

PARISH COUNCIL OF BENENDEN

Minutes of the Parish Council meeting held on Monday 18th October 2021, 7pm, Quinlan Centre, Benenden Hospital

Present	Cllrs Beveridge, Cochrane, Cruse, Grant, Hagan, Lewis, Driver and Thomas	
In Attendance	Cllr Holden; C Levett, Clerk; PCSO Oliver Underdown; 2 parishioners.	
Item		Action Responsibility
1. APOLOGIES	Apologies were received from Cllr Skeet and Cllrs Dawlings 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 20 th September 2021 were unanimously approved as a correct record of the meeting.	
4. MATTERS ARISING AND OUTSTANDING ITEMS	a. <u>Parish Councillor Co-option</u> : Guy Hagan was welcomed by Cllr Thomas and formally co-opted as a member of Benenden Parish Council.	
5. REPORTS BY COUNTY/ BOROUGH COUNCILLORS	<p>Cllr Holden reported the following :</p> <ul style="list-style-type: none"> • High Weald Academy Closure it is very regrettable that the area will be without a non-selective school. The current number of pupils on roll is 275 and needs at least 200 more to make it viable. KCC had intervened to provide support, but parents choose to send their children elsewhere. Discipline, truancy and social issues have had an impact and these need addressing. Based on well-trying and tested calculations only 10-15 places would be filled per year from 900 houses from proposed development. KCC's priority is to ensure that the education of the pupils affected is impacted as little as possible and to consider travel implications for those moving schools. • Chairing an Environmental Conference on 3rd November. • Chairing online Kent's Plan Bee Summit on 23rd November. The Parish Council asked about the remit of Plan Bee, which is to lead and encourage local communities to improve food sources and habitat for pollinators. • Lorry Campaign more meetings are to take place regarding Part 6 of the Traffic Management Act which would extend KCC's powers to enforce various traffic offences. 	
6. REPORTS BY CHAIR AND PARISH COUNCILLORS	<p>Cllr Thomas reported from meetings attended - KALC meeting held on 29th September hosted by Goudhurst Parish Council and TWBC Parish Chairs meeting held on 5th October via zoom.</p> <ul style="list-style-type: none"> • TWBC is encouraging all to sign up to its online alerts portal to "know what's happening in your area with the latest news and events from the borough direct to your inbox. New planning applications near you, bin day reminders, local events, garden waste updates and more" via #StayConnectedTW or https://tunbridgewells-self.achieveservice.com/AchieveForms • Queens Green Canopy: covered elsewhere on the agenda. • TWBC Head of Planning, Steve Baughen, set out a planning training programme for Parish Councils via Zoom on the first Thursday evening in December, March and October. An annual training session will be held on the first Thursday in June. • The Local Plan Pre-Submission consultation concluded with less representations submitted than for Regulation 19, and no additional issues raised. Submission to the examiner has been held up because of NPPF updates but should be submitted February 2022. The 30 year "vision" required for those LPAs putting forward "garden villages" does not apply to TWBC as its plan has already progressed sufficiently. • It is thought that the Government's Planning white paper may be watered down or even scrapped. It would appear the government is moving back to planning from grass roots (ie parish councils) upwards. It is thought that this will put more emphasis on NDPs. • There is a lot S106 monies coming in. • TWBC is becoming tougher on breaches of planning and enforcement issues. • High Weald Academy: covered elsewhere on the agenda. 	
7. PLANNING	<p>a. <u>Neighbourhood Development Plan</u>:</p> <ul style="list-style-type: none"> • The final, amended and Examination-approved version of the Plan has been sent to TWBC. It is 	

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.

likely that the referendum will take place early next year, and before the commencement of the TWBC Local Plan hearings. Cllr Thomas thanked Cllrs Beveridge and Grant again for their input and work on this.

- Cllr Driver asked if hard copies of the Plan would be available. It is hoped that copies will be available at the Shop and the Office/Village Hall. Paul Tolhurst is writing about a different aspect of the Plan each month in the Village Magazine. Parishioners are encouraged to ask questions about anything which needs clarifying.

b. Applications

- **21/02575/FULL Land At Nineveh Lane** Installation of a reservoir for horticultural irrigation purposes, pump house, and extension to an existing farm track
 - Site area: 0.86 ha. Reservoir area: 0.65ha storage capacity of 5,600 cubic metres.
 - Pump house — timber cladding stained in dark colour, profiled steel roof in brown colour. 6m x 3m x 3.15m high. Floor area: 18 sq.m. Very large for a pump house. Located to south of the proposed reservoir.
 - Native hedgerows with stock fencing.
 - Free draining rolled crushed hardcore track. 2 rows of ‘wheelings’ to reduce landscape impact.
 - Required for irrigation of horticultural hedgerow plant growing for Hope Grove Nurseries.

