

**PARISH COUNCIL OF BENENDEN**

**Minutes of the Ordinary Parish Council Meeting held on Monday 18<sup>th</sup> March 2024, 7pm, Benenden Hospital  
Quinlan**

Present	Cllrs Beveridge, Cochrane, Driver, Grant, Hagan, Lewis, Presgrave and Thomas.	
In Attendance	C Levett, Clerk. Cllr Dawlings Cllr Neville, Hawkhurst and Sandhurst. 2 parishioners present for Uphill planning application.	
<b>Item</b>		<b>Action Responsibility</b>
1. APOLOGIES	Apologies were received from Cllrs Cruse, Holden and Warne.	
2. DECLARATION OF INTERESTS	Cllr Thomas - planning application 24/00548/FULL Beacon Fold, Rolvenden Road and 24/00604/SUB Land adjacent Rothermere Close, Walkhurst Road. Cllrs Hagan and Presgrave– public toilet building storage requests.	
3. MINUTES OF PREVIOUS MEETING	The Parish Council minutes from the meeting held on 19 <sup>th</sup> February were unanimously approved as a correct record of the meeting.	
4. REPORTS BY COUNTY/ BOROUGH COUNCILLORS	<p>Cllr Dawlings reported :</p> <ul style="list-style-type: none"> <li>• Cranbrook &amp; Sissinghurst Parish Council : Still pressing for non-selective secondary education in and around Cranbrook and huge gap in provision in High Weald area. Tried unsuccessfully for several months to engage with Leigh Academy Trust. Helen Grant has approached LAT three times on behalf of C&amp;SPC. LAT not able to meet before June. Cllr Dawlings has also approached the Leader of KCC. C&amp;SPC’s main priority is to find new home for Cranbrook doctors and unused former High Weald Academy 6<sup>th</sup> Form Centre has been accepted as an asset of community value with that purpose in mind. Also for discussion with LAT is use of tennis courts by Weald Sports Centre (also in LAT’s ownership). C&amp;SPC continue to plan for new Community Centre and have secured land in Cranbrook town centre and bought old dentist’s surgery in Tanyard car park which has just been demolished. Development costs for combined medical centre, community centre and library are prohibitive but development of library and community centre is more feasible. C&amp;SPC is determined that LAT should not sell High Weald Academy land in Cranbrook (transferred to LAT to at no cost) to invest in educational facilities elsewhere (eg extending Mascalls at Paddock Wood).</li> <li>• Gibbon &amp; Buckland Building : Work is underway to deal with dilapidations which are KCC’s responsibility.</li> </ul>	
6. REPORTS BY CHAIR AND PARISH COUNCILLORS	Cllr Thomas attended a KALC Area meeting.	
6. PLANNING	<p><u>a. Planning applications</u></p> <ul style="list-style-type: none"> <li>• <b>24/00459/FULL Nineveh Cottage, Nineveh Lane.</b> Proposed two-storey rear and single-storey side extension, replacement garage, open porch, 4 roof dormers and 2 rooflights</li> <li>❖ SITE CONSTRAINTS: Parish Wide BNDP Policies; HWNL; Outside LBD1; Agricultural Land Classification Grade 3; Biodiversity Opportunity Areas; Major apps consult KCC.</li> <li>❖ SITE HISTORY: 02/01876/FULL Rooflights and alterations with loft conversion; 09/00239/FULL New external wooden cladding and fenestration changes; Condition 2 of 09/00239/FULL External materials. All approved.</li> <li>❖ LISTED BUILDINGS IN PROXIMITY: None affected.</li> <li>❖ PLANNING STATEMENT INFO: Built 1940s, single storey cottage with roof space converted 1990s to create additional bedroom and bathroom. Currently limited living space with kitchen, living and dining rooms sharing small area. Proposal to add living room and utility room to ground floor with additional bedroom located in roof space above new living room. Materials to match existing: white painted weatherboard and concrete plain tile roof. Set in from end of original building to enable one to read history of development of property more easily. Utility extension lower structure subservient to existing house. Large roof light to front of main roof replaced with small two light dormer window to improve overall appearance and large dormer to rear to give more headroom in existing first floor bedroom. Small oak framed front porch to give more character and improve overall aesthetic of property. Ridge and eaves heights of rear extension same as existing cottage and smaller utility room extension lower ridge height. Existing garage not fit for purpose and unsightly. Replace structure with oak framed garage (2 bays - one garage, one store) clad with timber weatherboarding and clay plain tiles. Pitched roof higher than existing structure but use of hips to each end and catslide roofs to rear and side</li> </ul>	

Chairman..... Date.....

