

PARISH COUNCIL OF BENENDEN

Minutes of the Parish Council meeting held on Monday 13th December 2021, 7pm, Memorial Hall

Present	Cllrs Beveridge, Cochrane, Driver, Hagan, Lewis and Thomas	
In Attendance	Cllrs Dawlings and Holden; C Levett, Clerk; 1 planning applicant.	
Item		Action Responsibility
1. APOLOGIES	Apologies were received and accepted from Cllrs Cruse, Grant, Skeet and Warne	
2. DECLARATION OF INTERESTS	There were no declarations of interest.	
3. MINUTES OF PREVIOUS MEETING	The Parish Council minutes from the meeting held on 15 th November 2021 were unanimously approved as a correct record of the meeting.	
4. REPORTS BY COUNTY/ BOROUGH COUNCILLORS	<ul style="list-style-type: none"> • Council Meetings : Due to the current rise in Covid cases County Council and Borough Council meetings are being scaled down with fewer Members attending. • Budget : The taxbase locally and across the county has increased which will help to ease budget deficits and the effects of the pandemic. • High Weald Academy : Lobbying and the pursuance of a judicial review continue. Cranbrook and Sissinghurst Parish Council is exploring the possibilities of the creation of a new school. <p>Cllr Dawlings advised that an Article 4 Direction has been made by TWBC on the woodland at Apple Pie Farm meaning that planning permission is needed for the track being laid and preventing any further sub-dividing areas with fencing and no caravans allowed on plots.</p>	
5. REPORTS BY CHAIR AND PARISH COUNCILLORS	<p>Cllr Thomas attended a KALC area meeting on 30th November and the following noted:</p> <ul style="list-style-type: none"> • Parish Councils not being notified of planning conditions. This is not a statutory duty and Benenden checks the weekly list to look for these. • Hybrid meetings are acceptable. However, anyone attending a meeting on a conferencing platform is not entitled to vote. • Parish carbon footprints are available online https://impact-tool.org.uk/footprint/footprint?parishId=E04005116&footprintType=consumption&scale=per-household&showSubCategories=true • Some parishes have questioned the need for the return of the Civic Amenity Vehicle. Parishes further away from any local recycling centre are most affected. Cllr Dawlings advised keeping the pressure on the Borough Council to find a suitable site. • Sandhurst Parish Council has requested a copy of Benenden's Highways Improvement Plan template. 	
6. PLANNING	<p><u>a. Neighbourhood Development Plan :</u></p> <p>Cllr Thomas reported :</p> <ul style="list-style-type: none"> • BNDP was presented to TWBC full Cabinet on 2nd December where it was positively received. • TWBC to issue an Information Statement which will set the date for the referendum for 3rd February 2022. • TWBC will be updating its relevant website pages with the final Referendum Version of the BNDP that meets with all the Accessibility regulations on Monday 13th December. • Cllr Thomas explained what, as parish councillors, can and can't be done leading up to the referendum. Parish Councillors are not allowed to campaign for a yes or no vote, or to use parish council funds for campaigning. The Parish Council can encourage parishioners to vote but must not encourage them which way to vote. The Parish Council can correct any misinformation that is part of other campaigns and to this end there will be a FAQ with factual responses which will be put on the NDP website for all to view. Parish Councillors can, as residents of the parish, join a campaign group, but not use their position to influence the vote so this is strongly advised against. 	

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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.

