

PARISH COUNCIL OF BENENDEN

**Minutes of the Ordinary Meeting of the Parish Council held on
Monday 21st October 2019, Memorial Hall, 7pm**

Present	Cllrs Cochrane, Cruse, Driver, Grant, Lewis, Skeet and Thomas	
In Attendance	C Levett, Clerk. 4 parishioners.	
Item		Action Responsibility
1. APOLOGIES	Apologies were received from Cllrs Beveridge and Manford and Cllr Dawlings and Warne.	
2. DECLARATION OF INTERESTS	There were no declarations of interest.	
3. MINUTES OF PREVIOUS MEETING	The Parish Council minutes from the meeting held on 16 th September 2019 were unanimously approved as a correct record of the meeting and signed by the Chairman.	
4. MATTERS ARISING AND OUTSTANDING ITEMS	Matters covered elsewhere.	
5. REPORTS BY COUNTY/BOROUGH COUNCILLORS	<p>Cllr Dawlings had provided the following report :</p> <ul style="list-style-type: none"> • Refuse service There have been some initial problems with the new service. New crews are unfamiliar with the area. The amount of recycling being collected is higher than expected and has caused extra trips back to the depot which have been time-consuming and resulted in crews not completing their rounds. Some problems were expected but not the 3% collection errors recorded for the week beginning 7th October. The teams have been working on Saturdays to catch up with collections. Both TWBC and the Contractor are working to ensure that problems are being overcome. Any missed collections should be reported online. Cllr Skeet reported ongoing issues (6 weeks) with refuse collection. Cllr Thomas will report to Cllr Dawlings and ask him to follow up. • TWBC Local Plan TWBC is aiming to meet the Objectively Assessed Need set by Central Government (13,800 dwellings by 2036 of which 5,000 have already been delivered) to help ensure there are no unwanted developments. With so much of the Borough in the AONB, Green Belt, or land liable to flooding providing this number of dwellings was always going to be very difficult. The policy agreed was: to focus development outside the AONB (ie mainly to the north of the Borough); to accept some development in the Green Belt; to keep developments in the AONB to a minimum and adjacent to existing settlements; to give priority to brownfield sites. The bulk of the new housing will be in Paddock Wood, 4,500 dwellings, and in Capel for a new rural settlement of 2,500 dwellings with concentrated infrastructure improvements. The Plan also covers economic development and land for business use is allocated in the A21 corridor. The consultation ends on 1st November. Sevenoaks new Local Plan is presently being examined by the Government Inspector, and it does not deliver Sevenoaks' Objectively Assessed Need. Sevenoaks argue that is not possible because much of that Borough is AONB and Green Belt. There is every expectation, therefore, the Sevenoaks plan will be rejected. TWBC is following this closely because, if the Inspectors accept the Sevenoaks arguments, then alterations (downwards) will be made to the TWBC plan. Cllr Dawlings supports the approach followed by TWBC and its Local Plan. • Benenden NDP The Group has worked closely with TWBC to ensure alignment with TWBC Local Plan. The Benenden plan provides for development on three brownfield sites and one greenfield site – this to be developed by the Benenden Almshouse Trust to provide 12 or 14 properly affordable dwellings. There is opposition to the Benenden NDP, primarily from those living near to Benenden 	NT