Hope Grove Nurseries operates from a 1ha site in Tenterden, a 9ha site in Sandhurst and 33ha at Nineveh. Production at Nineveh is scheduled for 60,000 root-balled hedge plants per year to sell in the winter season and a further 60,000 intermediate sized plants for potting on at the main nursery site at Tenterden to sell through the summer season. The first crops will be ready in autumn 2023.

The Design and Access Statement is comprehensive, but a number of questions had been raised by the Parish Council, local residents and planning officers to which the applicant responded :

- ❖ Water source – it is hoped that this will come from winter run off.
- ❖ Size of reservoir – this was determined based on a specific calculation for the number of plants.
- ❖ Size and height of pump house – this is based on the equipment which needs to be housed, and will be clad with natural looking timber and more trees and hedges planted to help soften and screen. It is hoped that the pump will be electrically operated.
- ❖ Concerns about Public Rights of Way and accessibility – all comments were noted by the applicant, and this will be managed by the applicant, who will work with KCC’s PRow Officer.

The Parish Council unanimously agreed to support the application.

- **21/02947/FULL Under Mount Cranbrook Road.** Change of use of land from agricultural to equestrian; erection of proposed stables and associated riding menage, tractor store and muck heap.

Property visited recently for application for the extensive remodelling to the house. BPC supported the application and TWBC approved it on 9/9/21.

- a two-part, single storey stable building which features 4 stables, hay store, feed room, tack room and covered walkway. ‘U’ shaped timber framed building, sitting on a 2-course brick plinth. Horizontal timber weatherboarding
- associated fenced yard with gates, a vehicular parking and turning area, a fenced 40 x 20m menage with gated access
- associated vehicle track, entrance drive and gate
- single storey tractor store
- associated muck heap
- All exclusively for the private use of the applicant and family.
- The entrance drive will be off the existing driveway to the left. Location of the stables has been

- chosen to minimise alterations to the existing trees.
- Equestrian floor space 138.20 sq.m - note that there are no welfare facilities
- Lack of detail about the menage — the D&A statement and plans do not show the location of the menage.
- There is no mention of mitigating biodiversity.
- The Landscape and Biodiversity Officer has yet to comment.

The Parish Council objects to the proposed location of the menage :

- The property is outside the LBD and within the AONB. The character of the landscape setting along this section of the Cranbrook Road is that of large houses with driveways and front gardens; a residential domestic scene predominates. Under Mount itself is set back within its plot from the road, and has a considerably larger land curtilage comprising residential and agricultural land.
- The application lacks detail about how the menage is to be facilitated within the proposed confined green field space at the road frontage and there is no mention of mitigation for biodiversity, or detail of how the existing trees, both fronting the road and those between the field and the house/driveway, will be affected and/or protected.
- A menage fronting the road will be incongruous in this location and is contrary to current Local Plan Policies: EN1 and EN25.
- Under EN1 The nature of the proposed use is not compatible with neighbouring uses i.e. the frontages to the road are domestic, residential gardens and driveways, and
- Under EN25 paras. 1 & 2 the proposal would have a more than minimal impact on the landscape character of the locality and a detrimental impact on the landscape setting.

The Parish Council requests that the menage is repositioned away from the road, closer to the proposed stable block to prevent what will otherwise be a spreading development across the property.

- **21/03277/SUB Beacon Hall House, Rolvenden Road** Submission of details in relation to Condition 1 (Date of Commencement), Condition 2 (Approved Plans), Condition 3 (External Materials), Condition 4 (Proposed Fencing), Condition 5 (Proposed Ecological Enhancement), Condition 6 (External Lighting), Condition 7 (Foul Sewage Treatment) and Condition 9 (Landscaping Scheme) of 19/00779/FULL

This is a submission of detail following consent for the conversion of stables into a detached dwelling under 19/00779/FULL which BPC supported and requested outdoor lighting conditions. TWBC granted on 28/6/2019 with numerous conditions including external lighting.

