PARISH COUNCIL OF BENENDEN

Minutes of the Ordinary Meeting of the Parish Council held on Monday 15th July 2019, Memorial Hall, 7pm

Present	Cllrs Beveridge, Cochrane, Cruse, Driver, Grant, Lewis, Manford, Skeet and Thomas	
In Attendance Clirs Dawlings, Warner; C Levett, Clerk; 1 parishioner.		
Item		Action Responsibility
1. APOLOGIES	No apologies.	
2 PARISH	Stephen Cochrane was welcomed as the newly co-opted Parish Councillor.	
COUNCILLOR CO- OPTION	Nancy Warne was welcomed as a newly elected Borough Councillor.	
3. DECLARATION OF INTERESTS	None.	
4. MINUTES OF	The Parish Council minutes from the meeting held on 15th June 2019 were	
PREVIOUS	unanimously approved as a correct record of the meeting and signed by the	
MEETING	Chairman.	
5. MATTERS ARISING AND	(a) Broadband	
OUTSTANDING ITEMS	Cllr Driver had met with George Chandler, Broadband Project Manager, KCC Economic Development and summarised as follows. There are currently plans for 4 postcodes in Benenden to receive fibre broadband, which in turn takes the network closer to other areas. A new grant scheme will be available from September 2019 and each residential household will be eligible for a grant of £2,500 which could be put into one pot to fund any development. From March 2020 there will be new	
	obligations on Openreach to extend broadband. Cllr Driver to write a fuller report.	PD
	Cllr Thomas advised that the provision of broadband is covered in the draft Neighbourhood Development Policy T6.	
	(b) Village Hall Storage and Office Arrangements	
	The Clerk thanked Cllrs Beveridge, Driver and Lewis for their assistance so far. The filing cabinet and documents stored in the Village Hall eaves have been moved. There remained some concerns about the security of valuable documents. The Clerk to approach Beth Astridge regarding archiving.	CL
	Cllr Thomas had written to BVT and the following agreed. • HMT archives will belong to BVT.	
	 BVT will formalise all arrangements by creating a licence for the Parish Council. BVT will bear the costs for redecorating/updating the Community Office (to be agreed with the Village Hall Manager) and the PC will pay for new fittings. These would be removable and belong to the PC. The Village Hall will invoice the PC for £600 rent for 2019/20. The Parish Council unanimously agreed to propose a 50/50 split in office running costs (telephone line, broadband, printer lease) 	
	(c) Monthly Village Magazine Article	
	The Clerk to draw up a rota for Village Magazine articles.	CL
6. REPORTS BY COUNTY/BOROUGH COUNCILLORS	Cllr Warne introduced herself as a new member and said a little about herself. She is on the Audit and Governance Committee, Planning Committee, and attending the Planning Policy Group. The draft TW Local Plan will be published on 29 th July	

