

PARISH COUNCIL OF BENENDEN

Minutes of the Parish Council meeting held on
Monday 19th July 2021, 7pm, Iden Green Pavilion

Present	Cllrs Beveridge, Cochrane, Grant, Lewis, Cruse, Driver and Thomas	
In Attendance	Cllr Holden	
Item		Action Responsibility
1. APOLOGIES	Apologies were received from Cllrs Skeet, Dawlings and Warne; Caroline Levett (Clerk)	
2. DECLARATION OF INTERESTS	No declarations of interest.	
3. MINUTES OF PREVIOUS MEETING	The Parish Council minutes from the meeting held on 21 June 2021 were unanimously approved as a correct record of the meeting.	
4. MATTERS ARISING AND OUTSTANDING ITEMS	a. <u>Parish Councillor Vacancy/Co-Option</u> : One application had been received but was subsequently withdrawn. No other applicants. Cllr Cruse advised that he had received some interest, and he will follow this up. It may be necessary to place a further advert.	RC
5. REPORTS BY COUNTY/ BOROUGH COUNCILLORS	<p>Cllr Warne had submitted a written report. Of note was the proposed footpath from the green to the school will require planning permission.</p> <p>Cllr Holden reported that the new cabinet member for transport is much more enthusiastic about getting lorries out of country roads, villages and from town roads.</p> <p>Cllr Thomas asked about the Queen's Platinum Jubilee celebration next year. The field next to the school (where the beacon is) should be a wildflower meadow but has never been carried out by KCC. Cllr Thomas to email Cllr Holden asking him how the creation of a wildflower meadow can be achieved, and he will investigate. KCC own the field as part of the school site.</p> <p>Cllr Dawlings submitted a written report. Items reported on included anti-social behaviour; almost £7million of assistance TWBC received during 2020-21 from central government so no need to draw on reserves, although a shortfall in the current year of about £2million is still forecast; ongoing issues with waste collection contractor.</p>	NT/SH
6. REPORTS BY CHAIR AND PARISH COUNCILLORS	<p>Cllr Thomas reported that she attended a TWBC Parish Chairs' Group Zoom meeting on 22nd June where Cllr Dawlings introduced himself to the group as the new Leader of the Council. Cllr Dawlings set out a brief vision of the direction he would like TWBC to move forward, with more local companies involved in contract work.</p> <p>Cllr Thomas reported that she attended a KALC TWBC Area Committee Zoom meeting on 13th July. It was highlighted that no women had been appointed as Cabinet Members at TWBC. There was also discussion about anti-social behaviour and how to deal with it, especially related to a group of residents in Cranbrook.</p>	
7. PLANNING	<p>a. <u>Neighbourhood Development Plan</u> The independent examiner held a public hearing via webinar on Friday 25th June to ask various parties specific questions re: the hospital sites. KCC has prepared a traffic scheme for Castleton Oak crossroads in an attempt to improve safety, but it was stated that new housing proposed at East End would not have a severe impact on road safety. The outcome of the examination is awaited.</p> <p>b. <u>Applications</u></p> <ul style="list-style-type: none"> ● 21/01966/FULL Yew Tree Barn, Mill Street. Proposed first floor rear extension <ul style="list-style-type: none"> ➤ Located adjoining the I/G Conservation Area. Sits behind Mill Street Cottage (Listed Grade II). ➤ Once a former light industrial building, residential use since 1986 (86/0031). Clad in black stained weatherboarding, with a plain clay tiled pitched roof. 	

