

# PARISH COUNCIL OF BENENDEN

## Minutes of the Ordinary Meeting of the Parish Council held on Monday 16<sup>th</sup> March 2020, Iden Green Pavilion, 7pm

Present	Cllrs Cochrane, Driver, Grant, Lewis, and Thomas	
In Attendance	Cllrs Dawlings, Holden and Warne; C Levett, Clerk. No parishioners were present.	
<b>Item</b>		<b>Action Responsibility</b>
1. APOLOGIES	Apologies were received from Cllrs Beveridge, Cruse and Skeet.	
2. DECLARATION OF INTERESTS		
3. MINUTES OF PREVIOUS MEETING	The Parish Council minutes from the meeting held on 17 <sup>th</sup> February 2020 were unanimously approved as a correct record of the meeting and signed by the Chair.	
4. MATTERS ARISING AND OUTSTANDING ITEMS	<p>a. <b>Stonewater Housing Lighting</b> Cllrs Cruse and Grant had met with Stonewater Housing and agreed that the spotlight on the north door is very bright and that they would remove. Other lighting was thought to be on PIR, but it is not. The housing has now transferred to West Kent Housing. Cllrs Cruse and Grant to make contact with West Kent Housing.</p> <p>b. <b>Village Spring Clean</b> Scheduled for 28<sup>th</sup> March but it will be will decided nearer the time if it will go ahead subject to current coronavirus advice.</p> <p>c. <b>Parish Councillor Email Addresses</b> All parish councillors now have a Parish Council email address and Cllr Driver has sent out instructions on how to set this up. It was agreed that any cost involved in setting up Outlook is justifiable.</p> <p>d. <b>County Councillor Tree Planting Grant</b> Cllr Holden has offered a grant of £1,000 for tree planting of native English species. The Clerk has registered interest and received the Combined Member Grant application form and guidelines. The Parish Council agreed to planting in the autumn and will liaise with BVT. Cllr Grant suggested that residents could be involved. Cllr Thomas to include an item in the village magazine. Cllr Thomas thanked Cllr Holden.</p> <p>e. <b>Benenden Village Trust Office Licence</b> A draft licence from BVT had been circulated. It was agreed with BVT that it will refurbish the office and that the fittings and non-removable items would belong to BVT. The Parish Council would own removable items, such as furniture. The Parish Council would like to increase the set out hours use from 6 per week to 10. BVT would like to increase the annual rent from £600 to £1,000. The Parish Council would like this to remain at £600. The Clerk to follow up with BVT.</p>	<p>RC/PG</p> <p>NT</p> <p>CL</p>
5. REPORTS BY COUNTY/BOROUGH COUNCILLORS	<p>Cllr Holden :</p> <ul style="list-style-type: none"> <li>• The Deputy Leader of the County Council, with various other authorities, has been in discussion with the Secretary of State regarding coronavirus, and discussed communities working to protect the community. Cllr Thomas advised that the Community Shop will be taking orders and making deliveries. It was noted that the Shop is currently short of volunteers.</li> <li>• The situation regarding coronavirus is developing quickly and the government has set aside £5billion with more money available if necessary.</li> <li>• Elections will be postponed until next year.</li> </ul> <p>Cllr Dawlings :</p> <ul style="list-style-type: none"> <li>• BVT will be happy to take on the tree planting offer as there is a scheme to plant trees at the Recreation Ground.</li> </ul>	

