

PARISH COUNCIL OF BENENDEN

**Minutes of the Ordinary Parish Council Meeting held on Tuesday 20th September 2022,
7pm, Benenden Memorial Hall**

A minute's silence was observed at the start of the meeting in memory of Her Majesty Queen Elizabeth II.

Present	Cllrs Beveridge, Cochrane, Cruse, Grant, Hagan, Lewis, Presgrave and Thomas	
In Attendance	Cllrs Dawlings; C Levett, Clerk; 1 parishioner.	
Item		Action Responsibility
1. PARISH COUNCIL CO-OPTION	Cathy Presgrave was officially co-opted and welcomed onto the Parish Council.	
2. APOLOGIES	Apologies were received from Cllrs Driver and Warne.	
3. DECLARATION OF INTERESTS	There were no declarations of interest.	
4. MINUTES OF PREVIOUS MEETING	The Parish Council minutes from the meeting held on 18 th July were unanimously approved as a correct record of the meeting.	
5. REPORTS BY COUNTY/BOROUGH COUNCILLORS	<p>Cllr Dawlings reported :</p> <ul style="list-style-type: none"> • <u>Wildflower Meadow</u> KCC is considering leasing the land to the Parish Council as a wildflower meadow, and to regularise the situation regarding the beacon. KCC will contact the BPC. • <u>Boundary Review</u> The last review was carried out in 2001 and currently approximately 25% of wards are outside of the tolerance size. The number of Borough Councillors is reducing from 48 to 39. There is currently a mix of 1, 2 and 3 Member wards. Cllr Dawlings will continue to support 1 Member wards and all out elections. <p>Cllr Thomas repeated that the Parish Council is happy with the current 3 Member system for Benenden, and appreciates how well represented the parish is by Cllr Dawlings.</p>	
6. REPORTS BY CHAIR AND PARISH COUNCILLORS	<p><u>Local Government Boundary Review</u></p> <ul style="list-style-type: none"> ➤ The Local Government Boundary Commission has published its draft recommendations for warding for TW Borough, effective May 2024. ➤ Benenden has not been split between different wards, which may have been one outcome, but has been placed with Hawkhurst, Sandhurst and the south of Goudhurst (Kilndown). ➤ Alignment with these parishes is a good fit with similar issues and interests, including the HWAONB. ➤ The proposed name is Hawkhurst, Benenden and South Goudhurst, missing out Sandhurst. The Parish Council agreed to comment to ensure Sandhurst is included in the ward name. 	
7. PLANNING	<p>a. <u>Applications</u></p> <ul style="list-style-type: none"> • 22/02043/OUT Culpeppers, Coldharbour Road. Outline permission (All matters reserved) - Residential Development containing 8 detached dwellings <p>Parish Councillors unanimously agreed to the following response :</p> <ul style="list-style-type: none"> ➤ The application itself is lacking in detail. It is a speculative application that does not acknowledge the AONB or the BNDP and omits the usual accompanying documentation such as a D&A Statement, Heritage Statement, Habitat Survey or BNG calculations. ➤ The proposal is contrary to the policies of the Benenden Neighbourhood Development Plan (BNDP). ➤ The existing dwelling is a modest 2-bed Colt bungalow with a large area of garden/amenity land, set in an elevated position overlooking a wooded and pasture valley. The landscape character of the location forms the quintessential designated landscape of the AONB. The proposal would not conserve or enhance the AONB. ➤ Heritage assets such as Hague Cottages are located immediately to the south of the subject site on the other side of the lane, and Field Farmhouse is located to the NNE. Both are Listed Grade II. The subject site is located just outside the Iden Green Conservation Area and immediately adjoins 	

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

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the CA. It is also outside the LBD.