*These minutes are not a verbatim record of the meeting, but a summary of discussion and decisions taken at the meeting.*

	<p>reduces impact and bulk of building, ridge below 4m in height. New garage relocated away from group of mature trees, existing garage demolished and area retained for parking/turning using Cotswold aggregate to match existing. Cattle grid installed at driveway entrance to catch surface water run-off from private drive and connect with existing land drain. Site boundaries thickened up by planting new native hedgerow species. Post and rail fencing replaced with like-for-like fencing.</p> <ul style="list-style-type: none"> <li>❖ GENERAL COMMENTS: Pre-app advice sought. Response: 'extensions are in line with current guidelines and likely to receive officer support.' Proposals will enhance appearance of property together with planting scheme and replacement of garage.</li> </ul> <p><b>The Parish Council unanimously agreed to support this application</b> with exterior lighting condition to comply with BNDP BD5.</p> <ul style="list-style-type: none"> <li>• <b>24/00499/FULL 3 Admirals Walk, Golford Road.</b> Demolition of single storey side extension and side chimney and erection of two storey side extension with single storey lean-to</li> <li>❖ SITE CONSTRAINTS: Parish Wide BNDP Policies; HWNL; Outside LBD1; Biodiversity Opportunity Areas; Consult KCC on major planning.</li> <li>❖ SITE HISTORY: No planning history.</li> <li>❖ LISTED BUILDINGS IN PROXIMITY: None.</li> <li>❖ APPLICATION FORM INFO: External materials match existing. Build over approx 11sqm of existing drive area. Ample parking remaining for at least 3 cars. Existing electric charging point relocated onto extension. No trees pruned or removed. Householder developments exempt from biodiversity net gain requirements. Pre-app advice not sought.</li> <li>❖ D&amp;A OR PLANNING STATEMENT INFO: 3 pairs of semi-detached houses built 1950s. Facing brick with rendered first floor. Nos 1 &amp; 2 extended to side in similar style to original building. Two storey extension to provide larger kitchen/dining area and create dedicated home office at ground floor level and single storey lean-to side entrance and cloakroom. New master suite at first floor level with ensuite. Form and style will reflect existing building and similar to No 2.</li> </ul> <p><b>The Parish Council unanimously agreed to support this application.</b></p> <ul style="list-style-type: none"> <li>• <b>24/00626/FULL Finns Barn, Standen Street.</b> Single-storey front extension</li> <li>❖ Site History: 20/01041/FULL Demolition of one poultry unit and conversion of remaining poultry unit into two dwellings; 23/00865/FULL Erection of detached oak framed garage (amendment to scheme approved under 22/01852/FULL) to add an additional bay. Approved.</li> <li>❖ D&amp;A Statement: Single storey garden room extension to front of property 6.5m x 6.5m. Materials match existing. New front door and bi-fold doors on side elevation, joinery match existing. Quote: Proposal sympathetic to local distinctiveness, in accordance with BNDP.</li> <li>❖ Comment: No trees affected and property not visible from road.</li> </ul> <p><b>The Parish Council unanimously agreed to support this application.</b></p> <ul style="list-style-type: none"> <li>• <b>23/03274/FULL Benenden Hospital, Goddards Green Road.</b> Amended drawings addressing consultation responses</li> <li>❖ Emails from Esquire explaining the amendments on TWBC Planning website. Layout remains as original scheme except for parking spaces near Garland Wing.</li> </ul> <p><b>The Parish Council unanimously agreed to support the amended drawings.</b></p> <ul style="list-style-type: none"> <li>• <b>24/00548/FULL Beacon Fold, Rolvenden Road.</b> Erection of dwelling (including partial retention of existing stable building).</li> <li>❖ Located on Rolvenden Road opposite Ramsden Lane. Address previously Beacon House.