

PARISH COUNCIL OF BENENDEN

Minutes of the Ordinary Meeting of the Parish Council held on Monday 21st September 2020, 7pm remote meeting via Zoom

Present	Cllrs Beveridge, Cruse, Driver, Grant, Lewis, Skeet and Thomas	
In Attendance	Cllr Warne; C Levett, Clerk.	
Item		Action Responsibility
1. APOLOGIES	Apologies were received from Cllrs Cochrane and Dawlings.	
2. DECLARATION OF INTERESTS	No declarations of interest received.	
3. MINUTES OF PREVIOUS MEETING	The Parish Council minutes from the meeting held on 20 th July 2020 and minutes of the Planning Meeting held on 20 th August 2020 were unanimously approved as a correct record of the meeting.	
4. MATTERS ARISING AND OUTSTANDING ITEMS	<p>a. Village Hall/Public Toilets/Community Hub : BVT has received preliminary drawings from the architect (circulated) for possible changes to the toilet block and village hall. 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 and the Parish Council unanimously agreed to submit a planning application at the appropriate time as prepared by the architect, and agreed to pay the application fee due to TWBC. The Parish Council would prefer to see two, rather than one, public toilet and asks BVT to consider this. Cllr Dawlings has offered to be the point of liaison between BVT and the Parish Council.</p> <p>b. Primary School Footpath and Parking : BVT has discussed and will be trying to work with the school regarding parking. Cllrs Dawlings and Thomas to meet with the governing body when it is possible to do so. A number of complaints have been received about dog fouling on The Glebe. Cllr Skeet will be referencing in his Magazine article.</p> <p>c. Tree Planting Scheme : Proposal from BVT circulated. Cllrs Driver and Thomas have suggested additional cherry trees at Cherryfields. This was agreed with consideration to smaller species of cherry trees.</p> <p>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 Parish Council and the PCC, and the Parish Council pays for the maintenance of the Green. The Parish Council has not been approached about this use. Parish Councillors agreed that this was not appropriate. Cllr Thomas to check that the PCC has not given permission and will draft a letter.</p>	NT
5. REPORTS BY COUNTY/ BOROUGH COUNCILLORS	<p>Cllr Dawlings was unable to attend the meeting as an Overview and Scrutiny Committee meeting had been called as the opposition had called-in the Cabinet decision to re-open the three Sports & Leisure Centres in the Borough (locally the Weald Sports Centre). Cllr Warne advised that Cabinet did not have full information when the decision was made.</p> <p>Cllr Dawlings had reported :</p> <ul style="list-style-type: none"> • It is important to get the centres open but to do so TWBC has agreed to make monthly payments to the company managing the centres for the remainder of this financial year, based on usage levels. The contract with Fusion runs to March 2022 and in that time TWBC will review how best to manage the centres, including the option of bringing these back in-house. Sports & Leisure centres have re-opened in a covid-secure way and the Assembly Hall Theatre will re-open from 17th October in a covid-secure way with audiences limited to 350. The Comedy Store (because it is still not able to open in London) will become a residency in 	

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

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

	<p>Tunbridge Wells, so too the English Touring Opera.</p> <ul style="list-style-type: none"> Community Heroes. A scheme to recognise those who have help in the response to Covid-19 has been established - information on TWBC's website. Propose those behind the Benenden Action Team. The Ministry of Housing, Communities and Local Government's plans for changes to the planning system have received a detailed response from TWBC planners, rejecting many of the proposal. MPs Helen Grant and Greg Clark have been fully briefed and are co-ordinating opposition to the plans not least because of the increased housing numbers being sought in the South East - a letter has been sent to the Secretary of State from most Kent MPs emphasising their disquiet. The TWBC Local Plan is being given even greater impetus as the suggested increase in the Objectively Assessed Housing Need is avoidable if the Local Plan is finalised in the timetable TWBC is working to. <p>ClIr Warne reported :</p> <ul style="list-style-type: none"> Many concerns about the proposed planning changes, echoing ClIr Dawlings' thoughts. Additional concerns regarding the proposed changes to local democracy and the centralisation of the system meaning that planning applications would not be consulted on at a local level. 	
6. REPORTS BY CHAIR AND PARISH COUNCILLORS	Nothing to report.	
7. NEIGHBOURHOOD DEVELOPMENT PLAN	Parish Councillors unanimously agreed the Regulation 15 Neighbourhood Plan Submission to TWBC. ClIr Thomas thanked all Parish Councillors for their input, and particularly ClIrs Beveridge and Grant for the phenomenal amount of work	
8. PLANNING	<p>a. Applications – reported by ClIr Grant.</p> <ul style="list-style-type: none"> 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 <ul style="list-style-type: none"> 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. <p>The Parish Council unanimously agreed to support this application, with a request for external lighting conditions.</p> 20 02106 FULL Retrospective Hopehouse Hens, Standen Street Erection of an agricultural storage building, workshop, Timber Field Shelter, Shipping container and shed <ul style="list-style-type: none"> Site visit made by ClIrs 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 sight at a lower land level than the grassland/field. The barn is so well positioned that it is not visible from within the site. All structures are built to a high standard and high spec, with low roof heights. 	

