

PARISH COUNCIL OF BENENDEN

Minutes of the Ordinary Meeting of the Parish Council held on Monday 17th February 2020, Iden Green Pavilion, 7pm

Present	Cllrs Beveridge, Cochrane, Cruse, Driver, Grant, Lewis and Thomas	
In Attendance	Cllrs Dawlings and Holden; C Levett, Clerk. No parishioners were present.	
	<p>PCSO, Simon Humphreys, attended to give a brief update to the Parish Council. The area is still a low crime one; there are 2 PCSOs based at Cranbrook, reduced from 3; Police resources are put where needed most, particularly urban areas. Following a recent incident in the village an arrest has been made. Cllr Driver asked about flytipping and was advised that this is a TWBC issue and police will get involved if there is a line of enquiry.</p> <p>Benenden Village Trust Kent Barker attended the meeting to speak about BVT, particularly its ideas to look at recreation and leisure facilities, use of existing buildings, possible new facilities, and trying to engage villagers. The response so far has been disappointing. The Trust would like to work on ideas which are of interest to the parish and are keen to receive feedback before moving to the next stage. Once some ideas have been formulated BVT will liaise with the Parish Council. Cllr Thomas suggested that a Parish Councillor occasionally attends a BVT meeting. It was felt that this could be useful on matters which are relevant to both.</p>	
Item		Action Responsibility
1. APOLOGIES	Apologies were received from Cllr Skeet.	
2. DECLARATION OF INTERESTS	Cllr Beveridge declared an interest in planning application 19 03627 FULL Redhouse Barn Goddards Green Road and left the room during discussions.	
3. MINUTES OF PREVIOUS MEETING	The Parish Council minutes from the meeting held on 20 th January 2020 were unanimously approved as a correct record of the meeting and signed by the Chair.	
4. MATTERS ARISING AND OUTSTANDING ITEMS	<p>a. Stonewater Housing : Cllr Cruse has been in communication with Stonewater Housing regarding lighting issues at Harmsworth Court. Cllr Cruse had been advised that new bulkheads had been installed with PIR switches emitting a very low wattage glow, rather than a light. However Cllr Cruse does not think this is the case, and additionally there are very bright lights on the outside of the building and within the building itself. Cllr Cruse, with Cllr Grant, has arranged a meeting with Stonewater Housing to try to reach an acceptable solution.</p> <p>b. Meeting with Primary School : Cllr Thomas had met with Tom Dawlings (as a representative from Benenden Village Trust) and the School's Headteacher to discuss issues such as communication, parking, footpaths, hedges, verges and signage with a view to all parties working harmoniously together. Whilst some issues were agreed unfortunately the meeting was not very productive or positive.</p> <p>c. Village Spring Clean : To take place on 28th March.</p> <p>d. Parish Councillor Co-option : Cllr Manford has resigned as Parish Councillor and Cllr Thomas thanked her for her contribution to the Parish Council. The Clerk to start the process to co-opt a new Parish Councillor.</p>	<p>RC/PG</p> <p>CL</p>
5. REPORTS BY COUNTY/BOROUGH COUNCILLORS	<p>Cllr Holden reported the following :</p> <ul style="list-style-type: none"> • Appointed as Chairman of the Environment and Transport Committee. The Committee agreed to adopt themes of HGVs, diverting them off rural roads and onto more strategic routes, and trees. • In line with the County Council's aim to grow more trees, Cllr Holden will be offering the Parish Council £1,000 to plant 40 trees. Cllr Holden to confirm in writing so that the Parish Council can apply. • KCC budget has been set with a rise of just below 2% for general purposes plus ringfenced 2% for social care. A better settlement than in recent years has been 	

