. They have reiterated that the delivery route that must be taken is via Chestnut Street.

Thank you for flagging the sign at the end of Wises Lane, I have advised the site team of this, who will have it removed. They are also arranging a sign to be place at the Wises Lane/A2 junction which clearly states no access to the development...

Please let me know if you see any lorries using this route, preferably with video.

Nicola

Parish Hall Charity Report for BPC November 2026

Unfortunately plans for the proposed Small Electrical items recycling point in the carpark have been cancelled due to insurance regulations.
Swale Borough Council are making arrangements for a ‘Pop Up’ awareness day at a date to be arranged.

Eileen Harrison Chair.

BHG November news for Borden Parish Council

Dr Paul Wilkinson gave a very informative talk to members, at the November meeting, he shared records of a series of some important Roman villas through Kent along Watling Street.
Dr Wilkinson ended his talk by listing many of artefacts that have been found in Swale and are stored at the British Museum and elsewhere because we do not have a suitable Museum locally.

Sittingbourne's Christmas Past will be the subject of our meeting on Wednesday 9th December 10.30 am in the Parish Hall; Ann Sefton and John Hepburn will give us a nostalgic look at the festive season in Sittingbourne, through the decades, with images of old postcards, old newpapers and from the Sittingbourne Heritage Museum, We will look at the town's Christmas past, time travelling from Victorian shopkeepers adverts,Soldiers in WW1, to Christmas lights in the 1970s and 80s and much more besides**.**

Everyone is welcome to come along.

Eileen Harrison BHG Chair.

bordenheritage.co.uk

Borden Heritage Group

If you are interested in local history

YOU ARE INVITED TO COME ALONG TO

Borden Parish Hall School Lane ME98JS

Wednesday 9th December 2026 10.30am

SITTINGBOURNE'S CHRISTMAS PAST

Ann Sefton and John Hepburn will give us a nostalgic look at the festive season in Sittingbourne, through the decades,

with images of old postcards, old newpapers and from the Sittingbourne Heritage Museum



We will look at the town's Christmas past, time travelling from Victorian shopkeepers adverts,Soldiers in WW1, to Christmas lights in the 1970s and 80s and much more besides.

Entrance £4 for guests £3 for members - Everyone is welcome

Membership is available £5 per year includes free entrance for first visit

bordenheritage.co. uk