



REPRESENTATIVES	<p>planning and refuse collection.</p> <ul style="list-style-type: none"> <li>• Cllr Thomas advised that the KALC area meeting on 3<sup>rd</sup> March will be hosted at Benenden. Cllr Thomas will make a presentation at the beginning of the meeting highlighting Benenden’s thriving community-led initiatives.</li> </ul>	
7. NEIGHBOURHOOD DEVELOPMENT PLAN	<p>Cllr Thomas advised that the NDP Review Committee is still considering representations and comments received to Regulation 14. Cllr Thomas and Minnie Garnier had met with TWBC in order that TWBC give guidance in formulating responses where agreed that will align with TWBC responses to the Regulation 18 Draft Local Plan consultation.</p>	
8. PLANNING	<p><b><u>Applications</u></b></p> <ul style="list-style-type: none"> <li>• 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. The previous application on this site for 9 dwellings under reference 18/03409/FULL was refused by TWBC on 9 May 2019. The same principles for refusal apply to this application. The majority of Parish Councillors objected to this application. This outline application for 7 dwellings should be refused on the following grounds:</li> </ul> <ol style="list-style-type: none"> <li>1. The site is part of a commercial orchard, is within the High Weald AONB and is outside the LBD as currently drawn for Iden Green (the TWBC Draft Local Plan redraws the LBD around Benenden village only, causing the remainder of the parish to be rural countryside).</li> <li>2. The creation of an access road through the garden of Field House will cause the loss of residential amenity to the residents of Field House and The Manse. Noise pollution from an access road will be considerable compared with the current use as garden land.</li> <li>3. Standen Street is a significant rural lane and the proposed access, visibility splays and loss of hedgerow and vegetation will have a harmful, unsympathetic impact to the character of the lane. It should be noted that these changes are WITHIN the Conservation Area.</li> <li>4. The proposed development adjoins the Iden Green Conservation Area and would have a harmful impact on the CA and its setting, as confirmed by the Conservation Officer’s comments on this application</li> <li>5. The proposal would not conserve and enhance the High Weald AONB (see Landscape and Biodiversity Officer’s reason for refusal on the previously refused application).</li> <li>6. There would be an adverse impact on Biodiversity and Protected Species (see Landscape and Biodiversity Officer’s reason for refusal on the previously refused application).</li> <li>7. The crossroads of Standen Street/Mill Street/Coldharbour Lane is particularly hazardous, especially when turning right from Standen Street towards Benenden. This danger and severity was not acknowledged in the previous application. The potential of an additional 14+ vehicles turning into Standen Street, towards the crossroads would increase the risk of accidents. Additional traffic to the single track lane and its crossroads should be avoided.</li> <li>8. Iden Green is an unsustainable location for housing development and this is supported by the TWBC Draft Local Plan and the emerging Benenden Neighbourhood Development Plan which do not allocate housing sites in the hamlet.</li> <li>9. This Outline application seeks approval only for the access road and the construction of 7 dwellings. If consent is granted, the Full application can revise the illustrative layout and mix of houses shown in this outline application.</li> </ol>	

- 19 02899 FULL Land Adjacent To Ivydene The Street Proposed Off Road Parking To Serve Mersham Cottage. The majority of Parish Councillors agreed to support this application.
  
- 19 03604 FULL Land Adjacent To Springhill Oast Standen Street Demolition of one poultry unit and conversion of the remaining poultry unit into two dwellings. The Parish Council had supported a previous application, and this is an improved one. The Parish Council unanimously agreed to support subject to conditions. Should permission be granted, that a condition is attached to the Decision Notice regarding outdoor lighting as follows: The location of the proposed dwellings is in a remote, rural area of the AONB and, as the Benenden Parish has a dark skies policy, exterior lighting serving the dwellings must be limited to single lights over the points of access to the dwellings, at low level and low wattage, and must be operated by motion sensors on short timers.
  
- 19 03536 FULL Cranden Diamonds Cranbrook Road Proposed Research and Development Building. The Parish Council has in the past supported numerous applications made by Cranden Diamonds. However, in this case, the it voted to object to this application on the following grounds:
  - 1.The location of the proposed building is on greenfield land which is currently used as an amenity/‘break out’ area by staff and forms a green buffer between the existing factory/office building and the junction of Babbs Lane with the Cranbrook Road. The location is a particularly attractive rural landscape within the AONB.
  - 2.The location would cause the spread of the buildings towards the road and lane frontages and destroy the existing rural nature of the area. Positioning of this building with car parking spaces fronting the Cranbrook Road would be harmful to the visual approach towards Benenden from Cranbrook. The trees and hedgerows surrounding a green amenity space currently screen the existing factory building and should be retained to protect the rural landscape approach.
  - 3.A previous application under reference 00/01985/FULL for a R&D building sited to the rear of the factory was granted, and this has not been built.
  - 4.BPC would support an application for the proposed building if it was to be sited to the rear of the factory on its already developed land (rough chippings/planings for car parking and steel storage containers). This would contain the existing factory site and would not be visible from the road/lane.
  - 5.At the time of our site visit during business hours, there were 17 cars parked to the rear of the building; ample space would remain for parking even with the positioning of the R&D building within this area.