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

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- 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 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.
- The Parish Council unanimously agreed to support this application**, with a request for external lighting conditions.
- **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.
- The Parish Council unanimously agreed to support this application**, with a request for external lighting conditions.
- **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.
- The Parish Council unanimously agreed to support this application**, with a 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

	<p>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.</p> <ul style="list-style-type: none"> ➤ 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 is not 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. <p>Note that this site is just outside the BPC boundary in Sandhurst parish.</p> <p>The Parish Council unanimously agreed to object to this application, and suggests that TWBC seeks the opinion of its rural planning consultant.</p> <ul style="list-style-type: none"> • 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. <p>The Parish Council unanimously agreed to support this application, 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.)</p> <ul style="list-style-type: none"> • 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. <p>The Parish Council unanimously agreed to support this application.</p> <ul style="list-style-type: none"> • 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. <p>The Parish Council unanimously agreed to support this application.</p> <p>b. Other Planning Matters</p> <ul style="list-style-type: none"> • Breach of Planning Consent 20/00402/FULL The latest response from Rob Campbell, Compliance Officer, received 11th September had been circulated. Parish Councillors remain frustrated and disappointed at the response to this application. Cllr Thomas to discuss further with Cllr Dawlings. 	<p style="text-align: right;">NT</p>
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	<ul style="list-style-type: none"> • Planning Reform Consultation Cllr Grant had attended a KALC and CPRE Kent Planning White Paper information event on 11th September. Once CPRE's response to the consultation has been received, Cllrs Grant and Thomas will consider this and formulate response to be agreed by the Parish Council. • Land Off Hinksden Road Cllrs Grant and Thomas to follow up on the lighting scheme. 	<p>PG/NT</p> <p>PG/NT</p>																																																																																																
9. HIGHWAYS & TRANSPORT	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • Monthly Finance <p>July Brought forward 84124.02</p> <p>Income</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 50%;">Payee</th> <th style="width: 30%;">Reference</th> <th style="width: 20%;">Amount</th> </tr> </thead> <tbody> <tr> <td>Standen Fruit Farm</td> <td>Server Recharge</td> <td style="text-align: right;">36.00</td> </tr> <tr> <td>Benenden Village Trust</td> <td>Server Recharge</td> <td style="text-align: right;">36.00</td> </tr> <tr> <td>Benenden Village Hall</td> <td>Server Recharge</td> <td style="text-align: right;">36.00</td> </tr> <tr> <td>TOTAL</td> <td></td> <td style="text-align: right;">108.00</td> </tr> </tbody> </table> <p>Expenditure</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 5%;">DD</th> <th style="width: 45%;">Supplier</th> <th style="width: 30%;">Reference</th> <th style="width: 20%;">Amount</th> </tr> </thead> <tbody> <tr> <td></td> <td>John Lewis</td> <td>Broadband</td> <td style="text-align: right;">9.75</td> </tr> <tr> <td>BACS</td> <td>C Levett</td> <td>Clerk's Salary</td> <td style="text-align: right;">981.09</td> </tr> <tr> <td>BACS</td> <td>M Patrick</td> <td>War Memorial</td> <td