

PARISH COUNCIL OF BENENDEN

Minutes of the Ordinary Meeting of the Parish Council held on Monday 18th January 2021, 7pm remote meeting via Zoom

Present	Cllrs Beveridge, Cochrane, Driver, Grant, Lewis, Skeet and Thomas	
In Attendance	Cllrs Holden and Warne; C Levett, Clerk.	
Item		Action Responsibility
1. APOLOGIES	Apologies were received from Cllrs Cruse and Dawlings.	
2. DECLARATION OF INTERESTS	Cllr Thomas declared an interest in planning application 20/03741/FULL Green Briars, Cranbrook Road.	
3. MINUTES OF PREVIOUS MEETING	The Parish Council minutes from the meeting held on 14 th December 2020 were unanimously approved as a correct record of the meeting.	
4. MATTERS ARISING AND OUTSTANDING ITEMS	<p>a. <u>KALC Community Awards Scheme 2021</u> Nomination must be submitted by 12th February.</p> <p>b. <u>War Memorial</u> A note has been published online looking for someone to maintain the War Memorial Garden for approximately 4 hours per month between April and November. This will also be published in the magazine. One person so far has come forward to volunteer to carry out this role. The Parish Council will decide on appointment at the next Parish Council meeting.</p> <p>c. <u>Iden Green Well</u> Cllr Lewis advised that there is damage to the Iden Green Well roof. There is moss which needs removing and damage to the ridge and tiles but it is not clear if there are any issues with the wood or felt. Photographs had been circulated. It was agreed to make contact with TWBC to establish if any LBC consent is required, and for a proper assessment to be carried out.</p>	
5. REPORTS BY COUNTY/ BOROUGH COUNCILLORS	<p><u>TWBC</u></p> <ul style="list-style-type: none"> • Covid -19 Vaccine and Testing Vaccination Centres are the responsibility of Primary Care Networks and the Weald PCN will not be providing one. Vaccines for Cranbrook GP Practices are being provided at Headcorn and Ticehurst, although there were some initial issues at Headcorn due to delivery of doses falling far short. There is a need to address those who are unable to travel to a centre. Furloughed BC staff have been offered to help with contacting residents for appointments. TWBC has been involved in identifying sites for testing. The Assembly Hall is being used for asymptomatic tests being overseen by Army. Testing centres have been established at Knights Park in Tunbridge Wells and the Vestry Hall in Cranbrook. • Local Plan Regulation 19 Pre-Submission is currently going through the committee process and will be addressed by Full Council on 3rd February and voted on. The bulk of development is taking place in the north of the Borough outside the AONB. The housing allocations for Cranbrook and Hawkhurst have reduced by several hundred with additions to Paddock Wood, Capel, Pembury and Southborough. If the community supports Benenden's NDP this will from part of the Local Plan. • Budget This be presented to Full Council for approval at the end of February. TWBC generates significantly more income from fees and charges than it does from Council Tax and lockdown has significantly impacted this and is unlikely to return to pre-pandemic levels. Rather than making savings at this juncture by reducing services, TWBC plans to draw on reserves. TWBC spends significant funds on maintaining property assets and two major assets (Town Hall and Assembly Hall) have been vacant for most of the last 10 months. The need to continue owning and maintaining some property assets will need extensive review. • Bishopsden Steve Baughen has not yet addressed the concerns which Cllr Dawlings had raised with him. • Cranbrook and Sissinghurst Neighbourhood Plan Cllr Warne advised that the Regulation 14 consultation comments are currently being considered. • Cranbrook Community Centre Cllr Warne reported that the Parish Council had voted to 	