	<ul style="list-style-type: none"> <li>• A meeting is taking place regarding the refurbishment of the Iden Green Playground.</li> <li>• The government has announced a 100% reduction in business rates for those who qualified for 25% reduction last year.</li> <li>• Pesticide action to be followed up.</li> <li>• TWBC has offered a contribution to the Cranbrook Community Centre.</li> <li>• Regarding the Cranden Diamonds planning application 19 03536 for a research and development facility, Cllr Dawlings will underscore the Parish Council's view that the location is the issue.</li> <li>• Many comments have been received regarding 20 00039 Land Off Hinksden Road and Cllr Dawlings has called it in to committee. The Parish Council had supported the application and the Borough Council is minded to approve.</li> </ul> <p>Cllr Warne :</p> <ul style="list-style-type: none"> <li>• There has been no action regarding Fridays' proposal to develop its site.</li> <li>• Steve Baughen, Head of Planning, is keen for communities to get involved in planning.</li> <li>• Cllr Thomas raised a concern regarding the application 19 00362 for 5 houses in Standen Street. The Case Officer has advised that the application is currently with the Legal Department regarding a Section 106 agreement and that it will be recommended for approval. This site was not submitted under the Call for Sites, and therefore not assessed under the Neighbourhood Development Plan. The nearby application 19 03480 for 7 houses was refused and this would weaken any case if the decision is appealed. Cllr Warne will discuss with both Case Officers.</li> </ul>	NW
6. REPORTS BY CHAIR AND PARISH COUNCIL REPRESENTATIVES	<ul style="list-style-type: none"> <li>• Dynamic Councillor Workshop on 27<sup>th</sup> February. Cllrs Cochrane and Driver attended.</li> <li>• KALC Area Meeting on 11<sup>th</sup> March. Cllr Lewis attended and highlighted the following: paperless Parish Council; Neighbourhood Plans reflecting climate change; counselling service based at the church which could be accessed by Benenden residents; electric charging points; broadband schemes.</li> </ul> <p>Goudhurst currently has 6 broadband schemes which it is working on, with one scheme live. £230,000 worth of vouchers had been secured through government and County Council schemes. Cllrs Cochrane and Driver volunteered to look into this again for Benenden and will talk to Cllr Holden and George Chandler of KCC.</p> <ul style="list-style-type: none"> <li>• Parish Chairmen's Group 17<sup>th</sup> March. Planning Chairmen had been invited and Cllr Grant was going to attend with Cllr Thomas. The meeting has now been cancelled.</li> </ul>	SC/PD
7. NEIGHBOURHOOD DEVELOPMENT PLAN	<p>Cllr Thomas reported the following :</p> <ul style="list-style-type: none"> <li>• The review of responses and representations made to the Regulation 14 draft consultation have been completed, and the plan is currently being redrafted incorporating any amendments and revisions required as a result of the review.</li> <li>• Once these are completed, the Regulation 15 draft will be forwarded to Intelligent Plans and Examinations for a "health check" before formally submitting to TWBC by the end of April. If all goes well the referendum should be held in the autumn.</li> <li>• Due to the sheer hard work and dedication of the volunteers, the total cost of the Plan is currently £8,500, and under the budgeted £15,000 cost to the parish across the term of the project.</li> </ul>	
8. PLANNING	<ul style="list-style-type: none"> <li>• <b>20 00202 FULL Gable End New Pond Road.</b> Demolition of conservatory and erection of garden room. The Parish Council unanimously agreed to support this application.</li> <li>• <b>20 00395 FULL Dix Gate Cranbrook Road.</b> Demolition of existing conservatory, erection of single storey rear extension; Alterations to rear dormers; Replacement of existing timber cladding; Replacement of existing windows; Insertion of new windows and replacement doors to existing annexe. The Parish Council</li> </ul>	

	<p>unanimously agreed to support this application.</p> <ul style="list-style-type: none"> <li>• <b>20 00402 FULL 1 Bishopsdale Cottages Biddenden.</b> Erection of summerhouse and garage. The Parish Council unanimously agreed to object to this application for the following reasons : <ol style="list-style-type: none"> <li>1. This application varies from the previously refused application 19/01481/FULL in that the proposed summerhouse, to be sited on the constructed concrete slab, is slightly shorter and appears from the drawings to have a lower roof height, and the garage is no longer included in the building; instead it will be sited on the opposite side of the lane.</li> <li>2. The summerhouse is out of scale with the cottage and its extension, and surrounding buildings, and would dominate this area of garden land. It is also detrimental to the residential amenity of the adjoining cottage (no. 2). The summerhouse would be disjointed from the existing dwelling, visually intrusive and does not respect the context of the site.</li> <li>3. The proposed garage on the opposite side of the lane would also be dominant in this currently open area of hard-surfaced land abutting the lane.</li> <li>4. The site is outside the LBD and within the High Weald AONB. The proposal to introduce two additional buildings would have a detrimental impact on the landscape character of the locality and on the landscape setting on the settlement (Policy EN25). The proposal would not conserve or enhance the AONB.</li> <li>5. The proposal does not comply with Policy H11 — Outside the LBD — additional ancillary buildings — para. 2: The buildings are not modest and in scale with the original dwelling and would dominate it visually and result in a poorly-proportioned building, detracting from its character and setting.</li> <li>6. Potentially, the summerhouse would be capable of division to form a separate dwelling.</li> <li>7. The application is contrary to Policies EN1, EN25 and H11 of the TW Local Plan 2006, Core Policy 14 of the Core Strategy 2010 and the guidance of the NPPF.</li> </ol> <p>Although the lane is unadopted, and therefore, not in the public realm, there are several houses in proximity in this rural landscape area, and being within the AONB, development should be restricted.</p> <ul style="list-style-type: none"> <li>• <b>20 00449 FULL Walkhurst Lodge Walkhurst Road.</b> Demolition of conservatory and garage; erection of single storey rear extension; alteration of vehicular access; erection of two bay carport; erection of new gates and fenestration alterations. The Parish Council unanimously agreed to support this application.</li> <li>• <b>20 00460 LBC Crabtree House Course Horn Lane.</b> Listed Building Consent - blocking up of an existing ground floor window and insertion of a new window. The Parish Council unanimously agreed to support this application.</li> </ul> </li> </ul>	
9. HIGHWAYS & TRANSPORTATION	<p>a. <b>Pothole Repairs</b> Through Cllr Holden the Parish Council was invited to submit one road in the parish in need of attention. Highways have been undertaking a pothole blitz and there is further funding available for this during 2020/21. Cllr Driver had carried out a tour of the parish and recommended Coldharbour Road, from the Crossroads in Iden Green through to the junction with Hinksden Road/Babbs Lane. This road is also part of the National Cycle Network (Route 18).</p> <p>Cllr Holden also advised of drain issues across the whole county.</p> <p>Cllr Holden advised that £180,000 is being made available for general maintenance, such as cleaning road signs</p> <p>b. <b>Highways Improvement Plan</b> Fiona Paine, Highways Schemes Project Manager, is meeting with Cllrs Beveridge and Driver and Paul Tolhurst on 23<sup>rd</sup> April to discuss this further.</p>	