- A comprehensive and satisfactory submission answering all the conditions can be supported, with the exception of the outdoor lighting.
- The plan indicates the position of the lights, which are on every elevation giving a total of 12 but the majority of these are manually operated.

The Parish Council unanimously agreed to object to the proposal in respect of Condition 6 (External Lighting) :

- Benenden is a rural parish in the High Weald AONB and has an intrinsically dark landscape. The proposal for 12 external lights, of which only one or two would be PIR operated, is excessive and is contrary to current Local Plan Policy EN8 (and EN 8 of the Pre-Submission Local Plan), the High Weald AONB Management Plan Objective OQ4 (install outside lighting only when needed), and the emerging (currently progressing towards referendum) Benenden Neighbourhood Plan Policy BD5.
- The Parish Council requests that the number of external lights is reduced to locations where they are needed and that all are operated by PIR.

	<ul style="list-style-type: none"> • 21/03398/LBC Cattsford, Dingledean Listed Building Consent: Installation of 2 no. recessed conservation rooflights within catslide roof. <p>The Parish Council unanimously agreed to support this application.</p> <ul style="list-style-type: none"> • 21/03388/LBC Cattsford, Dingledean Listed Building Consent: Removal of rendered chimney on North West elevation. <p>The Parish Council unanimously agreed to support this application.</p> <p><u>c. Other Planning Matters</u></p> <p>i. <u>Wastewater Works Upgrade</u></p> <ul style="list-style-type: none"> • The Parish Council had again contacted Trant stating that it felt that the amount of cutting and trimming proposed would distinctly alter and detract from the character and appearance of the lane and again requested that an alternative method of transport be sought for the equipment required. • Trant responded that the equipment will be deconstructed to enable it to come to site in smaller deliveries (although this will increase the number of vehicular movements) and is confident that this can happen without the trimming of trees. • However, the project does require a kiosk to house the control panel for the site which cannot be split and reconstructed on site and its delivery will require some of the overhanging branches that are currently restricting highway access to be trimmed. This delivery is not an abnormal load and can be delivered by a heavy goods vehicle. Trant will liaise with KCC Highways and the individual residents affected. 	
8. HIGHWAYS, FOOTPATHS & TRANSPORT	<p><u>a. Rural Speeding</u></p> <ul style="list-style-type: none"> • Cllr Driver and PCSO Oliver Underdown had met and discussed speeding in Iden Green and Benenden. • On 12th October PCSO Underdown attended with a Police Officer to carry out speeding enforcement, but with road works at both ends of Iden Green there were no cars travelling over 30mph. In East End one ticket and eight warning letters for speedwatch were issued. Although these figures are not high, the presence of visible enforcement slowed many drivers and engaged the public. • PCSO Underdown will carry out more police speedwatch to raise awareness and show a police presence. He offered support to the village speedwatch group and has arranged some speedwatch with police cadets. He has also contacted a Police Officer who trains Special Constables to see if they can offer any assistance. • Cranbrook will have 2 warranted Police Officers attached to the team for 16 weeks from mid-November and PCSO Underdown will request that they carry out speed enforcement. <p>PCSO Underdown was thanked for his support and time with this issue.</p> <ul style="list-style-type: none"> • Cllr Lewis reported two accidents in Iden Green. Parish Councillors were reminded to report any accidents or near misses to the Clerk, so that these can be added to the Parish Council log, and to encourage parishioners to do the same. <p><u>b. Removed Vehicle Activated Warning Sign</u></p> <ul style="list-style-type: none"> • The interactive stop sign on New Pond Road had been reported faulty some time ago. Due to the age of the sign a full repair was not possible and the sign was removed and replaced with an appropriate Statutory Fixed Plate Sign. • Highways is unable to fund a replacement Vehicle Activated Sign and any new installation would need to have a permitted display and be in an alternative appropriate location. For a replacement sign to be installed through alternative funding (approx £7,500), Highways requires evidence demonstrating that there is an ongoing safety issue where a Vehicle Activated Sign would be effective. This would need to include results of a recent Speed Survey and details of any other traffic calming measures present or considered. 	