- The proposal does not comply with the allocated sites for residential development within the BNDP or with HS3 Windfall Sites outside the LBD, or with HS1 Delivering a Balanced Community, and others.
- There are approximately 18 mature silver birch trees at the SW corner of the site fronting the lane and these are shown in a cluster on the Site Plan — Existing. The proposed Site Plan does not show these trees but there is no mention of their removal in the application form. BNDP policy contains a presumption in favour of the retention and enhancement of existing trees, woodland and hedgerow cover (LE4).
- Refusal of a previous application nearby, confirmed by the Appeal Inspector, demonstrate that Iden Green is not a sustainable location for development on this scale (see Land rear of Field House, Standen Street for 7 dwellings 19/03480/OUT).

Benenden Parish Council recommends that this application is refused.

- **22/02438/FULL 6 Vere Meadows.** Erection of a single storey flat roof infill rear extension, associated internal and external hard landscaping alterations
 - Previous consent for a partial garage conversion (21/00809/FULL) to create extended utility room into part of the garage was supported by the PC and approved by TWBC.
 - This application is for a rear extension which infills a gap to form a large dining and seating area with bifold doors to the rear garden.
 - The size of the patio will be reduced as a result.
 - Bricks and white weatherboarding to match existing structure.
 - Infill will be proprietary flat roof finish with parapet wall edge detailing and 1 no flat roof lantern.

The Parish Council unanimously agreed to support this application with a request that blinds (possibly electrically operated to enable easy closure) are installed in the roof lantern to reduce the emission of light to protect the dark skies of the parish.

- **22/02277/FULL and 22/02278/LBC Benenden C Of E Primary School, The Green.** Change of Use and conversion of buildings from School to dwellings including 2 new dormer windows, new rooflights and various repairs and alterations
 - SITE CONSTRAINTS: 20 constraints including AONB; Historic Environment — Conservation Area and Historic Parks and Gardens (The Grange); Arcadian Areas; Area of Landscape Importance; Village Green, Benenden; Inside LBD1 (LP 2006); Outside LBD (STR1 Submission Local Plan)
 - SITE HISTORY: Previous applications relate to school use.
 - LISTED BUILDINGS IN PROXIMITY: Subject property is Grade II Listed. Surrounding properties also listed Grade II within the CA.
 - D&A STATEMENT INFO: Extensive document covering the conversion of the buildings into 2 dwellings. Includes the pre-app advice at para. 4.0 with input from the Conservation Officer. Noted that the proposed number of units (2) is supportable; more than two would not be. Parking not mentioned in the pre-app advice.

The Parish Council unanimously agreed to support this application subject to the works being to the satisfaction of the Conservation Officer. However, the Parish Council raised concerns about the proposed dormer windows in the north elevation of the rear building (Building Two) and requests that these are altered to Heritage/Conservation rooflights to conserve and protect the curtilage of the Grade II Listed property Ash Lawn and to protect the privacy of the occupants of the new dwelling within their master bedroom and bathroom. This will also reduce light emission from the dormers towards Ash Lawn and across the track leading to the Historic Park and Garden of The Grange. We also request that all the rooflights in both buildings are fitted with blinds to limit the emission of light into the dark skies of the parish and specifically the Conservation Area of The Green.

The Parish Council also requests a condition for any exterior lighting to be in accordance with BNDP Policy BD5, and that the fence between Middle Coach House and the site is renewed at its current height of 2.25m to protect the residential amenity of Middle Coach House.

- **22/02359/FULL Barrow, Halden Lane.** Replacement of existing conservatory with new sunroom and provision of a new glazed link porch

Large detached property located on Halden Lane to the east of Plum Tree Cottage and the regimental garden of its paired cottage.

