PARISH COUNCIL OF BENENDEN

Minutes of the Ordinary Meeting of the Parish Council held on Monday 20th July 2020, 7pm remote meeting via Zoom

Present	Cllrs Beveridge, Cochrane, Driver, Grant, Lewis, Skeet and Thomas			
In	Cllrs Holden and Warne; C Levett, Clerk.			
Attendance	Act			
1. APOLOGIES		Responsibility		
2.	Apologies were received from Cllrs Cruse and Dawlings.			
DECLARATION OF INTERESTS	No declarations of interest received.			
3. MINUTES OF	The Parish Council minutes from the meeting held on 15th June 2020 were unanimously			
PREVIOUS MEETING	approved as a correct record of the meeting.			
4. MATTERS ARISING AND OUTSTANDING ITEMS	 Public Toilets: The toilets are now open again in line with government guidance with clear and visible posters in place. All touch points (locks, flushes, seats etc) are disinfected daily. Parish Office Refurbishment: The refurbishment by Benenden Village Trust is due to start at the beginning of August, including the removal of the hand basin, redecorating, new carpet, repair/replace window, office fittings. The Clerk is looking at new furniture. Parish Office Future Plans: Benenden Village Trust is considering the feasibility of re-siting the public toilets in the Village Hall and converting the existing toilet building into a community office for the Parish Council and BVT, with the possibility of a small meeting room and a facility to store and display village archive. A paper from BVT had been circulated. The Parish Council agreed that BVT carry out further investigation into the feasibility of such a project. Expenditure on the public toilets is a large percentage of the Parish Council's budget. Primary School Footpath and Parking: Communication between Cllrs Dawlings, Holden and Thomas and Revd David Commander had been circulated regarding related issues of access to the Primary School, use of the Church, footpaths and parking. Cllrs Dawlings and Holden had met with the Headteacher and KCC Footpaths Officer. Cllr Holden expressed his support for alternative parking and better footpaths, although Parish Councillors raised concerns that the purpose-built and designed school car park is not used and is reluctant to support suggested parking around The Green. Cllr Thomas will contact the Chair of Governors and try to organise a meeting between the Parish Council, Benenden Village Trust, the PCC, Cllr Holden and the school's governing body to discuss the way forward. Overgrown Hedges/Cars Parked On Pavements: A parishioner has complained about overgrown hedges and parked cars causing hazards when walking to and from Walkhurst Road and the Shop.	CL		
7 701 117 121	August's magazine. Cllr Cruse to be asked to monitor.	RC		
5. COVID-19/ BENENDEN	BAT is still looking to try to roll out the community cupboard food bank idea over the coming			
ACTION TEAM	weeks, putting the skeleton of this in place. The parish is still receiving occasional referrals from TWBC/KCC but their involvement is being wound down at the end of July.			
6. REPORTS BY COUNTY/ BOROUGH	Cllr Dawlings reported the following :			
COUNCILLORS	Benenden Village Trust (CL)			
	• AGM: BVT has taken the decision to conduct its AGM business remotely. 3rd August CL will circulate the Trust's year-end financial statements and reports to all Members and publish on the website, and Members will be invited to stand as Trustees. Members will be asked to submit their expression of interest and to raise any questions regarding accounts or any other activity by 28th August. Voting papers will be sent out on 9th September with answers to any questions submitted and responses to comments and suggestions received. Remote voting on AGM items and election of Trustees to take place between 11th and 25th September, followed by a validation exercise. The new Board will be in place			

- 1st October and the new Chair will be elected by the new board of Trustees. The result of the AGM votes will be announced to Members by email and on the website.
- Playgrounds: the Trust reviewed issues raised by both Covid-19 and Safety Inspections for the playgrounds and satisfied itself that reopening the Benenden play area had been correctly managed and that Iden Green would remain closed pending a satisfactory safety report and subsequent repairs or replacements. Cllr Lewis has gathered an eager team to plan new equipment.
- School traffic/parking/footpaths : reported elsewhere on the agenda.

Planning

Land off Hinksden Lane: reported to the Planning Department and the Enforcement Officer will visit.

