

PARISH COUNCIL OF BENENDEN

Minutes of the Parish Council meeting held on Monday 21st February 2022, 7pm, Iden Green Pavilion

Present	Cllrs Beveridge, Cochrane, Driver, Grant, Hagan, Lewis and Thomas	
In Attendance	Cllrs Dawlings and Holden; C Levett, Clerk	
Item		Action Responsibility
1. APOLOGIES	Apologies were received from Cllrs Cruse and Warne. The Clerk advised that Cllr Skeet's resignation had been received and that the process to replace him would be started.	
2. DECLARATION OF INTERESTS	There were no declarations of interest.	
3. MINUTES OF PREVIOUS MEETING	The Parish Council minutes from the meeting held on 17 th January 2022 were unanimously approved as a correct record of the meeting.	
4. REPORTS BY COUNTY/ BOROUGH COUNCILLORS	<p>Cllr Holden reported :</p> <ul style="list-style-type: none"> • Council tax will increase by 3%. The County Council has a £27million deficit due to Covid and although a better settlement will be received from central government savings still need to be made, including difficult decisions around discretionary services. ○ Bus services are run by contracted operators which are subsidised by KCC. This subsidy will be reduced, and operators may re-arrange their services. KCC also provides a travel saver pass, which may be reduced. No final decisions have been made and there will be a consultation on bus services. The 255 bus is on the list for potential reduction and the Parish Council has the opportunity to defend this service through the consultation. ○ KCC will be withdrawing financial support for homelessness as this is a borough/district function. <p>Cllr Dawlings reported :</p> <ul style="list-style-type: none"> • TWBC Kent homeless connect contract supports 30 homeless hostels. The focus of the contract is to reduce homelessness. The current contract runs to the end of the year. An impact assessment will be carried out and ways considered how to best to achieve reduced homelessness. • TWBC Full Council will consider its budget on 23rd February. Most revenue comes from fees and charges, which have fluctuated hugely over the past 2 years, and post-pandemic income levels are still not clear. • As the billing authority TWBC collects for KCC, Police, Fire and Rescue, and the Parish Council. Of the total council tax bill, the Band D equivalent for TWBC is £182.50 per household per annum. • TWBC remains in discussion about the reinstatement of the garden waste service and is hopeful this may restart from April. 	
5. REPORTS BY CHAIR AND PARISH COUNCILLORS	Nothing to report.	
6. PLANNING	<p>a. <u>Neighbourhood Development Plan</u></p> <ul style="list-style-type: none"> ➤ The Referendum took place on 3rd February with the majority supporting the Plan. The turnout was 56.4%; 665 (80.5%) YES votes; 161 (19.5%) NO votes. The Plan will be presented to Full Council on 23rd February. Cllr Thomas and Paul Tolhurst are registered to speak at this meeting. ➤ A complaint has been received from 2 parishioners, which is being considered. <p>b. <u>Planning Applications</u></p> <ul style="list-style-type: none"> • 21/04198/FULL Little Gates Dingle. Proposed change of use of existing garage / store building to form holiday let accommodation with associated private amenity <p>Site visit carried out by Cllrs Beveridge, Grant and Thomas. SITE HISTORY: 96/01981/FULL Extension and alterations — approved; 99/01980/FULL Single storey</p>	

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extension and alterations — approved; 01/01551/FULL First floor extension — approved.
LISTED BUILDINGS IN PROXIMITY: Dingledden House Grade II to south but would be unaffected.

APPLICATION FORM INFO: Pre-app advice not sought.

GENERAL COMMENTS:

- Located in triangular plot - Dingledden Lane running along the W boundary, PRoW WC356 along the SE boundary, and Dingledden Farm Road along the N boundary.
- Only vehicle access to Little Gates is via Dingledden Farm Road into the driveway/parking area in front of garage.
- No pedestrian access from Dingledden Lane in proximity to the house.
- PRoW WC356 passes very close to proposed holiday let.
- Building is in good condition and well-maintained. Little work required to convert to holiday let.
- Holiday let is one bed only and site visit confirmed there is sufficient space for the house owners to continue to park their cars whilst the building is let.
- Complies with relevant BNDP policy : BE6 b)

The Parish Council unanimously agreed to support this application.

- **22/00173/FULL and 22/00174/LBC Eaton Cottage, Goddards Green Road.** Demolition of existing single storey rear lean to; Erection of 1.5 storey side extension and single storey rear extension

SITE HISTORY: Previous applications in 2005/6/7 for replacement conservatory and side extension were all refused. A later application in 2007 07/03844/FULL was approved, extended in 2010 and has since lapsed.

LISTED BUILDINGS IN PROXIMITY: Small group of cottages opposite Walkhurst Road junction with Goddards Green Road; Subject property is Grade II Listed and is the RHS of a pair of semi-detached cottages; 1, 2, 3, 4 & 5 in a terrace to the west of the subject property are Grade II Listed.

APPLICATION FORM INFO: Pre-app advice obtained : Planning Policy may consider the proposed extension acceptable. In Listed Building consent terms, important to ensure the extension can be accommodated without detriment to the form of the host dwelling. A single storey rear extension is likely to be acceptable providing it remains modest.

D&A STATEMENT:

- Proposed extensions add 38.5 sqm to footprint of the buildings. Side extension adds approx 27 sqm to first floor.
- Much of existing layout to be retained. Extension to provide additional living accommodation and a further bedroom to improve the offering of family home. Ground floor side extension provides new lounge and to rear, a small garden room opening out into occupant's private space. Consider layout and form to respect the scale of the host dwelling.
- Scale and form of side extension reduced from that originally refused in 2003. Scale provides subservient feature to main dwelling. Roof linkage appears neater than originally submitted.
- No additional landscaping proposed given constraints of the site.
- No proposed change to external appearance of the building. Extensions to be constructed in matching brick to ground floor and tile hanging to first floor. Clay tiles for roof.
- Existing access into the building will not be altered.
- Listed Building: Sought to improve internal layout where possible. Not sought to alter elements of original Listed Building.