	<p>c. <b>Speedwatch</b> Benenden Speedwatch team is looking to the Parish Council to take on the management of the speedwatch equipment. The Clerk has been in contact with Cranbrook and Sissinghurst Parish Council, who currently hold and manage the equipment, and had asked a number of questions and tried to establish some facts around the equipment. Cranbrook and Sissinghurst has responded that the equipment is to be discussed at their next Environmental Management Committee.</p>																																					
10. RESOURCING/ FINANCE	<p>a. <b>Monthly Finance</b></p> <p>The Parish Council Financial Transaction Report for February had been circulated and agreed and the Parish Council ratified and approved the March 2020 payments list. February payments for approval :</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>888.60</td> </tr> <tr> <td>BACS</td> <td>Tenterden Twilight</td> <td>Public Toilets</td> <td>328.00</td> </tr> <tr> <td>BACS</td> <td>Iden Green Pavilion</td> <td>Hall Hire</td> <td>28.00</td> </tr> <tr> <td>BACS</td> <td>Benenden Village Hall</td> <td>Hall Hire</td> <td>24.00</td> </tr> <tr> <td>BACS</td> <td>HMRC</td> <td>Employer's Contributions Q4</td> <td>150.14</td> </tr> <tr> <td>BACS</td> <td>Air Ambulance</td> <td>Donation</td> <td>250.00</td> </tr> <tr> <td>BACS</td> <td>Iden Green Pavilion</td> <td>Hall Hire</td> <td>14.00</td> </tr> <tr> <td colspan="3"><b>TOTAL</b></td> <td><b>1692.49</b></td> </tr> </table> <p>Cllr Cochrane has carried out a check of bank reconciliations as required by our Financial Regulations.</p> <p>b. <b>Clerk's Appraisal</b></p> <p>This has been carried out by Cllrs Lewis and Thomas. Cllr Thomas will write up and the appraisal shared with the rest of the Parish Council. The Clerk will be given the opportunity to raise any concerns with other members of the Parish Council.</p>	DD	John Lewis	Broadband	9.75	BACS	C Levett	Clerk's Salary	888.60	BACS	Tenterden Twilight	Public Toilets	328.00	BACS	Iden Green Pavilion	Hall Hire	28.00	BACS	Benenden Village Hall	Hall Hire	24.00	BACS	HMRC	Employer's Contributions Q4	150.14	BACS	Air Ambulance	Donation	250.00	BACS	Iden Green Pavilion	Hall Hire	14.00	<b>TOTAL</b>			<b>1692.49</b>	<b>NT</b>
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11. CORRESPONDENCE	a. <b>Primary School Federation</b> Letter circulated for information.																																					
12. PARISHIONERS' QUESTIONS	No questions.																																					
13. ITEMS FOR FUTURE CONSIDERATION																																						
DATE OF NEXT MEETING	Monday 20 <sup>th</sup> April, 7pm, Memorial Hall																																					
	The meeting closed at 9.05pm																																					

Clerk to the Parish Council, 17<sup>th</sup> March 2020