</li> <li>❖ Extant planning permission under 22/03137/FULL (BPC supported) for conversion of single storey stable barn to 4-bed dwelling. Permission implemented but structural issues identified, resulting in need to remove much of building to original timber frame.</li> <li>❖ TWBC determined that works carried out went beyond a conversion and essentially a new building being erected, requiring benefit of planning permission.</li> <li>❖ Numerous planning applications and presence of stable block fully documented and approved.</li> <li>❖ Same footprint as partially removed stable building and match height and mass of stable building in its built form.</li> <li>❖ Roof - dark grey sheet metal resemble roof of stable building prior to implementation of 22/03137/FULL. External - finished with timber weatherboard cladding and large glazed windows within north elevation to allow natural light to enter dwelling. Appearance of building</li> </ul>	
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	<p>- consistent with elevational drawings approved under 22/03137/FULL and 23/02158/NMA. Internal layout - consistent with approved plans.</p> <ul style="list-style-type: none"> <li>❖ Planning Statement refers to national and local planning policy and to BNDP and quotes Policies LE1 (Protect and Enhance the Countryside) and BD1 (General Design Policy).</li> </ul> <p><b>The Parish Council unanimously agreed to support this application</b> with exterior lighting condition to comply with BNDP BD5.</p> <ul style="list-style-type: none"> <li>● <b>24/00645/FULL Windmill Cottage, Goddards Green Road.</b> Provision of driveway and access</li> <li>❖ SITE CONSTRAINTS: BNDP Policies; Benenden Site Specific Policies; Outside LBD1; Protection of Designated Sites and Habitats. 15 Total Constraints</li> <li>❖ LISTED BUILDINGS IN PROXIMITY: Lister Wing Grade II Listed not affected by proposal.</li> <li>❖ GENERAL COMMENTS: Cottage currently uses land fronting hoardings of SEQ for parking; land will be incorporated into SEQ development. Create driveway and dropped kerb to front of property for off-road parking and turning space for 2 vehicles.</li> </ul> <p><b>The Parish Council unanimously agreed to support this application.</b></p> <ul style="list-style-type: none"> <li>● <b>24/00604/SUB Land adjacent Rothermere Close, Walkhurst Road.</b> Submission of Details in relation to Conditions 8 - Construction/Demolition Environmental Management Plan, 12 - Off-Site Highway Works, 19 - Materials, 20 - Materials, 28 - Mitigation and Enhancement of Ecology, 29 - Hard and Soft Landscaping Details, 30 - Hard and Soft Landscaping Details, 33 - External Lighting and 37 - Archaeological Works of 19/00822/HYBRID.</li> <li>❖ Allocated site SSP1 in BNDP for almshouses and market homes.</li> <li>❖ SITE CONSTRAINTS: Benenden Parish Wide NDP Policies; Benenden Site Specific Policies; 20 constraints in total.</li> <li>❖ SITE HISTORY: 80/00995/OUT Outline - Three or four bungalows - withdrawn by applicant. 19/00822/HYBRID - OUTLINE (Access not reserved) - (Development comprising erection of 13 dwellings); FULL - (Erection of 12 Almshouses together with accesses, parking, landscaping and drainage) - approved. 23/00353/SUB Submission of Details in relation to Condition 27 - (landscape and environmental management plan details); Condition 19a - (windows details); Condition 19b - (external materials details); Condition 19e - (storage and screening of refuse and recycling areas details) of 19/008212/HYBRID - approved.</li> <li>❖ LISTED BUILDINGS IN PROXIMITY: Feoffee.</li> <li>❖ PLANNING STATEMENT INFO: Conditions developer seeks to discharge. No 9 refers to Condition 33 - Exterior Lighting and says: 'Please be advised, no external lighting will be provided.' All other details are satisfactory and as explained by developer in presentation to BPC, although there are few details regarding fenestration to be installed.