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>proceed to the next stages.</p> <p><u>KCC</u></p> <ul style="list-style-type: none"> • Environment and Transport Committee will be opposing a government 48 tonne intermodal freight trial consultation. KCC would like to see more freight moved from road to rail. • Neonicotinoid Pesticides which were previously banned in the EU are being reintroduced in East Anglia to protect sugar beet crops.' • Brexit There was some stockpiling before Christmas and some hauliers have paused goods' transport to see how things are working out. Some have been fined for not having the relevant documentation and many illegally parked lorries have been clamped. • Budget Reserves will be used against the deficit left by Covid. <p>CLlr Skeet raised concerns about new temporary 5T lorry limits past Castleton Oak crossroads. CLlr Skeet to email CLlr Holden with details.</p>	MS
6. REPORTS BY CHAIR AND PARISH COUNCILLORS	Bi-weekly KALC Area Committee meetings continue, which the Clerk is attending. William Benson had reported vaccine and testing updates to the last meeting.	
7. BENENDEN ACTION TEAM	No report.	
8. NDP	TWBC is currently summarising comments to the Regulation 16 consultation (approximately 133 responses received) and is in the process of appointing an independent examiner. It is likely that an examination will take place mid/end February.	
9. PLANNING	<p>a. <u>Applications</u></p> <ul style="list-style-type: none"> • 20 03492 FULL and 20 03493 LBC Woodcock Inn, Woodcock Lane Single storey rear extension and alterations to public house. <p>⊞ Roofline of orangery ties in with existing rooflines of two-storey part of building ⊞ Bifold doors opening onto rear garden – not unusual for modern features to be added without causing harm to appearance ⊞ Extension to kitchen will be an attribute to the pub as existing kitchen is very small. Will also provide staff wc and changing, plus disabled wc ⊞ Access to orangery will be via existing French doors leading to garden - no loss to original structure ⊞ Conservation Officer has not made any comment ⊞ Pre-app advice sought and advice received 'Supportive of rear extension and kitchen extension and would have a positive impact on significance of Listed Building.' ⊞ Relevant policies under NPPF and TWBC LP2006 quoted in D&A Statement and Heritage Statement and proposal appears to comply. TP5 KCC Vehicle Parking Standards requires one space provided for customers per 10 sqm. There is a large adjacent car parking area and will not impact on road network ⊞ Note BNDP Policy BE7 encourages existing businesses to grow.</p> <p>The Parish Council unanimously agreed to support this application.</p> <ul style="list-style-type: none"> • 20 03693 FULL The Old Barn, Nineveh Lane Installation of automatic wooden gate on driveway. <p>⊞ Previously a five-bar gate in same location ⊞ Propose to install traditional five-bar wooden gate in keeping with agricultural nature of area ⊞ PRoW WC364 very close to LHS of driveway — gate is to prevent walkers from missing the footpath and wandering into garden and farm ⊞ Buzzer for automatic entry will be located on RHS post ⊞ Posts to be replaced as existing ones are old and rotten ⊞ Post and rail fencing to be replaced as old and in very poor condition.</p> <p>The Parish Council unanimously agreed to support this application.</p> <ul style="list-style-type: none"> • 20 03727 FULL and 20 03728 LBC Mill Street House, Mill Street, Iden Green Timber 	

orangery.

Conservation Officer comment : applications propose a large, contemporary orangery extension to the rear elevation of the grade II listed Mill Street House. A comprehensive design and access/heritage statement has been submitted, justifying the works as a requirement for better-lit and larger living spaces, and as a complementary contemporary form with sympathetic materials. Whilst I appreciate the approach of a simple, contemporary form and the use of a flat roof to reduce visual impact, in my view it does contrast with the house and would not be considered subservient. The size of it, use of materials, and the lantern light would be a visual detractor from the simple rear elevation, which (apart from the right hand side extension) is the oldest part of the house. It would also involve removal of some of the oldest brickwork, as I understand it, of the house. The kitchen was already extended in 1996 and a part of the side wall of the original hall house lost then. Further incremental loss (I refer to Historic England's guidance note HEAN3: Making Changes to Heritage Assets) is harmful to the significance of the listed building. The statement has been made that the existing arrangement is too small and not well lit. I could support changes to the catslide or walls of the 1996 extension to create more light, as an alternative. Taken together, the size of the extension, loss of historic fabric, and insufficient justification for the harm which would be caused, means that I am unable to support these applications.

The Parish Council unanimously agreed to object to this application for the reasons given by the Conservation Officer.

- **20 03741 FULL Green Briars, Cranbrook Road** First floor extension over existing garage.

△ Existing garage (open oak barn style with slate roof and cat slide roof to RHS accommodating small workshop) granted permission 2013 △ Piled foundations to protect nearby trees which will be adequate to support proposed first floor adaptation △ Existing footprint will be retained, RHS cat slide will be replaced by a gable end to increase first-floor accommodation △ Dormer window to be added to front elevation △ Garage is positioned on LHS of driveway with open front car ports facing towards house/garden △ Existing garage is 7.5m x 6.5m x 4.1m high. New height will be 5.6m △ Materials will be as existing △ Proposal is simply referred to as an attic room so will be very much ancillary to main house.

The Parish Council unanimously agreed to support this application.

- **20 03267 FULL Cleveland Farm, Green Lane** Conversion of The Granary to form two residential units; Demolition of all other buildings on site and the erection of four new residential dwellings with associated landscaping.

A very comprehensive report by Cllr Grant had been circulated detailing the application and how it complies with relevant local and national policies as well as matters which raised concerns or needed addressing. Cllr Thomas to draft a response to the application.

b. Other Planning Matters

Land off Hinksden Road

Cllr Thomas had written to Rob Campbell, TWBC Planning Compliance Officer, reporting the number of concerns raised by the Parish Council and local residents regarding activities and vehicles/mobile homes on site.

