

PARISH COUNCIL OF BENENDEN

Ordinary Meeting of the Council will be held on Monday 21st September 2020, 7pm. Remote Meeting

AGENDA

1. Apologies
2. Declarations of Interest in items on the Agenda
3. Minutes of the Meeting held on 20th July 2020 and minutes of the Planning Meeting held on 20th August 2020
4. Matters Arising and Outstanding Items
 - a. Village Hall/Public Toilets/Community Hub
 - b. Primary School Footpath and Parking
 - c. Tree Planting Scheme
 - d. Use of The Green
5. Reports by County/Borough Councillors
6. Reports by Chair and Parish Council Representatives
7. Neighbourhood Development Plan
 - a. Submission of Regulation 15
8. Planning
 - a. Applications
 - 20 02061 FULL Barn At Balmoral Cottage, The Green. Change of use, conversion and alteration of existing barn to a single independent dwellinghouse, landscaping, gardens and parking
 - 20 02106 FULL Retrospective Hopehouse Hens, Standen Street Erection of an agricultural storage building, workshop, Timber Field Shelter, Shipping container and shed
 - 20 02105 FULL Hopehouse Hens, Standen Street Stationing of a mobile home for an agricultural worker for a period of three years
 - 20 02219 FULL Appleshaw, Dingledden Farm Road Demolition of existing timber hay store and construction of replacement hay store and tractor shed
 - 20 02226 FULL Land Adjacent To St Annes, Standen Street Proposed barn for the use of private equestrian stables, associated agricultural machinery, storage and welfare. Change of use of land for agriculture
 - 20 02234 FULL Pypne Manor, Pypne Road Landscape improvement works around main house; including low level retaining walls, swimming pool and drive re-alignment
 - 20 02239 FULL Lower Standen Farm, Standen Street Conversion of stables to annexe & new pool house
 - 20 02423 FULL Lower Standen Farm, Standen Street Construction of a new single-storey rear and side extension and related alterations of the existing dwelling house
 - b. Other Planning Matters
 - Breach of Planning Consent 20/00402/FULL
 - Planning Reform Consultation
9. Highways and Transportation
10. Resourcing/Finance
 - Clerk's National Salary Award 2020-21
11. Correspondence
 - Parking in Park Lane for Bedgebury Forest
 - Damaged hoarding Benenden Hospital
12. Parishioners' Questions
13. Items for future consideration

Date of Next Meeting: 19th October 2020 details tbc C Levett, Clerk to the Council, 14th September 2020

1. APOLOGIES

Apologies received from Cllr Cochrane.

2. DECLARATIONS OF INTEREST IN ITEMS ON THE AGENDA

No declarations of interest.

3. MINUTES OF THE MEETING HELD ON 20TH JULY 2020 AND MINUTES OF THE PLANNING MEETING HELD ON 20TH AUGUST 2020

Separate attachments.

4. MATTERS ARISING AND OUTSTANDING ITEMS

- a. **Village Hall/Public Toilets/Community Hub** : BVT has received preliminary drawings from the architect (*separate attachments*) for the possible changes to the toilet block and the village hall. Precise internal organisation of the community hub/offices to be finalised later. BVT would like agreement from the Parish Council to take this on to the next stage, which would involve obtaining planning permission before putting the work out to tender, and then working out how it might be financed. BVT has asked if the Parish Council is prepared to make the planning application since it mainly concerns their building and is a fairly minimal cost.
- b. **Primary School Footpath and Parking** : BVT has discussed. Cllrs Dawlings and Thomas to meet with the governing body when it is possible to do so.
- c. **Tree Planting Scheme** : Proposal from BVT circulated (*attached*). Cllrs Driver and Thomas have suggested additional cherry trees at Cherryfields.
- d. **Use of The Green** : The Green is being used for football coaching, run by a private enterprise, for which participants pay. The Green is run by a joint committee of the PC and the PCC, and the PC pays for the maintenance of the Green. The Parish Council has not been approached about this use.