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

Page 1

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

	<p>Hospital. The NDP Group has argued strongly and successfully for lower density housing on the hospital sites than would be sought by the Campaign to Protect Rural England and made proposals for improved connectivity with the centre of Benenden and particularly the Primary School. The Hospital sites, however, are brownfield and outside the AONB; a key point is to consider what other uses might there be for the sites (if not for housing).</p> <ul style="list-style-type: none"> • Calverley Square Cllr Dawlings has been a supporter of this project to replace the 80-year old Town Hall and Assembly Hall which are inefficient and very expensive to run and maintain. It required significant borrowing but this was affordable and achievable with no impact on Council Tax. There would have been new car parking, offices and a new theatre which would have all created an income stream. On 8th October, TWBC's Full Council voted against moving to the construction stage of the project. • TWBC Finance & Governance portfolio TWBC has received an unqualified Audit letter for the 10th year running, a significant achievement- 40% of Councils this year will have qualified audits just for not having completed the process in the time stipulated by Government. The budget process for 2020-21 is underway. 	
6. REPORTS BY CHAIR AND PARISH COUNCIL REPRESENTATIVES	<p>Cllr Thomas attended a meeting at TWBC to be briefed on the Local Plan and received a hard copy which is held in the Parish Office. Cllrs Beveridge, Grant and Thomas attended the Local Plan Public Consultation Exhibition at Cranbrook.</p>	
7. NEIGHBOURHOOD DEVELOPMENT PLAN	<p>Cllr Thomas advised that the consultation is ongoing until 31st October and that a review group, Cllrs Cochrane, Cruse, Grant, Thomas, Dawlings and Charles Pope, has been set up. Cllrs Thomas or Dawlings will chair the Review Group. A number of statutory consultees and others have responded, although no feedback has been received yet from TWBC.</p> <p>Cllr Cruse felt that the consultation should have had a wider outreach. Cllr Thomas reaffirmed that there are copies of the draft plan in the village shop and in the Parish Office.</p>	
8. TWBC DRAFT LOCAL PLAN	<p>Cllrs Beveridge, Grant and Thomas had spent some time going through the draft plan and their comments had been circulated.</p> <p>It was agreed to submit the Parish Council's comments subject to clarification on Policy EN21 and a view from the High Weald AONB. Cllr Grant will circulate any form of words the High Weald AONB will be proposing. There was some confusion regarding the old cricket pitch/wildlife site at Benenden Hospital. Cllr Thomas to clarify.</p>	<p>PG</p> <p>NT</p>
9. PLANNING APPLICATIONS	<p>Applications :</p> <ul style="list-style-type: none"> • 19 01516 FULL Land South Of Goddards Green Barn Goddards Green Road Erection of agricultural pole barn and store building and septic tank (Retrospective). The Parish Council unanimously agreed to object to this application on the grounds of overdevelopment, querying the number of permanent toilets and showers required on site, and have concerns over the installation of a septic tank that has not been passed by Building Regulations. The Parish Council understand that this field is used by Pony Club members for three weeks during the summer months only. • 19 02209 FULL Benenden Hospital Goddards Green Road Variation of Condition 2 of 14/505641/FULL and Condition 1 of 17/00951/FULL (approved plans) - amendment to access arrangements for retained Orchard House. The Parish Council unanimously agreed to support this application. • 19 02447 FULL Hinxden Farm Hinksden Road Erection of an agricultural building to be used for the storage of agricultural equipment and machinery, and creation of a farm track. Cllrs Beveridge and Grant had made a site visit. The Parish 	

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

Page 2

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

	<p>Council unanimously agreed to object to this application, agreeing with the Rural Planning Consultant's comments that there is no demonstrable agricultural need for the building, particularly of this size. The proposal to locate the building at a high point on the land would mean it would be visible from the wider AONB landscape and would require the creation of a lengthy track across a field. The Parish Council also raised concerns about the overhead powerlines.</p> <ul style="list-style-type: none"> • 19 02590 FULL Middle Standen Standen Street Proposed conversion of existing stable/outbuilding into an Annex. Cllrs Beveridge and Grant had made a site visit. The Parish Council unanimously agreed to support this application. • 19 02694 FULL 19 02695 LBC Woodcock Inn Woodcock Lane Widening of ground floor window opening replaced with timber single glazed unit, new small window on rear elevation in existing opening, first floor window to rear elevation installed by a previous owner and new conservation roof window (retrospective). The Parish Council unanimously agreed to make no comment, and would support the view of the Conservation Officer. • 19 02254 FULL 2 Beech House Golford Road Erection of garden structure with clay tile roof (retrospective). The Parish Council unanimously agreed to make no comment, and would support the view of the Conservation Officer. <p>Review of application 19 02318 FULL King Charles Cottage Erection of rear and front extensions and a porch, reconfiguration of existing roof form and, addition of a log burner flue. Following further investigations, the Parish Council unanimously decided to object to this application. The location plan has been amended to show the correct ownership of the subject property, thereby excluding the access track. The proposal is to extend what is currently a modest 2 bed single storey residential unit into a 4 bed property with an increased roof height. The Parish Council regards this as overdevelopment of the site, taking into consideration that the amenity land for this property has recently been reduced by half with the granting of planning permission 19/01051 for a 3 bed, 1.5 storey house within the garden space. The proposal is not in keeping with the surrounding properties in relation to layout, space and density, and is out of character with the rural landscape of the area. Of particular concern to the Parish Council is the parking of cars on the property, which it highlighted in its objection to the applications for the new build in part of the subject property's garden (19/01051). Both properties will only have parking spaces for 2 vehicles and access to the property(ies) is limited. Parking arrangements are inadequate for the size of the proposed dwellings and overspill parking cannot be accommodated elsewhere. Parking on that part of Mill Street would be extremely dangerous and should be avoided by limiting the growth of the property.</p> <p>Primary School Lighting Cllr Cruse raised concerns from parishioners that the lighting at the school is not as described in the proposals, and that the lights are left on all night. Cllr Thomas confirmed that the lighting is as set out in the permission granted but that they should be switched off when no-one is at the school. Cllr Thomas to write to the school.</p> <p>Wedgewood Homes Site Cllr Cruse remains in good communication with the Site Manager regarding concerns raised about vehicle movements and times, damage to verges and surface water.</p>	NT
10. HIGHWAYS & TRANSPORTATION	<p>(a) Highways Improvement Plan Cllr Cruse to complete, incorporating what is in the NDP, and return to the Clerk.</p> <p>(b) Signage Cllr Lewis advised that the way sign in Iden Green had finally been repaired, but unfortunately was damaged again by a reversing trailer. Bill Lewis</p>	RC JL