- SITE CONSTRAINTS: AONB; Outside LBD; Agricultural Land Classification Grade 3; Apps of Equivalent Only (including reserved matters) — consult KCC.
- SITE HISTORY: Multiple applications back to 1987. 07/02187/FULL Front porch and extensions to SE side and rear Conservatory to NW side and detached garage and outbuilding — approved but not implemented. 17/01437/FULL Removal of existing stables/outbuilding and replacement with new stables outbuilding — approved.
- LISTED BUILDINGS IN PROXIMITY: Plummers Barn Grade II is the only nearby Listed property and will not be affected by these proposals.
- FROM D&A STATEMENT: Replace existing conservatory on same footprint with oak framed sunroom with solid roof and improved glazing specification. Provide new oak framed porch linking house with utility room. Between existing back door and outbuilding, glazed oak frame with a pitched clay tiled roof linking directly with the outbuilding roof.
- Roof existing materials: Plain clay tiles. Roof proposed materials: Slate or plain clay effect concrete tiles (Marley Ashmore Old English Dark Red). Note roof pitch is too low for traditional clay tiles. Elevation drawings show roof of new sunroom to be of slate or clay effect concrete tiles with the link extension of clay tiles (has a steeper pitch).

The Parish Council unanimously agreed to support this application.

- **22/02302/LBC Frame Farm, Iden Green Road.** Remodelling of an existing second floor master bedroom, dressing room and bathroom
- Existing second floor (roof space with dormer window) contains a bedroom, dressing room and en-suite. The proposal is to swap the dressing room and en-suite accommodation and involves internal remodelling and adjustment of pipework. Proposal does not affect the rest of the house.
- D&A Statement shows photos of existing layout.
- The Farmhouse is Grade II Listed as are 2 other buildings on site.

The Parish Council unanimously agreed to support this application subject to the works being to the satisfaction of the Conservation Officer.

- **22/02451/FULL The Barn House, Cranbrook Road.** Proposed revised garage to approved scheme 21/03599/FULL.
- Approved scheme under 21/03599/FULL to construct an oak timber frame garage with attached shed/log store. Application seeks to modify to separate the shed/log store from the garage. Both structures will be constructed of oak timber frame (barn type).

The Parish Council unanimously agreed to support this application.

- **22/02634/FULL & 22/02635/LBC Upper Scullsgate, Hinksden Road.** Demolition and rebuilding of existing 1930s extension, removal of existing kitchen window and insertion of French doors and repositioning of retaining wall to enlarge patio.
- SITE CONSTRAINTS: 9 in total. AONB; Outside LBD; Agricultural Land Classification Grade 3;