5. REPORTS BY COUNTY/BOROUGH COUNCILLORS

6. REPORTS BY CHAIR AND PARISH COUNCIL REPRESENTATIVES

7. NEIGHBOURHOOD DEVELOPMENT PLAN

a. Submission of Regulation 15

Regulation 15 Neighbourhood Plan Submission circulated. Aim to approve the document at meeting. It will then be submitted to TWBC for Regulation 15.

8. PLANNING

a. Applications – reported by Cllr Grant.

- **20 02061 FULL Barn At Balmoral Cottage, The Green.** Change of use, conversion and alteration of existing barn to a single independent dwellinghouse, landscaping, gardens and parking
 - Relates to an existing converted barn for use as a one-bed holiday let. This application is to change the use to an independent 2-bed dwelling.
 - No impact on the Conservation Area, or on the setting of the Listed Buildings in proximity.

- Straightforward change of use with internal remodelling.
- Car parking arrangements satisfactory.
- External materials as existing (weatherboarding).
- Appears to comply with: TWBC LP 2006: H13, LBD1, EN25, H13, TP4 & 5, EN22 and EN5; NPPF para. 79; NPPF section 16 consistent with conservation of traditional barn.
- The need for smaller units within the parish.

Recommend support with a request for external lighting conditions.

- **20 02106 FULL Retrospective Hopehouse Hens, Standen Street** Erection of an agricultural storage building, workshop, Timber Field Shelter, Shipping container and shed
 - Site visit made by Cllrs Beveridge, Cochrane and Grant.
 - This application seeks to regularise the planning situation as regards the structures erected on site (excluding the mobile home which is the subject of a separate application).
 - Site comprises 5.99ha (14.8 acres) — 12 acres grassland, 1 acre woodland and 1.8 acres of ponds.
 - From Standen Street and Hopehouse Lane the only visible structures are the chicken pens and the field shelter. The barn, shed, shipping container (and the mobile home) are all out of site at a lower land level than the grassland/field. The barn is so well positioned that it's not visible from within the site. All structures are built to a high standard and high spec, with low roof heights.
 - Agricultural holding producing eggs for sale, applicant is expanding the egg production business with more hens, and following requests, is to obtain ducks to produce duck eggs, the ponds contain carp and koi carp and he is proposing to sell koi carp and pond plants from next year.
 - Until the applicant could show that there is a thriving business, he was denied an agricultural building under the permitted development rights for agriculture in 2018. This meant that the buildings necessary to run the business were installed without consent (no chicken and egg comments please — been there, done that!) and this application regularises the planning situation.
 - The restoration of the ponds and de-silting and enlargement of the top pond is commendable and the contribution he is making to wildlife habitat is plain to see.
 - The proposal complies with the relevant policies for rural economy in the NPPF and the LP, and the BNDP.

Recommend support.

- **20 02105 FULL Hopehouse Hens, Standen Street** Stationing of a mobile home for an agricultural worker for a period of three years
 - Site visit made by Cllrs Beveridge, Cochrane and Grant.
 - Application seeks to regularise the mobile home on site.
 - The proposal complies with Policy H9 of TWBC LP 2006 — key worker's dwelling (all 7 criteria satisfied) and para. 55 of NPPF: the need for a rural worker to live permanently at or near their place of work.

Recommend support.

- **20 02219 FULL Appleshaw, Dingledden Farm Road** Demolition of existing timber hay store and construction of replacement hay store and tractor shed
 - Site visit made by Cllrs Beveridge, Grant and Thomas.
 - The building is now much better placed and not as obtrusive as the previous proposal.

Recommend support with request that a condition as regards the proposed lighting, which is stated in the application form to be, 2 carriage lamps to the front of the building and two strip lights internally. The external lamps must not be capable of being left on all night and must be operated by motion sensors on short timers; a strip light must not be installed in the open bay of the building as this will cause light pollution.