style="text-align: right;">60.00</td> </tr> <tr> <td>BACS</td> <td>Thompsett Landscaping</td> <td>Grounds Maintenance</td> <td style="text-align: right;">258.00</td> </tr> <tr> <td>BACS</td> <td>edf Energy</td> <td>Public Toilets</td> <td style="text-align: right;">38.72</td> </tr> <tr> <td>BACS</td> <td>TP Jones & Co</td> <td>Payroll Q1</td> <td style="text-align: right;">57.60</td> </tr> <tr> <td>BACS</td> <td>Zoom Video Communications</td> <td>Remote Meetings</td> <td style="text-align: right;">14.39</td> </tr> <tr> <td>BACS</td> <td>Krystal Hosting Ltd</td> <td>Parish Server</td> <td style="text-align: right;">179.99</td> </tr> <tr> <td>TOTAL</td> <td></td> <td></td> <td style="text-align: right;">1599.54</td> </tr> </tbody> </table> <p style="text-align: right;">Reconciled with bank statement 033 31st July 2020 82632.48</p> <p>August Brought forward 82632.48</p> <p>Income</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 50%;">Payee</th> <th style="width: 30%;">Reference</th> <th style="width: 20%;">Amount</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td>TOTAL</td> <td></td> <td style="text-align: right;">0.00</td> </tr> </tbody> </table> <p>Expenditure</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 5%;">DD</th> <th style="width: 45%;">Supplier</th> <th style="width: 30%;">Reference</th> <th style="width: 20%;">Amount</th> </tr> </thead> <tbody> <tr> <td>DD</td> <td>John Lewis</td> <td>Broadband</td> <td style="text-align: right;">9.75</td> </tr> <tr> <td>DD</td> <td>CF Corporate Finance</td> <td>Lease Rental</td> <td style="text-align: right;">180.00</td> </tr> <tr> <td>BACS</td> <td>C Levett</td> <td>Clerk's Salary</td> <td style="text-align: right;">918.44</td> </tr> <tr> <td>BACS</td> <td>M Patrick</td> <td>War Memorial</td> <td style="text-align: right;">45.00</td> </tr> <tr> <td>BACS</td> <td>Thompsett Landscaping</td> <td>Grounds Maintenance</td> <td style="text-align: right;">348.00</td> </tr> <tr> <td>BACS</td> <td>edf Energy</td> <td>Public Toilets</td> <td style="text-align: right;">37.63</td> </tr> <tr> <td>BACS</td> <td>Tenterden Twilight</td> <td>Public Toilets July/August</td> <td style="text-align: right;">738.00</td> </tr> </tbody> </table>	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	DD	Supplier	Reference	Amount		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	Payee	Reference	Amount				TOTAL		0.00	DD	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	
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	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	
	<ul style="list-style-type: none"> • 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. The Parish Council had agreed that wef 1 April 2020 the Clerk would be paid at point 24. 				
12. CORRESPONDENCE AND PARISHIONERS' QUESTIONS	<ul style="list-style-type: none"> • Parking in Park Lane for Bedgebury Forest : A parishioner has raised concerns about parking around and at Bedgebury Forest, and the impacts on local roads and the environment. Cllr Holden is addressing the issue on behalf of Hawkhurst Parish Council and Benenden Parish Council supports this. • Damaged hoarding Benenden Hospital : A parishioner had reported this eyesore. Cllr Thomas to write to the Hospital. • Benenden Almshouse Charities Appointment of Trustees : The Parish Council agrees to the re-appointment of Mr J Burbage and Mrs A Neve as Trustees for a further term of four years. 				NT
13. ITEMS FOR FUTURE CONSIDERATION /OTHER ITEMS	<ul style="list-style-type: none"> • Magazine : Cllr Beveridge to write December article. • Litter Pick : It remains difficult to organise a Village Clean. Parishioners to be encouraged to keep their own areas tidy. The Parish Council will aim to provide equipment where necessary. 				
DATE OF NEXT MEETING	Monday 19 th October 7pm, details to be confirmed.				
	The meeting closed at 8.40 pm				

Clerk to the Parish Council, 22nd September 2020