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	<ul style="list-style-type: none"> ➤ Existing single storey extension sitting beneath a cat slide roof. Proposal to add the first floor extension over the existing cat slide projection. Note that there is an existing window at first floor level built into the cat slide roof. To be faced in material to match existing, under a hipped, pitched roof. Incorporates a rear (SE) facing balcony which would not cause any loss of privacy of neighbouring dwellings. The proposal simply builds out into a gable wall above the existing ground floor. ➤ Listed buildings nearby unaffected by the proposal. ➤ All materials will match the existing. <p>The Parish Council unanimously agreed to support this application.</p> <ul style="list-style-type: none"> • 21/01982/FULL The Bothy, The Street. Alterations and extensions to convert existing bungalow to a two-storey dwelling house, creation of outdoor pool, conversion of existing barn to games room and artist's studio ➤ No pre-app advice sought. ➤ No D&A Statement, but the drawings are comprehensive and show the detail of the proposals. ➤ The corrugated asbestos sheeting on the roof of the barn will be replaced with a metal seamed roof and the elevations will be clad in natural timber laid vertically. ➤ The house will also be timber clad with a mix of vertical and horizontal natural timber cladding. ➤ The metal seamed roof for the house, new 3 bay garage and the barn will be in dark grey. ➤ Site visited on 10/7/21 and the applicants explained the architect's design for the cladding and the roof covering. Appears to be acceptable and a similar roof can be seen on a property in Walkhurst Road. Believed that no harm would be done to the CA or nearby Listed Buildings. <p>The Parish Council agreed unanimously to support this application.</p> <ul style="list-style-type: none"> • 21/01436/TPO Owlgate House, Mill Street. Trees: T1 (OAK) - Remove 3 lower limbs and reduce crown by 7ft ➤ Owlgate House is the newish build in the garden of Weavers, the site backs onto the field where the 3 Scandi houses are nearing completion. ➤ The proposal is: 'Oak (T1) The Tree has 3 lower limbs that have been badly reduced in the past. The re-growth on these branches is mostly poor sucker growth and the detract from the overall aesthetic of the tree. We would like to remove these. The remaining crown we like to reduce by approx 7ft all round to balance tree and clear from possible contact with the house.' ➤ The tree would likely benefit from the proposed works. <p>The Parish Council unanimously agreed to support this application.</p> <ul style="list-style-type: none"> • 21/02009/FULL Forest Farm, Nineveh Lane. Remodel existing house include; loft conversion with new pitched roof with dormers and roof lights; replacement windows and doors; new exterior weatherboard cladding; new porch; remove 4 no. outbuildings and replace with new home office, workshop & garden store building ➤ Single storey cottage fronting the lane to the right-hand side of the joint access to the Cat Hotel and The Forest and is in new ownership. ➤ Existing clay tiles on roof to be replaced with slate, approx. 900mm increase in roof height to accommodate dormers. ➤ Removal of 4 existing outbuildings, replace with single outbuilding. ➤ Pebbledash to be covered by white weatherboarding. ➤ Site visit 10/7/21. Screened from the lane and the access track by mature trees and hedging. Property and garden in need of some TLC. Proposal is acceptable. <p>The Parish Council unanimously agreed to support this application.</p> <ul style="list-style-type: none"> • 21/01973/FULL Under Mount, Cranbrook Road. Proposed extension and conversion of existing garage; Proposed two storey front extension; Proposed single storey rear extension; Proposed loft conversion with addition of rear dormers; Erection of proposed garage; Associated internal and external works. ➤ As the description suggests, this involves extensive remodelling and additions. ➤ Site visited on 10/7/21. Property is set back from the road and is not visible from the road. 	
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Although it is located on the ridge and commands some views across the parish, the house is obscured by trees and would not be prominent in the landscape. The house has a large residential curtilage and is surrounded by a significant area of grass field. The design is modern and innovative.

The Parish Council unanimously agreed to support this application.

- **21/02098/LBC Laurel House, The Street.** Replacement garage; Internal and external refurbishment works; Reinstatement and repointing of brickwork plinth; Replacement of 7 no. external joinery items into existing structural openings, repair of 1 no. window, insertion of 1 no. new window to rear elevation, replacement and relocation of 2 no. roof lights; Alteration and repair of existing rear chimney; Replacement of rainwater goods; Replacement of existing redundant external WC; Internal alterations to existing bathroom; Replacement of existing dormers; Replacement of existing roof finishes and weathering; Renovation of existing loft space; Associated internal and external renovation works; Replacement of 3 no. existing trees.
- Located next door to Wards the Butchers.
- Grade II Listed as is Wards and several properties nearby as within the Conservation Area.
- Pre-app advice not sought.
- In disrepair and in bad condition.
- Proposal seeks to restore and conserve the building.
- Existing garage is derelict and will be replaced like-for-like on same footprint.
- Trees: T1 Silver Birch to be replaced with Rowan, T2 Silver Birch to be replaced with Yew, T3 Silver Birch to be replaced with Rowan. (T1 & T2 located at front of driveway, T3 near the garage.)
- The building is looking a little sad and would benefit from restoration.