</li> <li>❖ GENERAL COMMENTS: Request that a single external light installed at entrance to each dwelling as a low level, low wattage, PIR, downlight to comply with BNDP Policy BD5. Reason: To prevent light pollution to Dark Skies of parish and cause least harm to wildlife. Also, to prevent new occupiers from installing own lighting which may not comply. Intention for no external lighting scheme on whole development but without any lighting at all, site would be vulnerable once occupied to lighting of any type being installed by new occupier. BPC insists on lighting scheme for whole site.</li> <li>● <b>23/02523/FULL Uphill, New Pond Road.</b> Erection of 22 no. dwellings with associated access works, tree works, landscaping and parking, following demolition of existing dwelling and outbuildings. Amended scheme.</li> </ul> <p>Cllr Thomas has spoken with the Case Officer and explained the issues BPC has regarding the amended application. A meeting will be arranged with BPC, TWBC Conservation Officer, TWBC Landscape and Biodiversity Officer and the applicant.</p> <ul style="list-style-type: none"> <li>❖ BPC supported originally submitted application for the development of this allocated site in the BNDP which is the principal guiding document for development in Benenden, and its policies carry most weight in determining an application.</li> <li>❖ BPC was impressed with the detail of the original application as it was clear that the developer had adhered to the requirements of the BNDP and presented a scheme that would settle into the landscape and character of this rural parish. The site is allocated, and regard must be had to the Site Specific Policy (SSP2) and wider policies of BNDP.</li> <li>❖ BPC makes the following comments as result of LPA's feedback:</li> </ul>	
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	<ul style="list-style-type: none"> <li>○ SITE LAYOUT : <b>Original Scheme</b> Curving road within site with area of open space between opposing houses and recreation/amenity space in SE corner of site. Gives feeling of spacious development, with no dwellings close to road and is characteristic of its rural location. Positioning of road designed to lead through development between green space and houses with vista opening up towards field and recreation/amenity area at the end. Houses facing each other further apart. BPC considered layout of development and appearance created satisfied wider policies of BNDP as well as those of SSP2. Development would fulfil ambitions of BNDP in allocation of sites. <b>Amended Scheme</b> Has a ‘jink’ followed by a straight, followed by bend to pointless and meaningless hammerhead to serve Plot 15. Plot 15 turned so backs onto eastern boundary rather than north, hence need for hammerhead to be included. Plots 17 to 20 now positioned close to road and therefore subject to noise pollution from traffic entering and leaving site and loss of privacy from anyone walking into and out of development. Road layout appears to be more meandering and more meaningless than original scheme. Scheme does not comply with wider policies of BNDP. Para. 1.2. 5 of Addendum to D&amp;A Statement states that ‘Units moved forward, meandering road and area of open space replaced with tighter form of development while still providing opportunities for hard and soft boundary treatments to front curtilages of houses.’ Removal of open space, tighter form of development and hard landscaping to front of houses are not desirable elements in rural landscape. Amendments do not comply with wider policies or vision of BNDP in allocation of sites.</li> <li>○ ARCHITECTURAL DESIGN &amp; ELEVATIONS BPC expects architectural details to reflect character of existing properties in Benenden. <b>Original</b> scheme picked up those details. <b>Amended</b> design for apartment block is acceptable, as regards fenestration changes on all elevations, but front elevation altered removing architectural detail found in village and now has appearance of an institutional building.</li> <li>○ PARKING: <b>Amended</b> scheme for parking for Plot 13 relocates spaces to other side of no 12 next to Plot 11 and is unacceptable. Spaces for Plot 11 relocated to its front garden. Shared pathway across front of Plots 12 &amp; 13 not acceptable.