	<ul style="list-style-type: none"> • Cllr Thomas circulated a Frequently Asked Questions sheet which will be uploaded onto the BNDP website. The Clerk to establish if this can be distributed to households. • Communication between a parishioner and Cllr Thomas was circulated. • Communication between Save Kent’s Green Spaces and Cllr Thomas was circulated. <p><u>b. Applications</u></p> <ul style="list-style-type: none"> • 21/01392/FULL Land Adjacent To 2 Hague Cottages, Coldharbour Road. Change of use of agricultural land to residential. Construction of two semi-detached houses and garages. Redesign of the application approved under application number 20/01265/FULL <ul style="list-style-type: none"> ➤ This redesign changes the access from Coldharbour Lane back to the original proposal via the existing driveway to Hague Cottages, with the proposed garages being repositioned to either side of the cottages, set back from the road. ➤ Conservation Officer supports the layout. <p>The Parish Council unanimously agreed to support this application.</p> <ul style="list-style-type: none"> • 21/03764/FULL Lake Wood, Standen Street. Change of Use from Water and Woodland Management to siting of timber shed, implement store <p>Aerial map showing the location, and shed elevations and photos were circulated. The applicant addressed the Parish Council.</p> <ul style="list-style-type: none"> ➤ SITE CONSTRAINTS: <ul style="list-style-type: none"> ○ Agricultural Land Classification Grade 3 ○ Outside LBD1 ○ PRoW WC338 ○ Ancient Woodland +30m buffer area ○ Article 4 direction — Permitted Development Rights removed so planning permission is required ○ AONB <p>Pre-app assessment that a shed is not necessary for supporting management of the woodland/island/pond.</p> <p>Article 4 direction is in place for this area, and covers the whole of the Standen Street Orchard, which is owned by multiple people, and to prevent the separation of the orchard into fenced lots (and potential storage sheds) to protect the character of the orchard. Article 4 is applied by TWBC to remove any permitted development rights so that a planning application must be submitted. In this case, the applicant had erected the shed, this was reported by a neighbour, and this application is as a result of enforcement.</p> <p>The Parish Council unanimously agreed to object to this application for the following reasons:</p> <ul style="list-style-type: none"> ➤ This area of woodland and lake is situated in a secluded rural location within the AONB, outside the LBD, and is designated ancient woodland, and PRoW WC338 passes the woodland at its western boundary. The introduction of any form of building indicative of domestic type use in such a location is incongruous with the surroundings and character of the landscape. ➤ Consent for any form of building here, even a small shed, could potentially lead to an application for a larger structure and set a precedent. ➤ The parish contains far larger areas of woodland and ancient woodland that are managed and where no buildings or structures are present; tools are taken to the site as and when needed. The Parish Council agrees with the pre-app assessment that there is insufficient justification of need for a shed in this location. ➤ An Article 4 directive covers this location and adjoining Standen Street Orchards to control the 	CL
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introduction of domestic paraphernalia, such as fencing and sheds, and the Parish Council recommends refusal of this application to maintain the protection of this landscape.

- **21/03894/FULL Bishopsdale, Biddenden.** Change of Use of land for the siting of five shepherds huts to be used for holiday use within deer park with associated parking and amenity facilities

➤ **SITE CONSTRAINTS:**

- 15M Buffer All Within TWBC see Portal for Site Name — Local Wildlife Sites
- Apps or equivalent only (including reserved matters) — 2 consult KCC on major planning
- Potentially contaminated land +50m Buffer — various sites
- Potentially contaminated land — Various Sites
- Ancient Woodland +30m Buffer Area
- AONB
- Agricultural Land Classification Grade 3
- Outside LBD1
- 1-9 New Dwellings or equivalent, or Major Apps & Res Matters — 3 consult KCC on planning Apps
- Applications — 5 consult KCC on all Planning
- Biodiversity Opportunity Areas
- Potential Archaeological Importance — various sites
- Grade II Listed Bishopsdale

➤ **PRE-APP ADVICE:**

The Pre-App enquiry proposed a significantly more extensive glamping site over the whole Deer Park (TWBC & ABC). This application is of a significantly reduced size and scope in response to the points noted in the Pre-App advice given by TWBC. The Pre- App advice noted:- " It is considered that a campsite use of this land would have benefits in terms of tourism and rural employment and this form of tourism can contribute positively to the local economy in general". It noted that impact on the AONB should be given greater consideration by the reduction/mitigation and consolidation of the proposed development & 'domestic paraphernalia'. In response the proposal has been amended to 5 x Shepherds huts located only on the southern part of the park with parking located outside the park utilising existing facilities and the other previously proposed paraphernalia removed from the site/proposal and application.

➤ **From the planning statement:**

External lighting will be limited to a small downward facing light adjacent to the entrance door of the huts.

➤ **Landscape and Biodiversity Officer comments:**

Does not support the scheme as it stands and recommends the applicant liaises with the HWAONB Unit. He ends with a list of conditions to be applied if the case officer is minded to approve: terms of use, post cessation of use, implementation, landscape and ecological mitigation, landscape works, services and materials, and a long term management plan.