	<ul style="list-style-type: none"> • Cllr Driver advised that all three signs which were reported faulty on the approach to the crossroads have now been replaced. <p>c. <u>Notices on Verges</u></p> <ul style="list-style-type: none"> • Cllr Cruse again raised the issue of notices on verges advertising events and some parking which makes sightlines at junctions hazardous. • The Parish Council repeated its wish that no notices are displayed at all at Benenden Crossroads and that any notices should be removed immediately after an event. 																																																																
<p>9. RESOURCING/ FINANCE</p>	<p>a. <u>Monthly Finance</u></p> <p>TRANSACTIONS FROM 1st September 2021</p> <p>Brought forward 77588.86</p> <p>Income</p> <table border="1"> <thead> <tr> <th>Payee</th> <th>Reference</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td>TWBC</td> <td>Precept</td> <td>19825.00</td> </tr> </tbody> </table> <p>TOTAL 19825.00</p> <p>Expenditure</p> <table border="1"> <thead> <tr> <th>Supplier</th> <th>Reference</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td>DD John Lewis</td> <td>Broadband</td> <td>10.43</td> </tr> <tr> <td>DD NEST</td> <td>Pension</td> <td>67.80</td> </tr> <tr> <td>BACS Fox Construction</td> <td>Village Sign</td> <td>573.52</td> </tr> <tr> <td>BACS C Levett</td> <td>Clerk's Salary</td> <td>909.18</td> </tr> <tr> <td>BACS Edf</td> <td>Public Toilets</td> <td>40.53</td> </tr> <tr> <td>BACS Tenterden Twilight</td> <td>Public Toilets</td> <td>615.00</td> </tr> <tr> <td>BACS Tompsett Landscaping</td> <td>Grounds Maintenance</td> <td>258.00</td> </tr> <tr> <td>BACS HMRC</td> <td>Employer Contributions Q2</td> <td>157.59</td> </tr> <tr> <td>Fee Unity Trust Bank</td> <td>Quarterly Charge</td> <td>18.00</td> </tr> </tbody> </table> <p>TOTAL 2650.05</p> <p>Reconciled with bank statement 053 30 September 2021 94763.81</p> <p>Approved October Payments</p> <table border="1"> <tbody> <tr> <td>DD John Lewis</td> <td>Broadband</td> <td>10.43</td> </tr> <tr> <td>DD NEST</td> <td>Pension</td> <td>67.80</td> </tr> <tr> <td>BACS edf</td> <td>Defibrillator</td> <td>108.71</td> </tr> <tr> <td>BACS C Levett</td> <td>Clerk's Salary</td> <td>909.18</td> </tr> <tr> <td>BACS edf</td> <td>Public Toilets</td> <td>42.00</td> </tr> <tr> <td>BACS Tenterden Twilight</td> <td>Public Toilets</td> <td>612.00</td> </tr> <tr> <td>BACS Tompsett Landscaping</td> <td>Grounds Maintenance</td> <td>333.00</td> </tr> <tr> <td>BACS TP Jones</td> <td>Payroll Q2</td> <td>57.60</td> </tr> <tr> <td>BACS Iden Green Pavilion</td> <td>Meeting Hire</td> <td>28.00</td> </tr> </tbody> </table> <p>TOTAL 2168.72</p>	Payee	Reference	Amount	TWBC	Precept	19825.00	Supplier	Reference	Amount	DD John Lewis	Broadband	10.43	DD NEST	Pension	67.80	BACS Fox Construction	Village Sign	573.52	BACS C Levett	Clerk's Salary	909.18	BACS Edf	Public Toilets	40.53	BACS Tenterden Twilight	Public Toilets	615.00	BACS Tompsett Landscaping	Grounds Maintenance	258.00	BACS HMRC	Employer Contributions Q2	157.59	Fee Unity Trust Bank	Quarterly Charge	18.00	DD John Lewis	Broadband	10.43	DD NEST	Pension	67.80	BACS edf	Defibrillator	108.71	BACS C Levett	Clerk's Salary	909.18	BACS edf	Public Toilets	42.00	BACS Tenterden Twilight	Public Toilets	612.00	BACS Tompsett Landscaping	Grounds Maintenance	333.00	BACS TP Jones	Payroll Q2	57.60	BACS Iden Green Pavilion	Meeting Hire	28.00	
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<p>10. ENVIRONMENT & MAINTENANCE</p>	<p>a. <u>Beacon Field - Wild Flower Meadow</u></p> <ul style="list-style-type: none"> • Cllrs Driver and Thomas had sought further advice on how to turn Beacon Field into a meadow and a number of suggestions had been put forward. The Parish Council agreed that the field should be harrowed as soon as possible. Councillors to approach local farmers to see if they would be willing to carry out harrowing. • Cllr Driver is meeting with the Bumblebee Conservation Trust. • The Clerk to order the yellow rattle seed. <p>b. <u>Parish Wells</u></p> <p>Report received from Cllr Grant :</p> <p>The Queen's Well, The Street, Benenden – Grade II Listed Entry Number: 1085200</p> <p>Pump House, Standen Street, Iden Green – Grade II Listed Entry Number: 1281416</p> <p>Quotes for repair:</p> <p>➤ Benenden Well: Total per quote: £10,749 plus £4,440 for stone plinths = £15,189</p>	<p>PD CL</p>																																																															