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	and open for consultation in September.	
	Cllr Dawlings reported the following:	
	BVT – rationalisation of storage etc is needed at the Village Hall due to the number	
	of users; the new playground has been installed with congratulations to all	
	involved with good co-operation between BVT, the PC and Play Benenden; TWBC	
	has agreed to supply two new bins for the playground.	
	Borough Councillor role – new portfolio holder for audit and governance. No	
	longer on the Planning Committee but can still call in any planning application,	
	with valid reasons, as can any Borough Councillor. Cllr Grant asked if there had	
	been any progress on the application for 5 houses in Standen Street which is past	
	its determination date. Cllr Grant to look into further and advise Cllr Dawlings.	PG
7. REPORTS BY	Cllr Lewis had attended the Parish Chairs meeting and highlighted the following	
CHAIR AND PARISH	items which were discussed:	
COUNCIL	Broadband, as advised by Cllr Driver.	
REPRESENTATIVES	TWBC Local Plan publication.	
	Civic Amenity Vehicle and new kerbside collections.	
	Most of Kent's waste is either recycled or incinerated, less than 2% goes	
	overseas and only 1% goes to landfill.	
	Glass will no longer be separated and all colours mixed together.	
	TWBC promotes tourism and its website can be used for Benenden events and	
	business.	
	Green waste opt-in chargeable service starts 30 th September. The introductory	
	offer to receive a £10 discount ends on 2 nd August.	
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	The Clerk to advise on current parish councillor training and look into the	
	possibility of Benenden hosting a KALC training session.	CL
8.	Draft documents had been circulated. Cllr Beveridge and Paul Tolhurst had	
NEIGHBOURHOOD DEVELOPMENT	subsequently carried out minor corrections and presentation work.	
PLAN	Steve Baughen, TWBC, has advised on updates to Limits of Built Development,	
	resulting in more tightly drawn boundaries, which aligns with decisions in other	
	parishes. Paul is waiting for further clarification and information from Steve.	
	Benenden's Regulation 14 Consultation will commence on 29 th July and the draft	
	plan will be in the public domain from this date via the website and printed copies.	
	This does not have to include appendices but these must be available.	
	Paul Tolhurst requested any changes from Parish Councillors are submitted as	ALL
	quickly as possible.	
	Cllr Thomas proposed the publication of the draft Plan for Regulation 14	
	consultation on 29 th July. This was seconded by Cllr Cruse and unanimously agreed.	
9. PLANNING	19/01051/FULL King Charles Cottage, Mill Street. Increase in height of	
APPLICATIONS	proposed development to enable the creation of a first floor bedroom. The Parish	
	Council had objected to the original application for a single storey 2 bed bungalow	
	on this small site located in the AONB and outside the LBD. TWBC granted consent	
	citing the lack of a 5 year land supply and the identified need for small dwellings on	
	the Benenden Neighbourhood Development Plan website, and the low impact that	
	the dwelling would have on the surrounding landscape. The current application	
	would create a 1.5 storey, 3 bed, 2 bath dwelling and the increased height of the building would impact on the surrounding landscape and properties. The Parish	
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Council agreed that it would be over-development of a small site with inadequate parking provision.

The Parish Council unanimously agreed to object to this application on the grounds of height and scale, and that the site is outside the LBD, and within the AONB.

• **19/01317/FULL** Wickets, The Green. Erection of attached single storey garden room.

The Parish Council agreed that the proposal would not harm the Conservation Area or affect the nearby Listed buildings. The Parish Council unanimously agreed to support this application.

• **19/01481/FULL** 1 Bishopsdale Cottages, Biddenden. Erection of single storey summerhouse and garage in rear garden (retrospective)

The Parish Council unanimously agreed to object to this application on the grounds of size, scale and mass. The proposal is out of proportion with the existing and next door property, with a proposed roofline that is excessively high. The proposed building would cause loss of residential amenity to the neighbouring property and loss of light. The proposal would be contrary to TW Local Plan Policy EN1 (failing on 2 of the 7 criteria), EN25 (failing on 2 of the 5 criteria) and H11 (failing on 2 of the 3 criteria) and is in the AONB.

Woodcock Inn, Woodcock Lane 19/01582/LBC Retrospective application for lining interior walls with insulation and plasterboard. 19/01583/FULL Retrospective application for the demolition of existing garage and erection of close boarded boundary fencing. 19/01559/FULL 19/01560/LBC Widening of ground floor window opening replaced with timber double glazed unit with stuck on glazing bars; new small window on rear elevation in existing opening; first floor window to rear elevation installed by a previous owner; new Velux roof window (works commenced).

The Parish Council unanimously agreed to make no comment and would support the Conservation Officer's recommendations.

• **19/01630/FULL** Pelham, Walkhurst Road. Extension to garage to provide garden store and living accommodation above, Juliette balcony to rear.

The Parish Council unanimously agreed to support this application with the condition that its use remains ancillary to the main dwelling.

19/01378/FULL Land adjacent Yew Tree House, Walkhurst Road, Benenden.
 Variation of Condition 2 of Planning Permission 16/504891/FULL Amendments to road and kerb radii to suit access/egress/turning for refuse vehicles.
 Removal of pumping station as not required

There is a lack of detail on the plans and it is unclear where the kerbs are and how far these extend into Walkhurst Road. Walkhurst Road is a significant rural lane and the Parish Council is keen to preserve its nature and character. The Parish Council would not want to see kerbs lining Walkhurst Road from the development. To clarify with the Planning Officer.