	<p>Consult KCC on all major planning; Grade II Listed Building</p> <ul style="list-style-type: none"> ➤ SITE HISTORY: Several LBC applications, all approved except one in 2005. ➤ LISTED BUILDINGS IN PROXIMITY: Subject property is Grade II Listed. Scullsgate Cottage Grade II Listed; Scullsgate Grade II Listed. ➤ COMMENT: Two C20 extensions — gable addition to be demolished and replaced with slightly larger footprint and higher pitch. <p>The Parish Council unanimously agreed to support this application subject to the works being to the satisfaction of the Conservation Officer.</p> <ul style="list-style-type: none"> • 22/01999/FULL & 22/02000/LBC Plummers Barn, Halden Lane. New extension at first floor, revisions to windows on East Elevation, revisions to entrance hall and staircase. <ul style="list-style-type: none"> ➤ SITE CONSTRAINTS: Outside LBD1; AONB; Agricultural Land Classification Grade 3. ➤ SITE HISTORY: Numerous applications back to 1983. Mainly approved but refusals on: a new 3-bay garage (appeal dismissed in 2007), a new conservatory in 2007. Barn was converted to a dwelling in 1987, conservatory added in 1997, rear pitched roof single storey extension added 1998. No applications since 2008 for two-bay garage with log store (approved), until now. ➤ LISTED BUILDINGS IN PROXIMITY: Subject property is Grade II Listed. Other Listed properties nearby but not in proximity to be affected by this proposal. ➤ GENERAL COMMENTS: Pre-app advice not sought; A remote detached property accessed by a long track from Halden Lane; Surrounded by farmland and screened by trees; Currently 3 beds on first floor in the original barn structure — 1998 single storey extension comprises a bathroom and bedroom/sitting room. Potentially 4-bed property at present; The proposed 1st floor addition on the 1998 extension will provide an upstairs bedroom 4 with bathroom within the new attic roof space; All materials will match existing. <p>The Parish Council unanimously agreed to support this application subject to the works being to the satisfaction of the Conservation Officer.</p> <p>b. <u>Other Planning Matters</u></p> <ul style="list-style-type: none"> • A Tree Preservation Order, 0003/2022/TPO, has been made at OS Plot 3460, Standen Street protecting two oak trees. 					
8. HIGHWAYS, FOOTPATHS & TRANSPORT	<p><u>a. Highways Improvement Plan</u></p> <ul style="list-style-type: none"> ➤ In March 2022 Cllr Driver submitted Benenden's revised HIP to KCC. ➤ KCC Highways has been restructured and, despite being chased by Cllr Driver and the Clerk, there have been no updates or progress from Highways. ➤ The Clerk to ask Cllr Holden to follow up. <p><u>b. The Green</u></p> <ul style="list-style-type: none"> ➤ The Clerk has approached The Bull for agreement to the suggested No Parking signs. The Clerk to follow up. ➤ Tompsett Landscaping carried out the strimming of the untidy grass on The Green. <p><u>c. Tree Felling Notice Standen Street :</u></p> <ul style="list-style-type: none"> ➤ Highway Tree Felling Notice in Standen Street for a single tree which is dead and leaning over the road on the corner of Parkfield Crescent. ➤ The notice mentions that herbicide MAY be used to prevent tree growth. ➤ The Parish Council unanimously agreed to request that no herbicide is used and that any regrowth of the tree would not cause a problem. 	<p>CL</p> <p>CL</p> <p>CL</p>				
9. RESOURCING/ FINANCE	<p><u>Monthly Finance</u></p> <p>TRANSACTIONS FROM 1st August 2022</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 70%;">Brought forward</td> <td style="text-align: right;">82886.03</td> </tr> <tr> <td>Income</td> <td></td> </tr> </table>	Brought forward	82886.03	Income		
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10. ENVIRONMENT & MAINTENANCE	<p>a. Beacon Field Wildflower Meadow</p> <ul style="list-style-type: none"> ➤ Several builders' bags of green hay (containing wildflower seeds) have been strewn over Beacon Field. Hay has been sourced from St George's Churchyard, Rare Breeds Centre at Woodchurch and Great Dixter wildflower meadows. Bumblebee Conservation Trust has donated Yellow Rattle which has also been sown. ➤ The Parish Council approved the purchase, in the region of £100, of more seeds. ➤ £1,000 grant has been received from KCC Members Fund. The Parish Council thanks Cllr Holden for his support. ➤ A parishioner has offered to cut the top right-hand corner of the field, for which the Parish Council is grateful. <p>b. Parish Wells</p> <ul style="list-style-type: none"> ➤ Anthony Hicks has now removed Benenden Well from site to their yard, having tagged and recorded timbers and tiles before dismantling. ➤ The insurance company has been provided with information requested and have asked for more in order to work out any settlement. ➤ Anthony Hicks is not in a position at the moment to provide a final estimate. The Clerk to request that this is done within the next month. <p>c. Village Asset/Maintenance Report</p> <ul style="list-style-type: none"> ➤ The maintenance log has been updated and quotes have been requested, with particular priority given to the telephone boxes, noticeboards and directional signs. Cllr Hagan to follow up. 	<p>CL</p> <p>GH</p>																																																																																																