The Parish Council unanimously agreed to support this application subject to the proposals and works being satisfactory to the Conservation Officer.

- **KCC/TW/0135/2021 Benenden Wastewater Treatment Works, Walkhurst Road.** Change of use of land to enable an upgrade and extension of the wastewater treatment works, to include construction and operation of above ground wastewater treatment plant; a ferric dosing kiosk, caustic dosing kiosk and Motor Control Centre kiosk; installation of site fencing and associated landscaping.
- Works considered to be necessary for the continued operations of the water treatment works.
- Not a proposal that warrants any objection.

The Parish Council unanimously agreed that no comment should be made.

- **21/01577/FULL Benton Farm, Dingleleden.** Provision of equestrian menage measuring 55m x 25m with silica sand and rubber chip topping with 3x rail wooden fencing.
- 5 stables.
- 75 acres
- Menage is for private use only.
- No lighting intended.
- David Scully has commented on proximity to ancient woodland and impact on AONB landscape and has suggested that further details are sought.
- The farm contains many wooded areas, all of which are designated ancient woodland. At 55m x 25m this is a large area and the proposed site is located in a paddock within 5m of the woodland.
- Cllrs Beveridge and Grant visited the site on 13/7 and were met by the applicants and Julie and Pete Foord; the contractors who will build the menage.
- The concerns were the ground levels and the proximity to the ancient woodland. The Foords explained how they would level the site to involve the least amount of movement of soil. Once level, the soil base would be covered in crushed limestone to provide drainage and a SUDs system would be installed, then silica sand is laid and covered in rubber chippings.
- Cllr Grant was subsequently advised by the Foords that the intended location for the menage will not now go ahead and a different site has been chosen. This is more level than the previous site and will be at least 20m from the woodland. Once the revised plans are submitted a site visit will

	<p>be made to assess the new location.</p> <p>The Parish Council unanimously agreed to take no action at this time and to respond once the revised scheme is submitted.</p> <ul style="list-style-type: none"> • 21/02094/FULL and 21/02095/LBC Cattsford Dingle den. Single storey side extension and double storey rear extension. <p>From the application form:</p> <ul style="list-style-type: none"> ➤ Please provide a brief description of the building or part of the building you are proposing to demolish: <p>Brickwork either side of the kitchen inglenook fireplace on the ground floor (NE elevation). Removal of cemented hung tiles and internal plaster work on the first floor (NE elevation). Brickwork below and around kitchen window (SW elevation). Kitchen window (SW elevation). A portion of the hung tiles below the master bedroom and landing windows (SW elevation).</p> <p>Why is it necessary to demolish or extend (as applicable) all or part of the building(s) and or structure(s)?</p> <p>The existing main entrance is directly into the kitchen. A front porch was added in the late 19th Century, however this not currently used. The entrance is not practical and requires an entrance lobby/hall. To accommodate this (as it impacts the kitchen space) and ensure minimal impact upon the existing fabric, a side extension is proposed to accommodate an entrance lobby and provide a reasonably sized family kitchen. The rear extension is required to provide a family dining room connected to the kitchen and a second bathroom (master bedroom ensuite) as it is a 4 bedroom property. The loft does not have the head height to accommodate this.</p> <ul style="list-style-type: none"> ➤ Heritage and Design Statement section 4 details the proposals. The elevation drawings are more revealing as to the visual design of the extensions. Using a glass link to retain separation of the listed building is quite common and such a design has been used in a number of schemes to enlarge listed houses. ➤ The proposal can do no more harm to this listed building than the existence of the Sovereign Forestry Yard immediately next door consisting of large areas of hardstanding and many structures. <p>The Parish Council unanimously agreed to support this application subject to the proposals and works being satisfactory to the Conservation Officer.</p> <p>c. <u>Other Planning Matters</u></p> <ul style="list-style-type: none"> • Cleveland Farm planning application has been withdrawn. • Oakdale – applicant has submitted a revised scheme to reduce the size of the barn. BPC to make no further comment unless approached by Case Officer. 	
8. HIGHWAYS, FOOTPATHS & TRANSPORT	<p><u>a. Iden Green</u></p> <ul style="list-style-type: none"> • Highways has advised that there is not the funding for the second request to recoat Iden Green Crossroads this year, and due to the Buff High Friction Surfacing this would need a resurface via plane and inlay and then a new High Friction Surfacing on top. This is much more involved and expensive than a micro surfacing. However, the HFS at the crossroads is worn and there is merit in renewing this, and this will be progressed as an addition in the new financial year. The scheme will be prepared in January 2022. • The centre line installed in error is due to be removed 21st July, from just before the crossroads at Standen Street to the start of the 30mph zone to the north. Once removed it will be monitored over a 4-6-week period to see how it beds in with the surrounding surface. • As micro surfacing has already taken place and an overlay of material added, a further overlay would compromise thresholds. A full resurface, which would plane off 40mm of the existing carriageway, would avoid this but is very expensive and would not be covered by the contractor's defect as a reasonable cost. <p>The Parish Council will monitor this ongoing situation.</p> <p><u>b. Selling vehicles on Public Highway</u> A parishioner had raised concerns about vehicles for sale parked outside the Shop. The PCSO advised that from a policing perspective it is not an offence to advertise a vehicle for sale on the public highway providing that the vehicle is taxed, has a valid MOT</p>	PD