- **20 02226 FULL Land Adjacent To St Annes, Standen Street** Proposed barn for the use of private equestrian stables, associated agricultural machinery, storage and welfare. Change of use of land for agriculture
 - Site visit made by Cllrs Beveridge and Grant.
 - Info from application form- Site Area: 10,693.00 sq.m (1.0693ha — 2.64 ac); Existing use: mixed grazing; Materials: Walls: timber cladding, Roof: profiled sheet roofing, Doors: timber; Boundary treatments: timber post and rail fencing with stock proof wire; No new or altered vehicular or pedestrian access to public highway — but note that the access looks new or recently created; No new PRow within or adjacent to the site; No diversions of PRow; No parking to be provided or existing; Trees/hedges not influencing the development; Foul sewage: package treatment plant; Horse manure will be collected and disposed of by an appropriate third party; Other Equestrian 100 sq.m; Other Agricultural 93 sq.m
 - No supporting statement or D&A Statement.
 - The proposed barn is 100 sq.m comprising 3 stables, tack room, feed room, tractor/machinery/hay store, welfare room with wc, store, kitchen facilities and space for table and chairs. To be positioned next to the lane on the opposite side of the field from the access, it will have an access track across the field and a yard in front of the barn. Rectangular field divided into two paddocks, the barn and access track will reduce the available grazing land. Power is provided to the site near the access point and there is presumably a water supply for the horses. 2 horses were in the far paddock at the time of our visit.
 - Grazing requirements for horses are 1.5 acres of grazing for the first horse and one acre for each horse or pony after that. Provision also needs to be made for every part of the pasture to be rested for at least 6 weeks, twice a year.
 - The site isn't large enough to support more than 2 horses and if the barn, track and yard are constructed, the area of grazing will be reduced.
 - The proposed barn with 3 stables seems to be unnecessary and the building seems excessive in size for the area of land. The application site location plan does not show any adjoining land in the same ownership, but it's possible that the applicant rents the field adjoining.
 - With no supporting statement there is no justified need for the building.

Note that this site is just outside the BPC boundary in Sandhurst parish.

Recommend objection and suggest that TWBC seeks the opinion of its rural planning consultant.

- **20 02234 FULL Pypne Manor, Pypne Road** Landscape improvement works around main house; including low level retaining walls, swimming pool and drive re-alignment
 - The external lighting scheme is all minimal and respects the location and dark skies policy, but there is no mention of motion sensors.

Recommend support and note that the external lighting proposals are respectful of the parish's dark skies policy and provide for minimal lighting in this rural location. However, there is no mention of motion activated lights and the BPC would prefer this option to reduce light pollution and to prevent lights being left on all night. (See TWBC Local Plan 2006 Policy EN8 and the emerging BNDP Policy BD5.)

- **20 02239 FULL Lower Standen Farm, Standen Street** Conversion of stables to annexe & new pool house
 - Site visit made by Cllrs Beveridge and Grant.
 - Conversion of brick-built stable sited close to the main house and forming part of a 'farmyard' with the barn and former granary building (residential) plus a timber framed cart shed. It would lend itself to being ancillary to the main house and would not be capable of separate self-contained accommodation as no kitchen is to be installed. Just 2 beds either end of the building with an en-suite each.

- Replacement pool house. The pool and the pool house are set on a lower level of ground and hidden from the garden (not visible from the lane). The pool house is in need of replacement and will be slightly larger than the existing.

Recommend support

- **20 02423 FULL Lower Standen Farm, Standen Street** Construction of a new single-storey rear and side extension and related alterations of the existing dwelling house
- Site visit made by Cllrs Beveridge and Grant.
- The existing kitchen is quite small and this proposal widens it towards the lane and extends it to the rear of the property providing the kitchen/dining/living space that is all the rage these days.
- A modest increase to the size of the main house and accords with Policy H11.

Recommend support

b. Other Planning Matters

- **Breach of Planning Consent 20/00402/FULL** Previously circulated and discussed.

Latest response from Rob Campbell, received 11th September :

Dear Nicola,

I have recently visited the site.