	<p>received from central government which will provide opportunities to develop services and reinstate some previously cut.</p> <ul style="list-style-type: none"> • Ongoing issues of potholes, made worse by weather conditions. More money is being spent on highways. • Concerns regarding statistics in a crime report. Cllr Holden will raise with the Police Commissioner. <p>Cllr Dawlings reported the following :</p> <ul style="list-style-type: none"> • Following the last Parish Council meeting Cllrs Warne and Dawlings had feedback on how the Parish Council communicates with TWBC Planning. The Parish Council is encouraged to make telephone contact with Officers to discuss applications. Any written communication is put on TWBC website. • The Borough Council is about to finalise its budget, with a £5 per household increase on a Band D property. • Many of the refuse collection problems have been resolved. Any issues must be reported online. • There has been an increase in incidences of flytipping and these should be reported. This is unlikely to be local residents. It was suggested that the need for a local recycling facility should be raised again. <p>Cllr Driver advised of a campaigning group, the Pesticides Action Network, and asked what action the Councils are taking to stop using pesticides. Cllrs Dawlings and Holden to follow up with TWBC/KCC.</p>	
6. REPORTS BY CHAIR AND PARISH COUNCIL REPRESENTATIVES	Nothing to report.	
7. NEIGHBOURHOOD DEVELOPMENT PLAN	<p>Cllr Thomas advised that the team is currently working on representations and comments received following the Regulation 14 consultation and that this is nearing completion. All representations and comments will be available on the website in due course.</p> <p>Cllr Thomas thanked Cllrs Beveridge and Grant for their work on this.</p>	
8. PLANNING	<p>19 03480 OUT Land Rear Of Field House Standen Street Outline (all matters reserved except access) - erection of 7 dwellings with associated landscaping and new access through Field House. Permission was refused by TWBC.</p> <p>Applications</p> <ul style="list-style-type: none"> • 19 03627 FULL Redhouse Barn Goddards Green Road. Conversion and extension of rural building and its curtilage to residential use, plus demolition of existing outbuildings and erection of new garage/stable building. The Parish Council had objected to the previous application (18/03810/FULL) on several grounds, one of which was that the conversion constitutes a rebuild. The Planning Officer obtained further information from the applicant and invited the Parish Council to comment again. The Parish Council remained unconvinced that the proposal was a conversion and reiterated the concerns expressed in its original comment. This new proposal involves digging out the land levels to achieve a lower floor level to accommodate a mezzanine, increasing the accommodation from 2 to 3 bedrooms. The lowered land level extends beyond the building to the west. Again, this goes beyond the category of a conversion of the existing building and in addition does not have regard to the mature trees that would be affected by the consented works and would be further affected by the proposed works. The root protection areas of trees 21 to 27 shown on the constraints plan are within the footprint of the development. An engineering solution to minimise root damage should be submitted to show how the trees will be protected during 	

