

	<p>and open for consultation in September.</p> <p>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.</p>	PG
7. REPORTS BY CHAIR AND PARISH COUNCIL REPRESENTATIVES	<p>Cllr Lewis had attended the Parish Chairs meeting and highlighted the following items which were discussed:</p> <ul style="list-style-type: none"> • Broadband, as advised by Cllr Driver. • 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 30th September. The introductory offer to receive a £10 discount ends on 2nd August. <p>The Clerk to advise on current parish councillor training and look into the possibility of Benenden hosting a KALC training session.</p>	CL
8. NEIGHBOURHOOD DEVELOPMENT PLAN	<p>Draft documents had been circulated. Cllr Beveridge and Paul Tolhurst had subsequently carried out minor corrections and presentation work.</p> <p>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.</p> <p>Benenden’s Regulation 14 Consultation will commence on 29th 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.</p> <p>Paul Tolhurst requested any changes from Parish Councillors are submitted as quickly as possible.</p> <p>Cllr Thomas proposed the publication of the draft Plan for Regulation 14 consultation on 29th July. This was seconded by Cllr Cruse and unanimously agreed.</p>	ALL
9. PLANNING APPLICATIONS	<ul style="list-style-type: none"> • 19/01051/FULL King Charles Cottage, Mill Street. Increase in height of 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 	

	<p>Council agreed that it would be over-development of a small site with inadequate parking provision.</p> <p>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.</p> <ul style="list-style-type: none"> • 19/01317/FULL Wickets, The Green. Erection of attached single storey garden room. <p>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.</p> <ul style="list-style-type: none"> • 19/01481/FULL 1 Bishopsdale Cottages, Biddenden. Erection of single storey summerhouse and garage in rear garden (retrospective) <p>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.</p> <ul style="list-style-type: none"> • 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). <p>The Parish Council unanimously agreed to make no comment and would support the Conservation Officer's recommendations.</p> <ul style="list-style-type: none"> • 19/01630/FULL Pelham, Walkhurst Road. Extension to garage to provide garden store and living accommodation above, Juliette balcony to rear. <p>The Parish Council unanimously agreed to support this application with the condition that its use remains ancillary to the main dwelling.</p> <ul style="list-style-type: none"> • 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 <p>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.</p>	
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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

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.

12. CORRESPONDENCE	<ul style="list-style-type: none"> • 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. • The Tolhursts had raised concerns regarding the recently installed bench on the Green. Cllr Thomas to discuss with them. • 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. 	<p>CL</p> <p>NT</p> <p>NT</p>
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