There is obviously some confusion about what the buildings are made of. The planning system deals with the finished appearance of buildings and not the method of construction, therefore I find no issue with the blockwork construction of the building. The finish materials permitted was for timber/composite cladding and this is to be used to cover the blockwork walls. There was no expectation that the whole of either building would only be built out of wood.

Currently there is brickwork as a finish material to the front elevation of the summerhouse and is a breach of the approved plans. The applicant wishes to retain this front wall as brickwork and has applied to vary this accordingly, the application is currently going through the validation process. In my opinion the brickwork is a better match to the rest of the house and its extension than wooden boarding would be. The planning process will make the final decision on that point.

The removal of the hedge was a necessity to aid the construction, and there was no Condition in the decision that asked for any hedges to be retained or replaced.

The TWBC Landscape and Biodiversity Officer was not consulted, and I am not able to assist on this point. It is correct to state that the buildings have limited visibility from the public realm.

The opening on the north west elevation (not south west) is not on any plan, which is correct. The opening is for a small window, and once adjusted it will be a height of 1.7 metres from the ground floor. This is perfectly acceptable as permitted development and does not cause any harm to the occupier of 2 Bishopsdale Cottages.

The suggestion that there is a "kitchen, wet-room and wood-burning stove are to be/have already been installed in the building" is partly correct. None of these things have been installed, however a toilet, and wood burning stove will be installed upon completion. The summerhouse will have a toilet, a sofa bed, and a wood burner, and is intended for bike storage and occasional sitting room

for a family member of advanced years to sit in when visiting the home. This use is incidental to the main house and there is no intention of creating a separate residential unit.

The action I have taken, and approved by the Development Manager, is to ask for a new application to take into account the change to brick on the front elevation of the summerhouse and the new opening on the side elevation. This application has been received and will be validated shortly.

- **Planning Reform Consultation**

No strong opinions received from Parish Councillors. Cllrs Grant and Thomas to formulate response.

9. HIGHWAYS AND TRANSPORTATION

- **Benenden Highways Improvement Plan** : the Clerk had contacted Fiona Paine, KCC Schemes Project Manager to establish whether or not a meeting could take place to discuss the Plan. Fiona had indicated that a meeting may be possible mid-September onwards, but there has been no further contact. The Clerk has chased.
- **Road Safety and Enforcement Survey** : aiming to gauge views on road safety and traffic law enforcement has been highlighted on social media platforms.

10. RESOURCING/FINANCE

- **Monthly Finance**

July Brought forward 84124.02

Income

Payee	Reference	Amount
Standen Fruit Farm	Server Recharge	36.00
Benenden Village Trust	Server Recharge	36.00
Benenden Village Hall	Server Recharge	36.00

TOTAL 108.00

Expenditure

	Supplier	Reference	Amount
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	TP Jones & Co	Payroll Q1	57.60
BACS	Zoom Video Communications	Remote Meetings	14.39
BACS	Krystal Hosting Ltd	Parish Server	179.99

TOTAL 1599.54

Reconciled with bank statement 033 31st July 2020 **82632.48**

August Brought forward 82632.48

Income

Payee	Reference	Amount

TOTAL 0.00

Expenditure			
	Supplier	Reference	Amount
DD	John Lewis	Broadband	9.75
DD	CF Corporate Finance	Lease Rental	180.00
BACS	C Levett	Clerk's Salary	918.44
BACS	M Patrick	War Memorial	45.00
BACS	Thompsett Landscaping	Grounds Maintenance	348.00
BACS	edf Energy	Public Toilets	37.63
BACS	Tenterden Twilight	Public Toilets July/August	738.00
BACS	Zoom Video Communications	Remote Meetings	14.39
BACS	TWBC	Public Toilets Rates	208.32
TOTAL			2499.53
Reconciled with bank statement 035 31st August 2020			80132.95
September 2020 Payments			
DD	John Lewis	Broadband	9.75
BACS	C Levett	Clerk's Salary	1024.52
BACS	M Patrick	War Memorial	50.00
BACS	Thompsett Landscaping	Grounds Maintenance	348.00
BACS	edf Energy	Public Toilets	39.83
BACS	Tenterden Twilight	Public Toilets August	450.28
BACS	Zoom Video Communications	Remote Meetings	14.39
BACS	BT	Office Telephone	108.15
BACS	HMRC	Q2 Employer Contributions	272.43
CQ 300012	Royal British Legion	Poppy Wreath	19.70
CQ 300013	Came&Company	Annual Insurance Premium	679.40
TOTAL			3016.45