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 19/01697/SUB Land adjacent Yew Tree House, Walkhurst Road, Benenden. Submission of Details in relations to Conditions 6 (Landscape Scheme), 10 (External Lighting Details), 14 (Means of Enclosure Details) and 16 (Lighting Scheme) of 16/504891/FULL

The Parish Council has not been consulted on the Submission of Details and finds this unacceptable. The Parish Council requests that, in the future, TWBC ensures that it is consulted on all Reserved Matters and Submission of Details in relation to Conditions etc.

In respect of Condition 6 (Landscape Scheme): The Parish Council agreed this is acceptable.

In respect of Condition 14 (Boundary Treatments):

- 1. The buffer zones and rear boundary treatments to the properties are acceptable.
- 2. The boundary treatments between the properties separating the rear gardens are not acceptable to the Parish Council. It objects to the use of solid fencing between the plot boundaries of this scheme; such fencing is out of character with the rural nature of the parish and of this site in particular. Close boarded timber fencing introduces a hard landscape and does not conserve or enhance the character of the countryside or the AONB. Policy HD4 of the emerging Benenden Neighbourhood Development Plan states that 'Plot boundaries should be designed to have a green appearance, using, for example, native hedging; solid fencing should be avoided.' The Parish Council recommends using Equi-fencing, which is approximately 4 feet high and secure for children and dogs, and the planting of hedges along boundaries to provide privacy. This will retain the character of the countryside and be in keeping with the setting. The Parish Council requests that the developer puts forward an alternative scheme which respects the rural nature and character of this rural locality.

In respect of Conditions 10 & 16 (External Lighting):

The Parish Council strongly objects to the proposed lighting scheme. Benenden is a very rural parish and is located in the High Weald AONB. The location of this development site is on a single track significant rural lane and its character must be preserved. There is minimal artificial lighting in the parish, and the parish has a Dark Skies policy, which the Council actively promotes and strives to preserve. The proposed lighting scheme is contrary to the following policies:

TWBC Local Plan 2006 Policy EN8: Outdoor Lighting.

TWBC Core Strategy Development Plan Document (Adopted June 2010) Core Policy 14: Development in the Villages and Rural Areas.

NPPF Para: 180 c).

HWAONB Management Plan 2019-2024 Objective OQ4.

Draft BNDP Policy HD5 Dark Skies.

Draft BNDP para. 1.9.1 of the Landscape and the Environment chapter.

The only acceptable form of lighting will be front porch/entrance, low level and low wattage lighting PIRs on short timer devices. No lighting of public areas or

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	footways. This would be in keeping with the character of all residential properties in the parish.	
	After further consideration and having discussed with Cllr Dawlings, it was agreed that if the Planning Authority was minded to approve the application the Parish Council would approach the Ward Councillor to ask if he was in a position to escalate the matter as the lighting and fencing amendments in particular are so contrary to the wishes of the Parish Council and policies being published at the end of July in the Neighbourhood Development Plan.	
	• 19/01599/SUB Land adjacent Yew Tree House, Walkhurst Road, Benenden. Submission of details in relation to Condition 3 (Details of Materials) of 16/504891/FULL. The Parish Council agreed this is acceptable.	
	• TW/17/3344/R15 (KCC/TW/0061/2018) Land South of Rolvenden Road	
	It was agreed that the Parish Council had been successful in its request to remove some of the signage and agreed to accept the revised proposal whilst noting that the road markings will change the character of the village at the entrance to the village.	
	Street Naming – Walkhurst Road New Development	
	Following a meeting with Wedgewood Homes and considerable communication Wedgewood Homes have proposed the name of Vere Meadows for the new housing development. The Parish Council agreed to accept the name of Vere Meadows but would prefer Vere Meadow, rather than Meadows.	
10. HIGHWAYS & TRANSPORTATION	Cllr Cruse advised that he and Cllr Beveridge and Peter Nutall, who is helping the Highways Improvement Plan group, had visited all the junctions in the parish and will be making suggestions for improvements. Cllr Cruse to produce the HIP and circulate, and advise on any projects for the NDP.	RC
	The Parish Council had received correspondence (circulated) from Wedgewood Homes advising that they in the process of applying for a Traffic Regulation Order to extend the 30mph limit along Walkhurst Road.	
	The Parish Council felt that this extension would be detrimental to the character of the lane. The Parish Council has its own plans for traffic movement and calming, and that it would be looking to seek the status of a Quiet Lane for Walkhurst Road which would reduce the speed limit to 20mph the whole length of the road. The Parish Council agreed that this would form a project as part of the emerging Neighbourhood Development Plan.	
	Cllr Cruse to circulate a letter he has drafted regarding KCC Highways' change of name from Walkhurst Lane to Walkhurst Road, and the request to change it back to Walkhurst Lane.	RC
11. RESOURCING	a. Monthly Finance	
	The Parish Council Financial Transaction Report for June had been circulated and agreed and the Parish Council ratified and approved the July 2019 payments list.	
	Agreed July payments :	