	<p>has made repairs and Cllr Lewis will monitor. Cllr Thomas advised that the signs at the Glebe had been put up by the school. It was also confirmed that the land is owned by the Diocese.</p> <p>(c) Pavement Parking Cllr Cruse raised concerns about pavement parking, particularly outside the village shop which is causing damage to the pavement and loosening kerb stones. There has also been an increase in parking on the verge by the Recreation Ground. Cllr Cruse will include a piece in the village magazine imploring people not to park on the pavement.</p> <p>(d) Speedwatch Cllr Driver advised that Gregg Stapley had requested a meeting with the Kent Police and Crimes Commissioner in July but has heard nothing further. It was agreed that this request could be made in the name of the Parish Council.</p>	<p>RC</p> <p>PD</p>																																
11. RESOURCING/ FINANCE	<p>Monthly Finance</p> <p>The Parish Council Financial Transaction Report for September had been circulated and agreed and the Parish Council ratified and approved the October 2019 payments list.</p> <p>Agreed October payments :</p> <table border="1"> <tr> <td>DD</td> <td>John Lewis</td> <td>Broadband</td> <td>9.75</td> </tr> <tr> <td>BACS</td> <td>C Levett</td> <td>Clerk's Salary</td> <td>888.40</td> </tr> <tr> <td>BACS</td> <td>Thompsett Landscaping</td> <td>Grounds Maintenance</td> <td>423.00</td> </tr> <tr> <td>BACS</td> <td>KALC</td> <td>Councillor Training</td> <td>180.00</td> </tr> <tr> <td>BACS</td> <td>Tenterden Twilight</td> <td>Public Toilets</td> <td>359.57</td> </tr> <tr> <td>BACS</td> <td>Iden Green Pavilion</td> <td>Hall Hire</td> <td>14.00</td> </tr> <tr> <td>BACS</td> <td>Benenden Village Hall</td> <td>Hall Hire (NDP)</td> <td>24.00</td> </tr> <tr> <td>BACS</td> <td>Wealden Group</td> <td>NDP Printing</td> <td>725.00</td> </tr> </table> <p>TOTAL 2623.72</p> <p>A new additional 24 month contract of £150 per quarter with the current printer provider was agreed, saving £21.93 (net) per quarter. The new agreement combines the two current separate parts of the contract and the cost will be shared with Benenden Village Trust. By agreeing this new contract before the end of October will also save one payment of £124.</p>	DD	John Lewis	Broadband	9.75	BACS	C Levett	Clerk's Salary	888.40	BACS	Thompsett Landscaping	Grounds Maintenance	423.00	BACS	KALC	Councillor Training	180.00	BACS	Tenterden Twilight	Public Toilets	359.57	BACS	Iden Green Pavilion	Hall Hire	14.00	BACS	Benenden Village Hall	Hall Hire (NDP)	24.00	BACS	Wealden Group	NDP Printing	725.00	
DD	John Lewis	Broadband	9.75																															
BACS	C Levett	Clerk's Salary	888.40																															
BACS	Thompsett Landscaping	Grounds Maintenance	423.00																															
BACS	KALC	Councillor Training	180.00																															
BACS	Tenterden Twilight	Public Toilets	359.57																															
BACS	Iden Green Pavilion	Hall Hire	14.00																															
BACS	Benenden Village Hall	Hall Hire (NDP)	24.00																															
BACS	Wealden Group	NDP Printing	725.00																															
12. CORRESPONDENCE	<p>a. Cash Withdrawal from the Village Shop/Post Office A parishioner had raised concerns that as from January 2020 customers will be unable to withdraw cash from Barclays Bank through the Post Office. Cllr Thomas advised that Barclay is rethinking this policy.</p> <p>b. Dangerous Fence A parishioner has reported that some 10ft fence panels are falling down and dangerous along the walkway from Hortons Close/St George's/ The Street. Cllr Cruse to investigate further.</p> <p>c. Mill Street Residents of Mill Street had raised concerns regarding the highway at Maple Leaf Cottage. Cllr Grant to investigate further.</p>	<p>RC</p> <p>PG</p>																																
13. PARISHIONERS' QUESTIONS	No parishioner questions																																	
14. ITEMS FOR FUTURE CONSIDERATION	a. Parish Councillor Email Addresses The Clerk to look into trying to resolve the issue of email addresses.	CL																																
DATE OF NEXT MEETING	Monday 18 th November, 7pm, Iden Green Pavilion																																	
	The meeting closed at 8.45pm																																	

Clerk to the Parish Council, 21st October 2019

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

Page 4

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