</li> <li>○ BOUNDARY TREATMENTS / LANDSCAPE PROPOSALS : On the whole boundary treatments are acceptable, but <b>amended</b> scheme allows for 1m high picket fencing in front gardens of Plots 12 &amp; 13 (plus to the east side of Plot 13), Plot 16 and Plots 17 to 20. Hard landscaping is to be avoided as much as possible and these structures remove rural appearance, add territory, and detract from sense of place as a community. SE corner of site marked as Recreation Space/Public Open Space in <b>original</b> scheme now shows 1.2m timber post-and rail fence with no means of access to area. If this is to be closed-space, and with removal of Public Open Space within site in original scheme, there is now no open space at all on site. Page 8 of the D&amp;A Addendum marks the area as Ecology / Reserve. BPC supports use of soft landscaping in this rural location and landscape strategy now proposed could have been applied to the original scheme to screen parking areas, etc.</li> <li>○ PUBLIC OPEN SPACE: Amended scheme offers no public open space or recreational space. Two benches outside fenced off area does not constitute public open space or encourage sense of place to residents.</li> </ul> <p><b>Summary</b> It is suggested in LPA’s feedback shown within Addendum to D&amp;A Statement that original scheme has character of suburban enclave. Amended scheme urbanises plot and gives cramped appearance within site with no open space areas. Recent example (pre-BNDP) is development at Vere Meadows in Walkhurst Road, which is a narrower plot; space between opposing houses on either side of access road is limited and whole development feels cramped and confined. For application made on an allocated site in BNDP, BPC expects compliance with BNDP policies. Original scheme fulfilled design and layout elements.</p> <p>BPC agreed to withhold submitting their comments on the amended scheme until the proposed meeting with the case officer and relevant parties has been held to discuss the issues the parish council have with the amended scheme. It was agreed that following feedback from that meeting a response to the scheme would be agreed by email and subsequently submitted to TWBC.</p>	
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	<p><b>b. Other Planning Matters</b></p> <ul style="list-style-type: none"> <li>• 24/00374/TN0T56 Telephone Exchange New Pond Road. Telecommunications Consultation: Installation of 20m monopole mast accommodating 6no. antenna, ancillary radio equipment, 2no. 300mm dishes, 2no. equipment cabinets &amp; GPS module in fenced compound. BPC submitted its comments and objection. The Clerk had contacted parishioners who had previously contact BPC. Some parishioners have made comments/objected. TWBC has requested more information from the applicant about excluded sites.</li> <li>• Service of Article 4 Directions. Apple Pie Farm, Cranbrook Road.</li> <li>❖ For information, non-immediate and immediate Article 4 Directions made by TWBC.</li> <li>❖ Cllr Dawlings continued to pursue this with TWBC and the Head of Planning identified that the Article 4 notice on this land had lapsed. This has now been reinstated and prevents inappropriate and unauthorised development on the site.</li> <li>❖ TWBC Planning Enforcement is now fully resourced.</li> <li>❖ Cllr Dawlings continues to raise issues about Hill Top in Hinksden Road and lack of enforcement on land to south west of Golford crossroads.</li> </ul>																																																																																													