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John Lewis	Broadband	9.75
Unity Trust Bank	Service Charge	18.00
Thompsett Landscaping	Grounds Maintenance	408.00
Michael Patrick	War Memorial	45.00
Business Stream	Public Toilets	202.58
EDF	Public Toilets	89.12
Tenterden Twilight	Public Toilets	369.97
HMRC	Employer Contributions Q1	149.94
C Levett	Clerk's Salary	888.80
Julie Lewis	Annual Assembly	30.46
Krystal Hosting	Annual Website Host Fee	179.99

TOTAL 2391.61

b. Finance Monitoring

Details of expenditure April – July 2019 had been circulated. All is in line with budget expectations. The Clerk has applied for a further grant for the Neighbourhood Development Plan.

i. Clerk's Laptop

The purchase of a new laptop for the Clerk was agreed. The Clerk has made comparisons and this was unanimously agreed. BVT has advised that it is willing to share a laptop and cost, up to £400.

ii. Sky Quality Meter

Cllr Grant proposed the purchase of a Sky Quality Meter to carry out surveys and measure the dark skies around the parish in order to protect these. The Parish Council unanimously agreed up to £200.

iii. War Memorial Mower

Michael Patrick has advised that the mower he currently uses to mow the grass at the War Memorial needs replacing. He has the opportunity to buy a virtually new one for £100. This was unanimously agreed by the Parish Council.

c. Insurance Renewal

Insurance is due for renewal on 1st August. Came and Company has undertaken a review based on Parish Council needs and made the following recommendations:

- Inspire, via Axa, (rradar), quotation £569.59 (3 year long term agreement at £541.11 per annum)
- Hiscox quotation £1,164.40
- Ecclesiastical quotation £1,170.29

All are inclusive of insurance premium tax, plus £50 administration fee. Last year's premium was £570.30.

The Parish Council unanimously agreed to insure with Inspire on a one year term.

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12. CORRESPONDENCE	• A request has been received from Girlings Solicitors who are acting in connection with the administration of the estate of the late Mr Peter Ernest Cooper. In his	
	Will he requested that his executors purchase two teak or other hardwood benches to be inscribed in his memory and to be offered to Benenden with the request that one is positioned on the Green and the other at Iden Green. The	
	Parish Council unanimously agreed to ask if a bench could be placed at the	
	Recreation Ground rather than the Green.	CL
	The Tolhursts had raised concerns regarding the recently installed bench on the Green. Cllr Thomas to discuss with them.	NT
	Correspondence had been received from a parishioner regarding a hedge encroaching onto the footpath. Cllr Cruse had approached the owner, without success. Cllr Thomas has now reported online to KCC Highways. Cllr Thomas to include in magazine article.	NT
13. PARISHIONERS' QUESTIONS	None	
14. ITEMS FOR FUTURE CONSIDERATION	None	
DATE OF NEXT MEETING	Ordinary meeting of the Parish Council Monday 16 th September 2019, Iden Green Pavilion, 7pm	
	The meeting closed at 9.45pm	

Clerk to the Parish Council, 17th July 2019