The Parish Council unanimously agreed to support this application with a request for conditions as recommended by the Landscape and Biodiversity Officer at the end of his comment dated 3 December 2021.

c. Other Planning Matters

● **Development of Solar Farm**

- 21/03875/EIASCO EIA Scoping Opinion Ellenden Farm, Water Lane, Hawkhurst TN18 5AX — Development of an 8MW solar farm and 4MW battery energy storage system, and
- 21/03881/EIASCO EIA Scoping Opinion Netters Farm, Attwaters Lane, Hawkhurst TN18 5AT — Development of a 13MW Solar Farm and 4MW Battery Energy Storage System

	<ul style="list-style-type: none"> ➤ Currently only the scoping opinions have been sought ➤ Location plan and layout scoping layout plan were circulated for Netters Farm as next to Benenden boundary. ➤ The Parish Council may comment if an application is submitted. <ul style="list-style-type: none"> • Hilltop Farm Hinksden 20/00039/FULL PLANNING REFERENCE CONSENT 20/00039/FULL ➤ TWBC Planning Compliance Officer had made a site visit and does not consider there to be any major planning breaches worthy of enforcement, but he will keep an eye on it from time to time. ➤ The Parish Council has done all it is able to and will also monitor. <ul style="list-style-type: none"> • Benton Hoppers, Dingledden ➤ The Parish Council contacted TWBC Planning Compliance Officer who made a site visit and does not consider there to be any planning breaches. ➤ The Compliance Officer commented that the works to the hopper huts to the right of the site is part of remedial work to make them habitable as referenced by 21/02144/LDCEX. ➤ The Parish Council noted that there is no reference to the hopper huts on the site plan dated July 2021 for 21/02144/LDCex. The Decision Notice clearly references the two other buildings labelled on the plan, but not the Hopper Huts. The Parish Council to advise the Compliance Officer. 																																																																																					
7. HIGHWAYS, FOOTPATHS & TRANSPORT	Cllr Driver advised that he has reported as a fault the issue of the gateway at the bottom of the path to Hillyfields, as previously discussed, to KCC and this is showing as an “enquiry under investigation”. An issue with the bollards has also been reported and is showing as “work being programmed”.																																																																																					
8. RESOURCING/ FINANCE	<p>a. <u>Monthly Finance</u></p> <p>TRANSACTIONS FROM 1st November 2021</p> <p>Brought forward 92595.09</p> <p>Income</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 20%;"></th> <th style="width: 40%;">Payee</th> <th style="width: 20%;">Reference</th> <th style="width: 20%;">Amount</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>TOTAL 0.00</p> <p>Expenditure</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%;"></th> <th style="width: 30%;">Supplier</th> <th style="width: 30%;">Reference</th> <th style="width: 30%;">Amount</th> </tr> </thead> <tbody> <tr> <td>DD</td> <td>NEST</td> <td>Pension</td> <td>67.80</td> </tr> <tr> <td>DD</td> <td>CF Corporate Finance</td> <td>Copier Lease</td> <td>180.00</td> </tr> <tr> <td>BACS</td> <td>C Levett</td> <td>Yellow Rattle Seed</td> <td>97.00</td> </tr> <tr> <td>BACS</td> <td>C Levett</td> <td>Clerk's Salary</td> <td>909.18</td> </tr> <tr> <td>BACS</td> <td>Edf</td> <td>Public Toilets</td> <td>44.26</td> </tr> <tr> <td>BACS</td> <td>Tenterden Twilight</td> <td>Public Toilets</td> <td>489.60</td> </tr> <tr> <td>BACS</td> <td>Tompsett Landscaping</td> <td>Grounds Maintenance</td> <td>258.00</td> </tr> <tr> <td>BACS</td> <td>BT</td> <td>Office Telephone</td> <td>133.65</td> </tr> <tr> <td>BACS</td> <td>Castle Water</td> <td>Public Toilets</td> <td>33.29</td> </tr> <tr> <td colspan="3">TOTAL</td> <td>2212.78</td> </tr> <tr> <td colspan="3">Reconciled with bank statement 055 30 November 2021</td> <td>90382.31</td> </tr> </tbody> </table> <p>Approved December 2021 Payments</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tbody> <tr> <td>DD</td> <td>NEST</td> <td>Pension</td> <td>67.80</td> </tr> <tr> <td>BACS</td> <td>C Levett</td> <td>Clerk's