TWBC

- Small Business Grants: following a few appeals TWBC has £171,750 to pay out. The plan now
 is to invite some small business from the hospitality sector to apply for these funds. Grants
 totalling £27.329 million have been paid to 2,077 small businesses in the Borough. This has
 been a very major exercise.
- Overall Financial Position: The Council's main sources of income are from Council Tax (budget £8.5 million) and Fees & Charges (budget £21.4 million). Income from fees and charges has been dramatically affected by the Covid-19 lockdown. The Council's shortfall in April was about £1 million (this has been covered by Government funding) with a similar shortfall in May. The shortfall reduced in June with more businesses opening up and is being monitored very closely. The latest announcement from Government is that, rather than fully compensate Local Authorities for losses during the Covid-19 lockdown, the Government will cover 75% of lost income in the current year with Authorities needing to cover the other 25%. TWBC continues to lobby for a fairer/better settlement and Councils in a weaker financial position than TWBC may continue to threaten issuing section 114 notices (effectively announcing they are not able to finance the provision of statutory services). In the short-term TWBC will be able to cover the likely shortfall from reserves but for next year will need to plan how to balance the budget with reduced income.
- Finance Department and the draft Audit Report indicates an unqualified Audit Report from the 10th consecutive year.
- The opening up of more shops in towns on 15th June and bars and restaurants on 4th July seemed to occur with few problems.
- First online Full Council meeting held on 8th July. Four main items were addressed.
- Appointment of a new Mayor (Joy Podbury) and Deputy Mayor (Chris Woodward) the mayor-making would normally have been held after the May elections (postponed to May 2021).
- The priorities of the Community Safety Partnership were approved.
- The changed political balance of the Council and the number of places on politically balanced committees that are allocated to each political group was agreed. This is normal after elections but was prompted by the death of a Councillor (with the seat held vacant as byelections are presently not permitted) and a Councillor changing political party.
- A cross-party motion thanking everyone who had helped those affected by the Covid-19 pandemic was approved.

Large online meetings are good for briefings and keeping Councillors informed but not necessarily good for debate or taking votes.

Cllr Warne reported the following:

TWBC

 Planning Policy Working Group: In response to the Reg.18 consultation comments from last autumn the planning policy department is making suggested revisions to the draft Local Plan, which the officer team then bring to the member group for discussion and, hopefully,

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	rebuild to include pitched roof with gable end and the addition of one velux window. Cllr Grant: The existing dormer has a flat roof, and this proposal is to replace the dormer with a pitched roof and to add a velux window (no larger than 600 x 900mm in the existing roof. Timber framed construction of dormer, externally finished with a mix of timber cladding and tile hung detail. Note that pre-app advice was obtained from TWBC which stated that there would be no significant harm to the street scene and similar materials to be adopted as much as possible. The Parish Council unanimously agreed to support this application.	
2	20 00866 FULL 5 Cherryfields. Removal of flat roof dormer including walls and cheeks;	
8. NEIGHBOUR HOOD DEVELOPMENT PLAN 9. PLANNING	The Health Check has been completed and the feedback is encouraging. The Steering Group is liaising with and seeking clarification from TWBC on some of the suggestions from the Health Check. The Steering Committee will meet at end July or early August after which all decisions will come to the Parish Council. Once the draft Plan has been amended and ready for Regulation 15 it will be circulated to all Parish Councillors. a. APPLICATIONS	
7. REPORTS BY CHAIR AND PARISH COUNCILLORS	KALC TW Area meetings are now taking place every other week remotely. The Clerk attends.	
	 reduce carbon footprint has been resumed. Pollinators scheme to be launched online. The Get Lorries Out Of Lives campaign continues with representations made to MPs. The Government will look at how this can be enforced on country lanes. 	
	 Cllr Holden reported the following: County Council meeting has taken place remotely. Main items have included post Covid Recovery, Resilience and Re-set. There has been a loss of income of £15million. Efficiency savings, such as staff continuing to work from home, are being considered. Chaired Environment and Transport Committee meeting and the low emissions scheme to 	
	 Neighbourhood Plan: The draft plan has undergone some revisions, following a high-level review from AECOM last year, and in response to increasing concerns about the climate crisis, as well as more recent concerns following the health crisis. The draft plan is now nearly ready for the Reg.14 Consultation, aiming to start in early October 2020. This will include extensive "virtual" consultation and publicity and a hard copy of the draft plan will be available in the Parish Office. 	
	 Cranbrook & Sissinghurst PC Meetings: All Parish Council meetings have been held using the Zoom platform. The Chairman, Cllr Kim Fletcher, has also hosted regular informal meetings for councillors on a 	
	 Finance, Environmental Health, the Council Tax Reduction Scheme, and the Amelia Scott. An update on the Local Plan is scheduled. Audit & Governance: Meeting scheduled to look at last year's audits, the risk register and the council's code of conduct and complaints procedures. Climate Emergency Action Plan: TWBC has received a draft audit on its activities. 	
	 Planning Committee: Early July meeting was cancelled. Meeting scheduled to look at two proposals in Horsmonden (one of which is for a development of 49 houses on the edge of the village) and one in Speldhurst. Members Briefing Sessions: Regular members updates from William Benson, CEO, and briefing sessions from officers via the Skype for Business Platform. These have included 	
	approval. There have been a couple of meetings which have so far looked at the Vision and Objectives, and the main Development Strategy and the Strategic Policies (Chapters 2, 3 and 4 of the Local Plan). Proposed site allocations will be considered next. The Local Plan will most likely be adopted in 2022.	