- **Clerk's National Salary Award 2020-21** : The National Joint Council for Local Government Services has agreed the new pay scales for 2020-21 to be implemented from 1 April 2020 – *separate attachment*. The Parish Council had agreed that wef 1 April 2020 the Clerk would be paid at point 24.

11. CORRESPONDENCE

- **Parking in Park Lane for Bedgebury Forest**

Email received from Jim Hyde to Benenden, Cranbrook and Sissinghurst and Hawkhurst Parish Councils.

I am writing to draw the council's attention to The Forestry Commission's decision to close the parking bays at Bedgebury Forest in Park Lane. The parking bays in Park Lane have been used over a long period by locals to access the forest and walk their dogs. The Forestry Commission give their reasons as; to please those residents in Park Lane and to protect the Forestry Commissions revenue from the public car park at the Pinetum. The Forestry Commission say they are going to consult with local parish councils to address the parking problem. The main public car park at Bedgebury is operating at reduced capacity and is often full and closed at short notice at weekends. The parking charges are very high £10 - £13 per day which includes entry to the Pinetum and use of the cycle

trails, this does not cater for those who just want to walk in the forest. Also, it is a long detour from the Benenden/Cranbrook/Hawkhurst to get to the main car park adding to the traffic congestion and air pollution in the area.

Far from solving the problem the Forestry Commissions action in reducing parking opportunities the action has only shifted the problem onto the surrounding area. Due to the pandemic a lot of people are at home and are being encouraged to holiday at home. There has been an increased demand to access the forests in the area and closing parking spaces is not the way to satisfy the increased demand. Many people are parking on the grass verges along Park Lane and at the junction of Park Lane and Hawkhurst Rd. There are also many more people using Angley Wood causing parking problems on Angley Rd and many additional people using Hemsted Forest where parking is often full and I expect we will soon see people parking along Goddards Green Rd and Walkhurst Rd. As well as the increase in walkers Angley Wood and Hemsted Forest are also been used by an increasing number of cyclists. There are no dedicated cycle tracks in either of these woods and as well as the danger to pedestrians the paths are becoming more and more eroded which will no doubt get much worse when the wet weather arrives.

There is plenty of space in Bedgebury for everybody to pursue their interest be it walking, horse riding or cycling and a small car park could easily be provided in Park Lane by expanding the area of the existing parking bays. To protect their revenue the Forestry Commission could introduce a permit system for cyclists similar to that in force for horse riders, though it would be better to make access free for everybody as we are being encouraged to exercise more. Another option could be a "locals" permit for all of those in the TN17 postcode area.

There is a lot of new housing planned for Cranbrook, Hawkhurst and Benenden and the demand for access into Bedgebury from the eastern side is only going to grow, this problem needs to be addressed sooner rather than later and the Forestry Commission should not be allowed to just pass the problem onto the local councils.

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Hawkhurst Parish Council has discussed and Cllr Holden and Cllr Thomson are chasing up the issue.

- **Damaged hoarding Benenden Hospital**



Received via Tom Dawlings from a neighbour of the hospital, who is unimpressed with how the hospital communicates with its neighbours. TD has suggested that the Parish Council writes to the Hospital requesting that the hoarding is repaired

## 12. Parishioners' Questions

No questions received.

## 13. Items for future consideration



**Date of Next Meeting: 19<sup>th</sup> October 2020**