Salary</td> <td>1086.34</td> </tr> <tr> <td>BACS</td> <td>Edf</td> <td>Public Toilets</td> <td>43.42</td> </tr> <tr> <td>BACS</td> <td>Tenterden Twilight</td> <td>Public Toilets</td> <td>519.60</td> </tr> <tr> <td>BACS</td> <td>Tompsett Landscaping</td> <td>Grounds Maintenance</td> <td>90.00</td> </tr> <tr> <td>BACS</td> <td>Business Stream</td> <td>Public Toilets</td> <td>52.14</td> </tr> <tr> <td>BACS</td> <td>HMRC</td> <td>Employer Contributions</td> <td>282.32</td> </tr> </tbody> </table>		Payee	Reference	Amount						Supplier	Reference	Amount	DD	NEST	Pension	67.80	DD	CF Corporate Finance	Copier Lease	180.00	BACS	C Levett	Yellow Rattle Seed	97.00	BACS	C Levett	Clerk's Salary	909.18	BACS	Edf	Public Toilets	44.26	BACS	Tenterden Twilight	Public Toilets	489.60	BACS	Tompsett Landscaping	Grounds Maintenance	258.00	BACS	BT	Office Telephone	133.65	BACS	Castle Water	Public Toilets	33.29	TOTAL			2212.78	Reconciled with bank statement 055 30 November 2021			90382.31	DD	NEST	Pension	67.80	BACS	C Levett	Clerk's Salary	1086.34	BACS	Edf	Public Toilets	43.42	BACS	Tenterden Twilight	Public Toilets	519.60	BACS	Tompsett Landscaping	Grounds Maintenance	90.00	BACS	Business Stream	Public Toilets	52.14	BACS	HMRC	Employer Contributions	282.32	
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9. ENVIRONMENT & MAINTENANCE	<p>a. <u>Beacon Field Wild Flower Meadow</u></p> <ul style="list-style-type: none"> • 2nd December volunteer day planned in conjunction with Bumblebee Conservation Trust went ahead with 8 volunteers. • Several large patches were strimmed and raked to expose bare soil. This was mostly on the previously worked area although the area between the saplings in the corner of the field next to the school building was also strimmed and cleared. • All patches were sown with Yellow Rattle and planted with plugs of Teasel, Mallow and Knapweed (40 in all). • There was some sowing of EM5 seed mix (which is similar to the EM4 mix originally specified). • Hopefully the remainder can be harrowed in the spring and the whole meadow restored next year. • Cllr Driver suggested making a donation to the Bumblebee Conservation Trust. • Cllr Thomas thanked Cllr Driver for all his work on this so far. <p>b. <u>Public Toilets</u></p> <ul style="list-style-type: none"> • BMS Electrical quoted £405.90 + VAT (approved by the Resourcing Group) to separate the time locks and lighting for the men's and ladies' toilets so that they can be operated separately. Scheduled to be carried out on 16th December. • BMS do not install CCTV cameras but will quote for the cabling. • The Clerk is seeking quotes to repair the hole in the ladies' toilets roof. <p>c. <u>Queen's Green Canopy</u></p> <ul style="list-style-type: none"> • The two service trees, along with the saplings for BVT, are to be delivered this week. • Cllrs Cochrane and Driver offered to make arrangements for planting the trees. <p>d. <u>Parish Wells</u></p> <ul style="list-style-type: none"> • The Clerk has approached BVT to host a crowdfunding page on behalf of the Parish Council. • BVT's Finance Committee meets on Tuesday 14th December and will discuss. 	<p>CL</p> <p>SC/PD</p>																												

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

	<ul style="list-style-type: none"> The Shop will be approached for support. CLr Thomas to draft a magazine article. 	JL NT
10. VILLAGE ORGANISATIONS/ COMMUNITY	CLr Hagan advised that donations have been made to Catching Lives and foodbanks.	
11. COMMUNICATIONS	Nothing to report.	
12. CORRESPONDENCE/ PARISHIONERS' QUESTIONS	a. <u>KALC Community Award Scheme 2022</u> KALC has launched its annual community award scheme. Nominations are to be submitted by 14 th February 2022. The Parish Council unanimously agreed to adopt the Scheme. Parish Councillors to consider appropriate nominees.	ALL
13. MEETING DATES 2022	January 17 th , February 21 st , March 21 st , April 25 th , May 16 th , June 20 th , July 18 th , September 19 th , October 17 th , November 21 st , December 12 th	
DATE OF NEXT MEETING	Parish Council Meeting Monday 17 th January 2022, 7pm, Quinlan Centre Benenden Hospital	
	The meeting closed at 8.45 pm	

C Levett, Clerk to the Parish Council, 13th December 2021