• **20 01407 LBC The Old Barn, Nineveh Lane**. Installation of wood burning stove and flue into the living room, flue to go out through roof.

Cllr Grant: The subject property is Listed Grade II hence the LBC application. 20m NW of this property is the Listed Grade II The Forest. PRoW WC364 passes from north/west/south of the subject property — the flue in the roof may be visible from the PRoW, but as one expects to see flues and chimneys in the countryside, this is not an issue. No harmful impact on either the subject property or the nearby Listed property. The Parish Council unanimously agreed to support this application, subject to the Conservation Officer's opinion/recommendations.

- 20 01466 FULL Moorlands, Woodcock Lane. Erection of a single garage storage area. Cllrs Beveridge, Grant and Thomas visited the site. The Parish Council unanimously agreed to object to this application on the following grounds:
- 1. The Alterations and Extensions Supplementary Planning Document 2006 states: 'outbuildings, including garages, should not normally be in front of domestic properties nor infringe on the street scene.' The property is set back from the lane and is separated from the Grade II Listed Woodcock Inn by PRoW WC335 running alongside the boundaries of both the subject property and the Inn. The siting of the garage in the front corner alongside the PRoW, close to the Listed building would form a dominant presence within the site and be visually intrusive on the character and appearance of the rural lane.
- The intention is to lower the ground levels to enable access to the garage from the existing driveway; this would interfere with tree roots and potentially involve the removal of a silver birch.
- 3. The proposal does not respect the context of the site and would detract from the character of the AONB, a significant rural lane, and a Listed Building. It is contrary to EN1, EN25 of the Local Plan 2006, Core Policy 14 of the Core Strategy 2010, the NPPF, and the Alterations and Extensions SPD 2006.
- 20 01500 LBC Pympne Manor, Pympne Road. Change to external materials used for new addition; Replacement of C20th front door GD1 with new oak door to detail; reuse C20th salvaged door leaf at internal door opposite; Replacement of north door GD2 with new part-glazed door in painted hardwood to detail; reuse salvaged door leaf within uncovered historic internal door opening; Exposure of medieval west wall of house; Removal of C20th fireplace surround in ground floor G3; Proposed plaster finish to C20th fireplace in study G13; Levelling first floor bathroom floor; Additional section of weatherboard over-cladding for northwest return of C18th range; Additional removable handrail to staircase matching existing details; Change from single to double dormer window first floor master bathroom F11 (south elevation); Infill section to eastern bay of sliding doors (south elevation new range) to allow doors to open as a pair; Proposed fireplace & chimney at new range omitted.

The Parish Council unanimously agreed to support this application subject to Conservation Officer's recommendations.

• 20 01516 FULL Wickets, The Green. Erection of single storey rear extension. Cllr Grant: Within Conservation Area, next to village green, inside LBD1, within AONB. Proposal is to extend the existing kitchen on the east elevation of the building. Brick external walls with a flat roof set behind a perimeter wall. 14.28 sqm. Small relative to the size of the house and is subservient to it. Lawns and paths will be reinstated after construction, no additional landscaping is proposed. Materials to match the existing house. Stock brick, painted timber, grey fibreglass roofing or similar. Not visible from the Green or the road frontage and not visible from the rear of the property. Proposal does not affect the Listed Buildings or the Conservation Area. No harmful impact. A previous application for the erection of attached single storey garden room (19/01317/FULL) was supported by the BPC and TWBC approved it. The Parish Council unanimously agreed to support this application.