7. HIGHWAYS, FOOTPATHS & TRANSPORT	<p>Cllr Driver reported :</p> <ul style="list-style-type: none"> <li>• Wooden Fingerpost sign at Babbs Lane, reported in October, has been replaced.</li> <li>• Highways responded to BPC suggestion to improve signage at Benenden Crossroads and extend 30 mph back to the Grange entrance. Full response circulated. Existing limits of the 30mph zone are considered appropriate considering the speed of traffic and crash record at the site. There are some improvements to the signage which could be considered including additional/larger signage, yellow-backed signage and road marking improvements.</li> <li>❖ BPC agreed to take no further action at the moment, and continue to monitor the situation. Existing signage is fairly large, grey-backed and conspicuous. BPC agreed that the STOP sign on New Pond Road, whilst mounted low, is at a good height given the topography.</li> <li>❖ No amount of signage will guarantee that vehicles don't overshoot the crossroads.</li> </ul>																																																																																													
8. RESOURCING/ FINANCE	<p><b>a. Monthly Finance</b></p> <p>TRANSACTIONS FROM 1st February 2024</p> <table border="0"> <tr> <td>Brought forward</td> <td></td> <td></td> <td style="text-align: right;"><b>70299.35</b></td> </tr> <tr> <td>Income</td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>Payee</td> <td>Reference</td> <td>Amount</td> </tr> <tr> <td>TOTAL</td> <td></td> <td></td> <td style="text-align: right;"><b>0.00</b></td> </tr> <tr> <td>Expenditure</td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>Supplier</td> <td>Reference</td> <td>Amount</td> </tr> <tr> <td>DD</td> <td>ICO</td> <td>Data Protection</td> <td style="text-align: right;">35.00</td> </tr> <tr> <td>BACS</td> <td>Employee</td> <td>Staffing Costs</td> <td style="text-align: right;">1104.42</td> </tr> <tr> <td>BACS</td> <td>o2</td> <td>Telephone</td> <td style="text-align: right;">31.56</td> </tr> <tr> <td>BACS</td> <td>Business Stream</td> <td>Public Toilets</td> <td style="text-align: right;">22.34</td> </tr> <tr> <td>BACS</td> <td>Iden Green Pavilion</td> <td>Meeting hire</td> <td style="text-align: right;">16.00</td> </tr> <tr> <td>BACS</td> <td>Microsoft 365</td> <td>Annual Renewal</td> <td style="text-align: right;">59.99</td> </tr> <tr> <td>BACS</td> <td>Krystal Hosting</td> <td>Annual Domain Renewal</td> <td style="text-align: right;">14.39</td> </tr> <tr> <td>BACS</td> <td>Viro Branding Ltd</td> <td>Public Toilet Signage</td> <td style="text-align: right;">33.00</td> </tr> <tr> <td>BACS</td> <td>Webbs Ironmongery</td> <td>Public Toilet Keys</td> <td style="text-align: right;">21.50</td> </tr> <tr> <td>BACS</td> <td>Amazon</td> <td>Public Toilet Bin</td> <td style="text-align: right;">31.99</td> </tr> <tr> <td>TOTAL</td> <td></td> <td></td> <td style="text-align: right;"><b>1370.19</b></td> </tr> <tr> <td>Reconciled with bank statement 091 29th February 2024</td> <td></td> <td></td> <td style="text-align: right;"><b>68929.16</b></td> </tr> <tr> <td>Approved March 2024 Payments</td> <td></td> <td></td> <td></td> </tr> <tr> <td>DD</td> <td>Nest</td> <td>Pension</td> <td style="text-align: right;">169.10</td> </tr> <tr> <td>Fee</td> <td>UTB</td> <td>Bank Charge</td> <td style="text-align: right;">18.00</td> </tr> <tr> <td>DD</td> <td>Corporate Finance</td> <td>Printer/Copier</td> <td style="text-align: right;">178.80</td> </tr> <tr> <td>BACS</td> <td>F&amp;C Cleaning</td> <td>Public Toilet Cleaning</td> <td style="text-align: right;">690.00</td> </tr> </table>	Brought forward			<b>70299.35</b>	Income					Payee	Reference	Amount	TOTAL			<b>0.00</b>	Expenditure					Supplier	Reference	Amount	DD	ICO	Data Protection	35.00	BACS	Employee	Staffing Costs	1104.42	BACS	o2	Telephone	31.56	BACS	Business Stream	Public Toilets	22.34	BACS	Iden Green Pavilion	Meeting hire	16.00	BACS	Microsoft 365	Annual Renewal	59.99	BACS	Krystal Hosting	Annual Domain Renewal	14.39	BACS	Viro Branding Ltd	Public Toilet Signage	33.00	BACS	Webbs Ironmongery	Public Toilet Keys	21.50	BACS	Amazon	Public Toilet Bin	31.99	TOTAL			<b>1370.19</b>	Reconciled with bank statement 091 29th February 2024			<b>68929.16</b>	Approved March 2024 Payments				DD	Nest	Pension	169.10	Fee	UTB	Bank Charge	18.00	DD	Corporate Finance	Printer/Copier	178.80	BACS	F&C Cleaning	Public Toilet Cleaning	690.00	