	<ul style="list-style-type: none"> ➤ Iden Green Well: Total per quote: £15,252 ➤ Total Estimated cost of repairs for both wells: £30,441 • Details of a number of funding sources that had been researched had been circulated, with only one possible grant being available for this project. • The Architectural Heritage Fund offers funding to parish councils. Applications of up to £15,000 can be submitted at any time and a decision made in 6 to 8 weeks. Projects over £15,000 are considered by the Grants Panel and the current deadline for submission is 10 January 2022 for a decision in March 2022. Work cannot be started before applying for a grant. • The Parish Council unanimously agreed to complete a project enquiry form, to consider an appeal to the village and include an article about the wells in the Magazine. <p>c. <u>The Queen's Green Canopy – Platinum Jubilee</u></p> <ul style="list-style-type: none"> • A tree planting initiative to mark Her Majesty's Platinum Jubilee in 2022 invites people from across the United Kingdom to "Plant a Tree for the Jubilee" https://queensgreencanopy.org/. TWBC supports this initiative and is seeking pledges from organisations to work with them to plant trees in the Borough for The Jubilee. Information from TWBC had been circulated. • A request to TWBC for free saplings to be made by end of October. • The Parish Council unanimously agreed that it would like to see some tree planting (wild service, bird cherry, black mulberry and judas trees) at Iden Green Recreation Ground. The Clerk to discuss with Benenden Village Trust and order trees. <p>d. <u>Public Toilets</u></p> <ul style="list-style-type: none"> • Another incident has been reported at Benenden and there have been further incidents in Goudhurst, despite a number of deterrents in place. • The Parish Council agreed its next steps. <p>PCSO Underdown was thanked for his support and time with this issue.</p>	<p>PG NT</p> <p>CL</p>
11. VILLAGE ORGANISATIONS/ COMMUNITY	<p>a. <u>Closure Of The High Weald Academy</u></p> <ul style="list-style-type: none"> • Communication from Cranbrook and Sissinghurst and Staplehurst Parish Councils had been circulated expressing the shock at the decision to close the school and detailing action taken to try to reverse the decision. • The Parish Council unanimously agreed to support the proposed action. Cllr Thomas to write to Chairman of Cranbrook and Sissinghurst Parish Council. <p>b. <u>Benenden Village Trust :</u></p> <ul style="list-style-type: none"> • Cllr Lewis has been appointed as a Trustee of BVT. This will hopefully strengthen the relationship between BVT and BPC. 	NT
12. COMMUNICATIONS	Nothing to report.	
13. CORRESPONDENCE/ PARISHIONERS' QUESTIONS	<p>a. <u>KALC AGM</u></p> <ul style="list-style-type: none"> • Details of the AGM which takes place on 13th November via Zoom had been circulated. • Parish Councils can send two representatives. 	
14. ITEMS FOR FUTURE CONSIDERATION	<p>a. <u>Village Tidy</u></p> <ul style="list-style-type: none"> • It was agreed that a Village Tidy would take place at the beginning of November. The Clerk to organise with TWBC. 	CL
DATE OF NEXT MEETING	Parish Council Meeting Monday 15 th November 2021, Benenden Memorial Hall	
	The meeting closed at 9.20 pm	

C Levett, Clerk to the Parish Council, 18th October 2021

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

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