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• **20 01685 FULL Brewers Shaw, New Pond Road.** Creation of a hard-surfaced court for private use, with surrounding fence and associated landscaping.

Cllrs Grant and Thomas visited the site. **The Parish Council unanimously agreed to object to this application** on the following grounds:

- 1. The application in 2011 for the demolition and replacement of the existing dwelling determined the residential curtilage area of the property. The proposal for a hard-surfaced court is located outside the residential curtilage and would encroach on an area comprising a 'kitchen garden' adjoining the greenhouse and tool store. It would intrude into the rural landscape of the AONB and overdevelop the site.
- 2. The property is not a listed building, but it is considered to be a heritage asset (dating back to the mid eighteenth century) and therefore a valued component of the historic environment, with the layout and relationship of pond, cottages, woodland and fields being largely intact. The garden layout is as one might expect of a large country house and the construction of a tennis court would significantly alter the dynamics between residential use and the rural landscape.
- 3. The Parish Council agrees with the comments made by the Landscape and Biodiversity Officer.
- 4. Core Policy 14 (para. 7) confirms the interrelationship between the natural and built features of the landscape will be preserved, enhanced and where necessary, restored; this being the principal determinant of the character of rural areas. The construction of a tennis court would be contrary to the protection of the rural landscape.
- **20 01360 TPO Goddards Green Barn, Goddards Green Road**. OAK Crown raise to a height of 5.5 metres and remove dead wood.

The Parish Council unanimously agreed to support this application.

- b. OTHER PLANNING MATTERS
- 20 00039 FULL Land Off Hinksden Road. Erection of an agricultural building to be used for the storage of agricultural, equipment and machinery, and creation of a farm track.

Cllr Cochrane advised of concerns raised by parishioners regarding commencement of work prior to discharge or pre-commencement conditions. This has been followed up by Cllr Dawlings and TWBC made aware. Local residents are encouraged to submit their concerns to TWBC. Cllr Beveridge advised that there has now been an application submitted under 20/01884 for the discharge of conditions 5 (drainage); 6 (lighting) and 7 (biodiversity enhancement). This application shows 7 LED floodlights on the building. The Parish Council has not been consulted on these matters and unanimously agreed to object to the floodlights. Cllr Thomas to draft an objection.

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Notice of Planning Appeal - 20/00169/FULL Land West Of Pent House, Rolvenden Road.
 Proposed development of a single chalet bungalow.

The Parish Council had objected to this application and TWBC had refused the application. Any comments and/or representations received in relation to this application have already been forwarded to the Planning Inspectorate and will be considered by the Inspector when deciding the appeal. The Parish Council unanimously agreed to make no further comment.

Parkfield Crescent Lorries

Following the complaint made to the last meeting and the obvious damage which is being caused, Cllr Grant checked the permission for the 3 houses at Parkfield Crescent (18/03282/FULL), and noted that there is no Construction Management Plan (CMP) for the development. Cllr Grant had spoken to the Compliance Officer about this and the subject in general. Whilst a restriction of the size of lorries used to deliver to construction sites cannot be