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BACS	F&C Cleaning	Public Toilet Cleaning	690.00																																																																																											

	<p>BACS Edf Public Toilet 93.58</p> <p>BACS Employee Staffing Costs 1104.22</p> <p>BACS o2 Telephone 31.56</p> <p>BACS HMRC Q4 Employer Contributions 358.89</p> <p>BACS Iden Green Pavilion Meeting hire 16.00</p> <p>BACS Chris Knott Insurance Allotments 178.50</p> <p>BACS Noticeboard Company Noticeboard 1259.98</p> <p>BACS F&amp;C Cleaning Public Toilet Cleaning 336.00</p> <p><b>TOTAL 4434.63</b></p> <p><b>b. Grant Request</b></p> <ul style="list-style-type: none"> <li>Request received from Tunbridge Wells Counselling Centre and considered by the Resourcing Committee, which recommends a donation of £100.00.</li> <li>This was unanimously agreed.</li> </ul> <p><b>c. Audit</b></p> <ul style="list-style-type: none"> <li>Internal audit takes place 7<sup>th</sup> May.</li> </ul>	
9. ENVIRONMENT & MAINTENANCE	<p><b>a. Beacon Field Wildflower Meadow</b></p> <ul style="list-style-type: none"> <li>KCC has confirmed that the sum of £7,000 has been agreed as a single contribution for planned planting and maintenance at Beacon Field.</li> <li>BPC unanimously agreed to accept this. KCC will draft the lease for formal approval.</li> </ul> <p><b>b. Village Asset/Maintenance Report</b></p> <p>i. Parish Wells</p> <ul style="list-style-type: none"> <li>Anthony Hicks has confirmed work will commence on Iden Green Well end of March/ beginning of April.</li> <li>The Clerk to contact KCC to request that work on the oak tree behind the Well is carried out to remove deadwood and to request approval to erect bollards at both Wells.</li> </ul> <p>ii. Flagpole</p> <ul style="list-style-type: none"> <li>Cllr Hagan continues to work on a risk assessment for safely taking down the flagpole before making repair works to it.</li> </ul> <p>iii. Noticeboards</p> <ul style="list-style-type: none"> <li>Cllr Hagan and the Clerk are liaising to co-ordinate removal of noticeboard at BVH.</li> <li>Need to consider how this will be disposed of.</li> <li>New noticeboard has been ordered and Cllr Grant will take delivery of it.</li> <li>Cllr Thomas established that the Iden Green bus stop belongs to KCC and the Clerk will contact KCC to request permission to install a noticeboard.</li> </ul> <p>iv. Bus stop The Street</p> <ul style="list-style-type: none"> <li>Chris Heath has the wood to carry out the repairs to the bus stop in the Street.</li> </ul> <p><b>c. Village Tidy</b></p> <ul style="list-style-type: none"> <li>Takes place Saturday 23<sup>rd</sup> March. Cllr Cochrane co-ordinating.</li> </ul> <p><b>d. No Parking Signs</b></p> <ul style="list-style-type: none"> <li>The fence at The Bull is broken/rotten. Cllr Hagan to again raise with the Bull and with a possible view for the signs to go on posts rather than the fence.</li> </ul>	<p>CL</p> <p>GH</p> <p>GH/CL</p> <p>PG</p> <p>GH</p>
10. VILLAGE ORGANISATIONS/ COMMUNITY	<p><b>a. Allotments :</b></p> <ul style="list-style-type: none"> <li>Cllr Presgrave attended an allotment meeting.</li> <li>Further questions were raised about signage.</li> <li>The Clerk has submitted the UKSPF Project Completion Form to TWBC.</li> <li>One half size plot is still available.</li> <li>A bid via Amity Allotment Fund (which has just re-opened for applications) is almost complete.</li> <li>The Kent Community Fund requires 50% match-funding – the Allotment Committee will look at other fund-raising activities.</li> <li>The Allotment Committee is drafting and agreeing association governance policies. These will support grant applications.</li> <li>Cllr Beveridge has offered the use of a digger so that work can commence on the supply of mains water.</li> </ul>	