	<p>d. <u>Iden Green Defibrillator</u></p> <ul style="list-style-type: none"> ➤ IG Congregational Church has agreed to re-house the defibrillator in the church porch. ➤ The Clerk to arrange for an electrician to carry this out and arrange for decommissioning of the telephone box electricity supply from EDF. <p>e. <u>Village Tidy</u></p> <ul style="list-style-type: none"> ➤ Saturday 15th October. The Clerk has completed all the necessary paperwork and submitted it to TWBC. The equipment etc is being delivered to Cllr Cochrane, who will distribute on the day from the Shop. ➤ Cllr Hagan commented on the amount of flytipping, especially on Coldharbour Road. This is being reported to TWBC quickly and removed promptly. It was agreed that an item should be included in the Magazine. <p>f. <u>Queen's Green Canopy Trees</u></p> <ul style="list-style-type: none"> ➤ The two trees planted in celebration of the Queen's Platinum Jubilee on Iden Green recreational field have suffered from the severe hot weather and drought, despite the best efforts of Cllrs Cochrane and Lewis. One appears to be surviving and hopefully the other may recover. ➤ A parishioner provided a piece of local oak for the commemoration plaque, which Cllr Hagan has put in place. 	CL
11. VILLAGE ORGANISATIONS/ COMMUNITY	<p>a. <u>Bequest</u></p> <ul style="list-style-type: none"> ➤ The Parish Council unanimously agreed the transfer of land. ➤ The Land Registry Form was signed according to the Parish Council's Standing Orders and signed by two Parish Councillors, Cllrs Thomas and Grant, and witnessed by the Clerk. ➤ The solicitor will arrange for the executors to also sign the document so that the land can then be transferred to the Parish Council. ➤ The Parish Council agreed to join The National Allotment Society, at £55 per year for local authorities, which gives member benefits including : Access to initial legal advice on a range of issues eg tenant agreements, leases, land disputes, rent rises, health and safety, environmental, contract and company law and data protection; Template documents; Support to develop sites or move to devolved management; Quarterly magazine and e-news; Insurance. ➤ Cllrs Beveridge and Grant to measure the land and assess for plots. ➤ Consideration will also need to be given to access, water, hard standing for cars etc. <p>b. <u>Public Toilets</u></p> <ul style="list-style-type: none"> ➤ Soap is regularly stolen and smeared over the walls, and stones are being put in the ladies' toilets and the men's toilet and urinals. ➤ The Parish Council is grateful for the level of attention which Tenterden Twilight continues to give. ➤ A notice to be posted saying that the Parish Council is disappointed with these occurrences at facilities which are provided for the benefit of the community and visitors. The toilets cost money to operate but the continuing abuse of the facilities could result in closure. ➤ Cllr Presgrave raised the issue of the bright outside light which is on permanently. The Clerk to arrange for an electrician to look at as it appears that this light is not connected to those inside the toilets which work on a timer. 	CL GB/PG CL CL
12. PARISH COUNCILLOR ROLES AND RESPONSIBILITIES	To be considered at October meeting.	
13. PRESENTATION BY ESQUIRE DEVELOPMENTS	<ul style="list-style-type: none"> ➤ Andy Wilford and David Keenan, representatives of Esquire Developments Ltd, attended the meeting to present ideas for the development of Benenden Hospital South Site. ➤ Esquire had held a pre-application meeting with TWBC. ➤ The Parish Council welcomed engagement with the developer. ➤ The developer was keen to understand the parish's policies and priorities and to establish viability. ➤ Cllr Thomas emphasised that the Benenden Neighbourhood Development Plan is made and forms part of the statutory development plan for Tunbridge Wells, and that draft policies had been in place and available for a number of years. 	

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

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	<ul style="list-style-type: none"> ➤ The Parish Council is firm that site specific policies, including SEQ (SSP3), will be upheld. ➤ The scheme presented to the Parish Council was not acceptable and the developer was advised that any proposal must be in line with the BNDP and site specific policies. 	
DATE OF NEXT MEETING	Date of Next Meeting: Monday 17 th October, 7pm, Iden Green Pavilion	
	The meeting closed at 9.20pm.	

C Levett, Clerk to the Parish Council, 20th September 2022