Rob Campbell responded that he had visited the site. Works are progressing slowly as land

PG

	<p>drainage needs to be sorted. The barn footings are in place and steels arriving soon. There are a number of vehicles on the site which are necessary for the works being carried out. Anything stored in the barn will be agricultural, and that can be checked once the barn is built. Rob Campbell is satisfied that there are no breaches of Planning thus far.</p> <p>Land at Goddards Green and Top of Walkhurst Road</p> <p>Cllr Thomas had contacted the new owners of the former Martins Fruit Packers site and they advised that they are trying to landscape the soil with the intention to seed in the spring and let grass grow. They commented that the ground next to Walkhurst Road was already a mess due to cars parking off the road, which had destroyed the grass and caused ruts in the mud and was one of the reasons they had built a mound with the earth they have deposited. They may consider installing timber posts as vehicles are parking on the public footpath.</p>																															
10. HIGHWAYS & TRANSPORT	<p>The Clerk had contacted Horsmonden who had advised the following regarding the crossroads :</p> <ul style="list-style-type: none"> ➤ Consultants carried out an appraisal of the village at a cost of £3,500, paid for by the Parish Council. Additional fees included a civil engineering/design fee of £4,500, topographic surveys etc. ➤ Works carried out : repeater 30 mph markers on road; realignment of white lines; gateway features on all four entrances to the village; additional speed indicator sign to monitor traffic speeds and alert drivers. This all had to be approved by Highways and the cost, paid for by the Parish Council, was approximately £20,000. ➤ Total cost was close to £35,000, although a grant was received from the County Councillor to cover cost of a new speed indicator device. ➤ Following a number of accidents at the crossroads the local MP became involved and KHS agreed to and paid for : double yellow lines in some places around the crossroads; a coloured surface on both sides of the crossroads; installation of clearer STOP signs; painted STOP on the road. <p>Cllr Driver had produced a report comparing road signage at Horsmonden and Benenden. It was agreed that Cllr Driver would initially research costs for new and improved signage at Benenden crossroads.</p>	PD																														
11. RESOURCING / FINANCE	<p>a. <u>Monthly Finance</u></p> <p>FINANCE REPORT – TRANSACTIONS FROM 1st December 2020</p> <p>Brought forward 92244.60</p> <p>Income</p> <table border="1" data-bbox="359 1361 1193 1435"> <thead> <tr> <th>Payee</th> <th>Reference</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table> <p>TOTAL 0.00</p> <p>Expenditure</p> <table border="1" data-bbox="261 1525 1193 1832"> <thead> <tr> <th>Supplier</th> <th>Reference</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td>DD John Lewis</td> <td>Broadband</td> <td>9.92</td> </tr> <tr> <td>Unity Bank Trust</td> <td>Service Charge</td> <td>23.55</td> </tr> <tr> <td>BACS C Levett</td> <td>Clerk's Salary</td> <td>947.32</td> </tr> <tr> <td>BACS Thompsett Landscaping</td> <td>Grounds Maintenance</td> <td>258.00</td> </tr> <tr> <td>BACS The Solar Centre Ltd</td> <td>Christmas Lights</td> <td>114.97</td> </tr> <tr> <td>BACS The Bull</td> <td>Neighbourhood Plan</td> <td>74.70</td> </tr> <tr> <td>BACS Zoom Video Communications</td> <td>Remote Meetings</td> <td>14.39</td> </tr> </tbody> </table> <p>TOTAL 1442.85</p> <p>Reconciled with bank statement 040 31st December 2020 90801.75</p> <p>Approved January 2021 Payments</p>	Payee	Reference	Amount				Supplier	Reference	Amount	DD John Lewis	Broadband	9.92	Unity Bank Trust	Service Charge	23.55	BACS C Levett	Clerk's Salary	947.32	BACS Thompsett Landscaping	Grounds Maintenance	258.00	BACS The Solar Centre Ltd	Christmas Lights	114.97	BACS The Bull	Neighbourhood Plan	74.70	BACS Zoom Video Communications	Remote Meetings	14.39	
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	BACS	C Levett	Clerk's Salary	947.32	
	BACS	Thompsett Landscaping	Grounds Maintenance	90.00	
	BACS	TP Jones	Payroll Q3	57.60	
	BACS	Tenterden Twilight	Public Toilets	410.00	
	BACS	ASL	Printing	8.54	
	BACS	EDF Energy	Public Toilets	42.48	
	BACS	HMRC	Employer Contributions Q3	161.46	
	TOTAL			1727.32	
12. CORRESPONDENCE/ PARISHIONERS' QUESTIONS	Further enquiries had been received from parishioners regarding the bequest of land in Walkhurst Road for allotments. There has been no further contact from the solicitors. The Clerk to follow up.				CL
13. ITEMS FOR FUTURE CONSIDERATION	Cllr Thomas thanked those who had helped with the Christmas tree and it was agreed that a tree should be placed on The Green every year and that more lights should be ordered.				NT
DATE OF NEXT MEETING	Monday 15 th February 2021 7pm, remote details to be confirmed.				
	The meeting closed at 9.05pm				

Clerk to the Parish Council, 18th January 2021