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	covered by a CMP, the Parish Council can seek conditions in its comments on future applications where this would be a problem. There is nothing that can be done formally to force the suppliers						
	to use smaller lorries, but the Compliance Office will approach the agent and bring the issues to						
	their attention, and it was agreed that Cllrs Grant and Thomas would also speak to the Site						
10. HIGHWAYS & TRANSPORT	Manager. Nothing to report.						
11.	a. Monthly Finance						
RESOURCING/ FINANCE							
	Brought forward 86424.59						
	Income						
		Payee	Reference	Amount			
				0.00			
	TOTAL		<u>.</u>	0.00			
	e						
	Expenditu	re Supplier	Reference	Amount			
	DD	John Lewis	Broadband	9.75			
	CHARGE	Unity Trust Bank	Service Charge	22.50			
	BACS	C Levett	Clerk's Salary	897.56			
	BACS	M Patrick	War Memorial	117.90			
	BACS	Thompsett Landscaping	Grounds Maintenance	477.00			
	BACS	edf Energy	Public Toilets	30.20			
	BACS	Tenterden Twilight	Public Toilets	328.00			
	BACS	D Buckett	Internal Audit	300.00			
	BACS	HMRC	Employer Contributions Q1	-			
	TOTAL			2300.57			
	Reconciled with bank statement 032 30th June 2020 84124.02 July 2020 Payments:						
	DD	John Lewis	Broadband	9.75			
	BACS	C Levett	Clerk's Salary	981.09			
	BACS	M Patrick	War Memorial	60.00			
	BACS	Thompsett Landscaping	Grounds Maintenance	258.00			
	BACS	edf Energy	Public Toilets	38.72			
	BACS	Tenterden Twilight	Public Toilets	328.00			
	BACS	TP Jones & Co	Payroll Q1	57.60			
	BACS	Zoom Video Communications	Remote Meetings	14.39			
	BACS	Krystal Hosting Ltd	Parish Server	179.99			
	TOTAL			1927.54			
	h lasuwana						
	b. Insurance The Parish Council insurance renewal is due on 1 st August. Came & Co Local Council Brokers, had						
		following quotes for comparis	_	coancii brokers, nau			
	Insurer	Insurer Premium					
	Pen Unde	rwriting Ltd £629.40	£50.00				
	Hiscox	£1,184.09	£50.00				

	Ecclesiastical	£1,153.65	£50.00				
	Long Term Agreement wo	ith Pen the premium value meets the Parish	will remain at £679.40 Council's needs.				
	The Parish Council unanimously agreed to a 3-year Long Term Agreement with Pen Underwriting Ltd.						
12. CORRESPONDE NCE AND PARISHIONERS' QUESTIONS	park is now being used to one-way system around problems, and may incre Village Hall rather than a use is made of car parkin issues so far. b. Primary School Updat Dear Councillors, As we since our Federation was up to. We have: - opened for keyworkers'- launched Google based - welcomed back betwee following the retirement and responsibilities of the on teaching and leading strengthened the district the federation (Head of FWellbeing, Head of Beharagreed our strategic prisustainability, Digital, Ch-become a Google Leadin Details of some recently found online: Welcome to the Federati Welcome to the Federati Welcome to the Federati meetings that we would Lockdown Look Back on ton since lockdown starte c. Buglife – Bee Lines Cliconservation organisatio (and potential) wildflowed bees, hoverflies and butto lines/b-lines-south-of-en Lines. This may mean the wildflowers and manage https://www.buglife.org.	control accommodate custor The Green. The Parish ase parking problems round The Green and g at the Hall. Cllr Thome From Jo Hinde, Chair draw to the end of the formed on 1 April, I was children in both schoonline learning to 95% of children to fithe Assistant Heate distributed leadersh acceptable with the Assistant Heate distributed leadersh with the Assistant Heate distributed leadersh acceptable with the Assistant Heate acceptable with the Assistant Heate distributed by the Assistant Heate distributed of the Assistant Heate distributed by th	mers rather than for particles of Council felt that this varies. The Bull staff are being Benenden Village Trust mas advised that there are of Governors, The 10 exchool year and the extra to share with your old throughout lockdown of children learning that in Year R, Year 1 and deacher at Benenden ip team and reviewed in model with new roles Education, Head of Ped Federation Business free years (Vision and Volume) in Reception (in the street of the street of year) is serve as a reflection of the street of the street of year) is serve as a reflection of the street of year in the street of years in the street of year in the year in	ng encouraged to park at the st is working to ensure best e have been no parking D:10 Primary Federation: end of the first two terms ou some of what we've been of the hours that they spend at Easter, revised the roles the hours that they spend as and responsibilities across resonal Development and Manager) Values, Centre of Excellence, If our digital work can be the absence of any transition of the journey we have been aglife (the UK invertebrate excorridors linking existing pers of pollinators such as w.buglife.org.uk/our-work/b-none of the proposed Been ively encouraged to plant More information here			
FUTURE CONSIDERATION /OTHER ITEMS	advised that this is a BVT	issue. The Clerk to es	tablish if and how a Vi	Benenden Playground and llage Tidy can be organised.	CL		
DATE OF NEXT MEETING	Monday 21 st September		nfirmed.				
	The meeting closed at 9.2	20pm		La dia Bartia Cara di Casti I d	2020		
			Clerk t	to the Parish Council, 21 st July 2	2020		