	<p>and is insured. The only occasion it would be considered an offence would be if the same seller had two vehicles parked within 500 metres of each other. The Parish Council noted this report but as it is not an illegal activity can take no action.</p> <p>c. <u>Footpath at Old Dairy Site</u> The Clerk has written to the landowners as agreed. No response as yet. The Parish Council is keen to take this forward and unanimously agreed to contact the landowner again and to state that it will proceed if no response received by the end of August.</p> <p>d. <u>Highway Improvement Plan</u> The Group to work on a new plan for 2022.</p> <p>e. <u>Lost Footpaths</u> The Group to identify footpaths in the parish that have been lost from the maps.</p>	<p>CL</p> <p>HFT</p> <p>HFT</p>																																																																																																																												
<p>9. RESOURCING/ FINANCE</p>	<p>a. <u>Monthly Finance</u></p> <p>TRANSACTIONS FROM 1st June 2021</p> <p style="text-align: right;">Brought Forward 87971.61</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>Standen Fruit Farm</td> <td>Parish Server Recharge</td> <td style="text-align: right;">30.00</td> </tr> <tr> <td></td> <td>Benenden Village Trust</td> <td>Parish Server Recharge</td> <td style="text-align: right;">30.00</td> </tr> <tr> <td></td> <td>Benenden Community Shop</td> <td>Parish Server Recharge</td> <td style="text-align: right;">30.00</td> </tr> <tr> <td colspan="3">TOTAL</td> <td style="text-align: right;">90.00</td> </tr> </tbody> </table> <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>John Lewis</td> <td>Broadband</td> <td style="text-align: right;">9.92</td> </tr> <tr> <td>DD</td> <td>NEST</td> <td>Pension</td> <td style="text-align: right;">135.58</td> </tr> <tr> <td>BACS</td> <td>C Levett</td> <td>Clerk's Salary</td> <td style="text-align: right;">909.18</td> </tr> <tr> <td>BACS</td> <td>edf</td> <td>Public Toilets</td> <td style="text-align: right;">43.05</td> </tr> <tr> <td>BACS</td> <td>Castle Water</td> <td>Public Toilets</td> <td style="text-align: right;">106.76</td> </tr> <tr> <td>BACS</td> <td>Tenterden Twilight</td> <td>Public Toilets</td> <td style="text-align: right;">509.14</td> </tr> <tr> <td>BACS</td> <td>edf</td> <td>Defibrillator</td> <td style="text-align: right;">1258.72</td> </tr> <tr> <td>BACS</td> <td>Tompsett Landscaping</td> <td>Grounds Maintenance</td> <td style="text-align: right;">408.00</td> </tr> <tr> <td>BACS</td> <td>C Levett</td> <td>Postage</td> <td style="text-align: right;">3.39</td> </tr> <tr> <td>BACS</td> <td>Iden Green Pavilion</td> <td>Meeting Hire</td> <td style="text-align: right;">14.00</td> </tr> <tr> <td>BACS</td> <td>Krystal Hosting Ltd</td> <td>Parish Server</td> <td style="text-align: right;">179.99</td> </tr> <tr> <td>BACS</td> <td>HMRC</td> <td>Q1 Employer Contributions</td> <td style="text-align: right;">157.59</td> </tr> <tr> <td colspan="3">TOTAL</td> <td style="text-align: right;">3735.32</td> </tr> <tr> <td colspan="3" style="text-align: right;">Reconciled with bank statement 049 30th June 2021</td> <td style="text-align: right;">84326.29</td> </tr> <p>July 2021 Payments for Approval</p> <table border="1" style="width: 100%; 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	<p>b. <u>Insurance Renewal</u> The Parish Council insurance is due for renewal on 1st August. The Parish Council entered into a long-term agreement (3 years) last year. The total renewal premium and fee is £698.28. For approval. The Parish Council agreed unanimously. The Clerk will organise a reinstatement cost assessment for insurance purposes for street furniture (currently £44,000) and the War Memorial (currently £16,000) to ensure these figures are correctly recorded.