Benenden Parish Council respectfully requests that this application is refused on the grounds that it is harmful to the rural landscape character of the area and the AONB, and that there is sufficient room for such a building to be positioned to the rear of the factory building on brownfield land.
  
- 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. The Parish Council had previously objected to this application. The applicant had met with residents and sought advice from the planning officer. The majority of Parish Councillors agreed to support this application subject to confirmation by the TWBC Rural Planning consultee that there is a demonstrable agricultural need and requests the following conditions are attached to the Decision Notice if permission is granted:
  1. Use of the rest room shall only be during daylight hours.
  2. The location of the proposed barn is in a remote, rural area of the AONB and, as

	the Benenden Parish has a dark skies policy, exterior lighting serving the barn must be limited to single lights over the points of access to the barn, at low level and low wattage, and must be operated by motion sensors on short timers.																									
9. HIGHWAYS & TRANSPORTATION	<b>Highways Improvement Plan</b> Cllrs Beveridge and Driver had produced a draft plan which had been circulated. It was agreed to remove item 8 regarding whole parish issues, and to report these separately to KCC Highways. The Clerk to submit the HIP to KCC.	CL																								
10. RESOURCING/ FINANCE	<ul style="list-style-type: none"> <li><b>Monthly Finance</b></li> </ul> <p>The Parish Council Financial Transaction Report for December had been circulated and agreed and the Parish Council ratified and approved the January 2020 payments list. January 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>410.00</td> </tr> <tr> <td>BACS</td> <td>Edf</td> <td>Public Toilets</td> <td>42.23</td> </tr> <tr> <td>BACS</td> <td>T P Jones &amp; Co</td> <td>Payroll Q3</td> <td>57.60</td> </tr> <tr> <td colspan="3"><b>TOTAL</b></td> <td><b>1408.18</b></td> </tr> </table> <ul style="list-style-type: none"> <li><b>Clerk's Performance Appraisal</b></li> </ul> <p>Cllrs Lewis and Thomas to meet with the Clerk 29<sup>th</sup> February to start the appraisal process.</p>	DD	John Lewis	Broadband	9.75	BACS	C Levett	Clerk's Salary	888.60	BACS	Tenterden Twilight	Public Toilets	410.00	BACS	Edf	Public Toilets	42.23	BACS	T P Jones & Co	Payroll Q3	57.60	<b>TOTAL</b>			<b>1408.18</b>	JL/NT/CL
DD	John Lewis	Broadband	9.75																							
BACS	C Levett	Clerk's Salary	888.60																							
BACS	Tenterden Twilight	Public Toilets	410.00																							
BACS	Edf	Public Toilets	42.23																							
BACS	T P Jones & Co	Payroll Q3	57.60																							
<b>TOTAL</b>			<b>1408.18</b>																							
11. CORRESPONDENCE	<p>a. Benenden Primary School and Goudhurst &amp; Kilndown Primary School Proposal to Federate. Information from BCEPS had been circulated. A parishioner expressed her dissatisfaction with the school, although these are not matters for the Parish Council. The Parish Council has no comment to make but wishes the Federation success and wishes to continue to nurture its relationship with the school.</p> <p>b. School Lighting. A letter from a parishioner to the school and copied to the Parish Council had been circulated. The Parish Council had previously raised this with the school and had received a response. Cllr Thomas will respond. An article regarding lighting will be in the Village Magazine.</p> <p>c. Pavement Parking. A letter from a parishioner had been circulated. Cllr Cruse had written an article in the Village Magazine and a notice has been placed in the Shop window. Cllr Thomas will discuss verge parking and parking issues with the School's Headteacher.</p> <p>d. Dark Skies Policy. A parishioner has questioned why there is street lighting along Goddards Green Road and what is being done to reduce lighting at Benenden Hospital. Cllr Grant agreed to look for at the planning approval for the lighting scheme for the Hospital, and will carry out a dark skies survey.</p>	<p>NT</p> <p>NT</p> <p>PG</p>																								
12. PARISHIONERS' QUESTIONS	<p>A parishioner raised concerns about a footpath to the School. This is an issue for BVT and KCC.</p> <p>A parishioner advised that she will be setting up a children's charity and asked for Parish Council support.</p>																									
13. ITEMS FOR FUTURE CONSIDERATION																										
DATE OF NEXT MEETING	Monday 17 <sup>th</sup> February, 7pm, Benenden Primary School																									
	The meeting closed at 9.15pm																									

# PARISH COUNCIL OF BENENDEN

Minutes of the Ordinary Meeting of the Parish Council held on  
Monday 20<sup>th</sup> January 2020, Quinlan Centre Benenden Hospital, 7pm

CONFIDENTIAL ITEM

Village Lengsthman	<p>Correspondence and an invoice from Terry Baldwin had been circulated.</p> <p>An invoice dating back to December 2018, up to October 2019, had been received totalling £1,555.42. Whilst the Parish Council does not dispute the work undertaken it agreed that the arrangement was far from ideal. The Parish Council agreed to pay the outstanding amount.</p> <p>Terry has recently been unwell and not fit for work.</p> <p>As Terry has completed most of the tasks set out in July 2018, the Parish Council unanimously agreed that in future it would look for someone to undertake as and when required.</p>	
-----------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--