	<p><b>b. Public Toilets</b></p> <ul style="list-style-type: none"> <li>• Cllr Hagan has put new signage in place.</li> <li>• Door not completely closing by itself so not locking on the timer unless someone closed properly. Problem appears to be the roller latch on the handle resisting closure. Cllr Grant has contacted London County Contracts to resolve.</li> <li>• Cllr Grant had contacted London County Contracts regarding issue of condensation. LCC acknowledges that the quote included an extractor fan and somehow this was overlooked by all. Cllr Grant suggested that a dehumidifier is needed to help resolve. The Parish Council felt that a dehumidifier might create further problems and that the installation of an extractor fan should be tried in the first instance.</li> <li>• Other issues reported : <ul style="list-style-type: none"> <li>❖ Blocked toilet. Cllr Grant unblocked the drain.</li> <li>❖ Paint peeling off main door near handle and on upper hinge side. To be addressed when weather improves.</li> <li>❖ Toilet roll dispenser was broken open. Cleaning contractor bent it back into shape so that it can be locked.</li> <li>❖ Some graffiti on the wall was cleaned off by cleaning contractor.</li> </ul> </li> <li>• Cllrs Grant and Hagan to meet to consider number, placement and style of posts to prevent vehicles driving onto the tarmac area.</li> <li>• <u>Toilet Building Storage Space</u> <ul style="list-style-type: none"> <li>❖ Two village organisations, the Fete Committee and the Cricket Club, had expressed an interest in using the space for storage. Cllr Hagan met with both and looked at the space. <ul style="list-style-type: none"> <li>○ Fete storage would not require any work to be carried out internally and the committee will arrange for a new door to be fitted. BPC acknowledged that the fete is a large community event which benefits the parish in many ways and draws upon many volunteers.</li> <li>○ Cricket Club storage would require the removal of all internal walls and the creation of a wide roller shutter type door on the rear elevation of the building. The concrete path that runs down the side of the building would need to be widened and a further concrete pad added to the rear as a form of turning circle to manoeuvre the equipment. There may also need to be a formed ramp up to the new door to take out the height difference.</li> </ul> </li> <li>❖ Planning permission may be required for CC proposal and use may attract a non-domestic rate.</li> <li>❖ The current access right is only down the side path to the former ladies’ toilets and permission would need to be sought from BVT to extend access rights and concrete across its land. BVT would likely vote against this encroachment onto its land.</li> <li>❖ Concerns were also raised by BVT about the impact on BVH hirers and security, with an increased risk of break-ins to BVH by association/proximity.</li> </ul> </li> </ul> <p>BPC unanimously agreed that the storage space should be offered to the Fete Committee, and a simple formal agreement would be drawn up.</p> <p>It was however acknowledged that the Cricket Club is in dire need of storage space and that the future of the Cricket Club is important to the village. It was felt that the whole community should join together to ensure this and that BPC could help facilitate discussions with other organisations.</p> <p><b>c. Annual Assembly</b></p> <ul style="list-style-type: none"> <li>• It was agreed that this would take place on Saturday 18<sup>th</sup> May, 2pm at Iden Green Pavilion.</li> </ul> <p><b>d. Independent Advisory Group to Kent Police</b></p> <ul style="list-style-type: none"> <li>• The Clerk had circulated details of meetings to encourage Parish Council/community involvement.</li> </ul>	<p>PG</p> <p>PG</p> <p>PG/GH</p>
11. CORRESPONDENCE/ PARISHIONERS' QUESTIONS	<p><b>a. Hawkhurst F4F AGM</b></p> <ul style="list-style-type: none"> <li>• Parish Councillors invited to attend on 21st March. The F4F provides support to a number of Benenden residents.</li> </ul>	
DATE OF NEXT MEETING	Date of Next Meeting: Monday 15 <sup>th</sup> April 2024, 7pm, Memorial Hall	
	The meeting closed at 8.45pm.	

C Levett, Clerk to Benenden Parish Councillor, 18<sup>th</sup> March 2024