</p> <p>c. <u>Grant Request</u> Kent Surrey Sussex Air Ambulance has asked if the Parish Council would be willing to donate. The Resourcing Committee recommends a donation of £250, as given in previous years. The Parish Council agreed unanimously.</p>	CL
10. ENVIRONMENT & MAINTENANCE	<p>a. <u>Village Sign</u> Cllr Beveridge has sought and received 3 quotations for the work to be carried out to reinstate the village sign for £1,593, £2,393 and £2,100 + VAT. It was unanimously agreed that Fox Construction would be engaged to carry out the work, and it is hoped that the sign will be in place for the village fete in September.</p> <p>b. <u>Parish Wells</u> The Clerk has contacted Dolmen Conservation and Anthony Hicks to request onsite meetings to discuss the quotations, specification and scope of work. Awaiting a response.</p> <p>c. <u>Dog Waste Bins</u> Investigations ongoing. Noted that there are 14 general waste bins in Benenden, 4 in Iden Green and none in East End.</p> <p>d. <u>Standen Street</u> Grass verges and weedkiller damage. A letter has been drafted to send to the farmer. Cllr Lewis to liaise with the Clerk.</p>	GB CL JL JL/CL
11. VILLAGE ORGANISATIONS/ COMMUNITY	<p>a. <u>Pre-School</u> : Cllrs Cochrane and Thomas attended a remote meeting on 28th June, with other village organisations, to discuss the way forward for the Pre-school. It is looking for new premises, either in an existing building or on land which can be purchased to build a new facility. There is an allocated space at the primary school premises, but the school claims that they need it as a quiet space. School governors to set up a committee to discuss further. Finding an alternative location or premises will be problematic and it makes sense that the Pre-school is sited at the primary school- It was highlighted that a planning application could be made by either the Pre-school or BVT for a building on the school site.</p>	SC/NT
12. COMMUNICATIONS	<p>Cllrs Cochrane and Driver have looked at the Parish Council website, and made comparisons to others, and obtained data regarding the access to different pages on the website. The website is clean-looking and data shows that the planning applications page is quite well used. No changes suggested at the present time, but monitoring will continue.</p>	
13. CORRESPONDENCE/ PARISHIONERS' QUESTIONS	<p>A complaint has been received about the overly large and leaning/propped Lambert and Foster 'For Sale' sign in Walkhurst Road and its location in the wrong place. Cllr Thomas to action.</p>	NT
14. ITEMS FOR FUTURE CONSIDERATION	<p>Items to be followed up by the working groups.</p>	
DATE OF NEXT MEETING	<p>Parish Council Meeting Monday 20th September 2021 7pm, details tbc.</p>	
	<p>The meeting closed at 9.15 pm</p>	

Cllr Grant on behalf of the Clerk to the Parish Council, 19th July 2021