	<p>demolition and construction. Existing ground levels should be retained within the root protection areas to avoid damage to tree roots. There is also the risk that future occupiers may find the trees intrusive and seek their removal. Conditions would need to be put in place to prevent further damage or loss. A report by TWBC's Arboricultural Officer would be welcome. The Parish Council unanimously agreed to object to this application on the same grounds as stated in our comments on 18/03810, together with those stated above, and again recommends refusal.</p> <ul style="list-style-type: none"> • 20 00077 FULL Appleshaw Dingledden Farm Road. Proposed detached two bay garage and closing off of existing access. The Parish Council unanimously agreed to object to this application on the following grounds : The siting of the building forward of the building line of a terrace of 4 cottages next to the lane would be disjointed from the existing dwelling, would be visually intrusive and would have a dominant appearance on the setting and character of the rural lane and the cottages; The proposed position would potentially affect the roots and growth of the mature oak tree on the left hand side elevation; The proposal is contrary to Policies EN1, EN25 and H11 of the TWBC Local Plan 2006 and Core Policy 14 of the Core Strategy 2010. Benenden Parish Council recommends refusal of this application. • 20 00169 FULL Land West Of Pent House Rolvenden Road. Proposed development of single chalet bungalow. The Parish Council agreed by majority to object to this application on the following grounds : The site is outside the LBD and within the High Weald AONB; The site is located on the "ridge top" of the village – recognised as a significant feature of the unique landscape of the High Weald; The site is currently an open field, providing a visual break from the settlement of the village and open countryside; The High Weald Landscape Trail runs south of the site, therefore the proposed dwelling will compromise the current openness and tranquillity experienced by walkers along the trail; The proposed dwelling is not innovative and is very much an "executive home". Although the proposed materials are vernacular, the proposal will not add any architectural interest to the area; The application is therefore in conflict with NPPF 2019 paragraph 11 b); saved policies EN1 and EN25 of the TWBC LP 2006, Core Policies 4 and 14 of the TWBC Core Strategy 2010. Benenden Parish Council recommends refusal of this application. • 20 00225 FULL Shandys Stable Sarnden Farm Coldharbour Road. Demolition of detached storage building and proposed single storey extension. An existing small dwelling in a farmyard setting in keeping with the appearance of the existing building and the application complies with planning policies. 																													
9. HIGHWAYS & TRANSPORTATION	The Highways Improvement Plan has been submitted to KCC Highways but no response has been received yet. Cllr Driver agreed to act as Highways Representative for the Parish Council.																													
10. RESOURCING/ FINANCE	<ul style="list-style-type: none"> • Monthly Finance <p>The Parish Council Financial Transaction Report for January had been circulated and agreed and the Parish Council ratified and approved the February 2020 payments list. February payments for approval :</p> <table border="1" data-bbox="352 1675 1350 1966"> <tr> <td>30001</td> <td>Terry Baldwin</td> <td></td> <td>1555.42</td> </tr> <tr> <td>DD</td> <td>John Lewis</td> <td>Broadband</td> <td>9.75</td> </tr> <tr> <td>DD</td> <td>Information Commissioner's Office</td> <td>Data Protection Fee</td> <td>35.00</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>Tenterden Twilight</td> <td>Public Toilets</td> <td>428.98</td> </tr> <tr> <td>BACS</td> <td>Edf</td> <td>Public Toilets</td> <td>48.22</td> </tr> <tr> <td>BACS</td> <td>Peter Ellis</td> <td>Defib Battery and Pads</td> <td>328.00</td> </tr> </table>	30001	Terry Baldwin		1555.42	DD	John Lewis	Broadband	9.75	DD	Information Commissioner's Office	Data Protection Fee	35.00	BACS	C Levett	Clerk's Salary	888.40	BACS	Tenterden Twilight	Public Toilets	428.98	BACS	Edf	Public Toilets	48.22	BACS	Peter Ellis	Defib Battery and Pads	328.00	
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	BACS	Krystal Hosting Ltd	Annual Domain Renewal	14.39	
	BACS	Geosphere Ltd	Online OS Maps	162.00	
	BACS	TW Citizens Advice	Donation	100.00	
	BACS	BT	Office Telephone	111.00	
	TOTAL			3681.1	
	Cllr Lewis advised that there had been raised the possibility of an additional defibrillator being installed at Cranden Diamonds. It is hoped that this will be financially supported by the business.				
11. CORRESPONDENCE	<p>a. Benenden Scouts : Cllr Thomas was advised that the Scout Group had been closed and contacted the District Commissioner to establish facts. The Executive Committee and the Scout Leaders resigned in January. The Group is a registered charity and the Committee is made up of a chair, treasurer, secretary and 4 or 5 others to take on the various other roles. The Group Leader would also be a Trustee. The Scouts have been offered places at the Cranbrook and Sissinghurst troops. The District will look after the Group's assets and hold the key until new appointments have been made. An article has been written for the Village Magazine, and posted on the Parish Council's website and Facebook pages and nextdoor, to encourage volunteers to step forward.</p> <p>b. Street Cruizer : The Young People Bus Services has advised that the Street Cruizer is no longer operating and has stopped trading, and will not be submitting an invoice for services for the last year.</p>				
12. PARISHIONERS' QUESTIONS	No questions.				
13. ITEMS FOR FUTURE CONSIDERATION	<ul style="list-style-type: none"> • A number of Parish Councillors had attended the drop-in session held on behalf of Benenden Healthcare Society regarding the proposals for redevelopment at the East End Hospital Site. It was agreed that the Parish Council would feedback. • Cllr Cruse again raised concerns about cars parking on the pavement along The Street. An article was published in the Magazine. If the situation does not improve it was agreed that residents would be written to by the Parish Council. 				
DATE OF NEXT MEETING	Monday 16 th March, 7pm, Iden Green Pavilion				
	The meeting closed at 9.05pm				

Clerk to the Parish Council, 17th February 2020