GENERAL COMMENTS:

- Extension designed to be set back and set down from main form of house and matching materials will be used.
- Conservation Officer's comments taken into account from previously refused application.
- Minimal internal changes to existing house, only the insertion of 2 openings along the flank elevation to access the new extension on the ground and first floors.

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

- **22/00337/SUB Hoads Brook, Goddards Green Road.** Submission of details to Condition 5 (External Lighting) for application 15/505326/FULL

SITE HISTORY: 15/505326/FULL Conversion of barn to residential annexe, ancillary to the main dwelling — approved. Condition 5 of the consent refers to lighting scheme details.

LISTED BUILDINGS IN PROXIMITY: No listed buildings in immediate vicinity.

GENERAL COMMENTS:

- Located on corner of Mockbeggar Lane and Goddards Green Road diagonally opposite SEQ site.
- Timber framed barn (attractive and well maintained, previously used as games room, storage etc)
- Consent to residential annexe granted 2015 (above). Condition 5 contained usual TWBC lighting requirement to submit details before installation.
- 3 lights: one either side of main doors, one on side elevation. Motion sensor downlights. Proposal complies with: BNDP Policy BD5 Dark Skies

The Parish Council unanimously agreed to support this application to discharge Condition 5 under the approved consent 15/505326/FULL as the scheme conforms to BNDP Dark Skies Policy BD5.

- **22/00460/TCA Old Manor House Cottage, Cranbrook Road.** Reduction in height or felling of numerous trees around the site

- Listed Old Manor House at the Benenden crossroads, within the Conservation Area.
- Trees in a Conservation Area so application is appropriate.
- The only document shown against is a plan indicating the trees to be felled or lopped.

The Parish Council unanimously agreed to make no comment. Tree management is needed and TWBC Tree Officer will action appropriately.

- **21/02575/FULL Revised details. Land At Nineveh Lane.** Installation of a reservoir for horticultural irrigation purposes, pump house, and extension to an existing farm track.

- The applicant attended the Parish Council meeting in October 2021 and acknowledged concerns raised about the current state of the PRoW, access gates and the steep slope requiring steps to facilitate easier, safer and better access, and agreed to contact KCC PRoW on this matter.
- KCC PRoW commented on 28/10/2021 and echoed the comments of the Landscape Officer.
- The following plans have been revised:
 - 1728 D01 Rev 2 Location and Existing Site Plan
 - 1728 D02 Rev 3 Reservoir Proposed Site Plan
 - 1728 D03 Rev 1 Track Site Plan and General Section
 - 1728 D04 Rev 2 Site Plan with Dimensions
- Reservoir repositioned further south away from PRoW.
- Pump house constructed in natural grey timber weatherboard - will weather to blend with surroundings.
- Roof will be insulated profile steel cladding in brown colour.
- Pump house will be fully insulated to reduce sound of pump.
- Operation of the pump to provide irrigation over each dropping area will be up to 5 times per season, always daytime, to irrigate the plants during the dryer times of the year.
- Pump itself will be supplied on skids.
- Construction Management Plan and hours of construction document.
- Proposed timescale of works: Earthworks/reservoir construction - 3-4 weeks summer 2022; Installation of liner and associated works 1-2 weeks summer 2022 ; Erection of boundary fencing, landscaping and seeding - 2 weeks summer 2022; Planting of proposed hedgerow, shrubs and trees - Winter/Spring 2022/2023.
- No site lighting will be required.

The Construction Management Plan, hours of construction and timescale is acceptable. The

	<p>repositioning of the reservoir appears to comply with KCC PROW's request. No external lighting is acceptable and a must in this location.</p> <p>The Parish Council unanimously agreed to support the revised details for this application subject to them being satisfactory to KCC PROW with regard to the public right of way, and requests that if consent is granted, a condition is imposed stating that no external lighting of the site is permitted.</p> <p>c. <u>Other Planning Matters</u></p> <ul style="list-style-type: none"> • Light Pollution <ul style="list-style-type: none"> ➤ There have been numerous complaints and comments about the light pollution emanating from the hospital, and also from the schools and some private homes. ➤ Cllr Cruse had offered to set up a small task group with the aim of communicating Benenden's commitment to Dark Skies. To be discussed further with Cllr Cruse at March meeting. ➤ It was agreed to monitor when the lights are turned off at Benenden School and to encourage people to complain to the School directly. ➤ It is widely agreed that the amount of lighting at the Hospital is unacceptable. Cllr Grant had carried out an investigation of the Hospital planning applications and it would appear that no submission application was made for the lighting. It was agreed that TWBC should be asked about the notice that would have discharged Condition 33 of the application 12/03130/EIAMJ. • 19/00362/OUT Land at Standen Street – Outline application (access and scale only) for five dwellings. <ul style="list-style-type: none"> ➤ Cllr Grant raised concerns, expressed by parishioners, about the timing of the permission granted on 17th February as nothing had happened since November 2019. ➤ Cllr Thomas offered to talk to local residents and pointed out that all conditions will now have to comply with BNDP policy. 	RC																																								
7. HIGHWAYS, FOOTPATHS & TRANSPORT	<p>Cllr Driver reported :</p> <ul style="list-style-type: none"> • The problem with the flooded footpath gateway at the bottom of Hillyfields (ref: 607735) was shown as completed on the Highways system as it was thought to be the responsibility of Footpaths and Rights of Way. This was an error and it has now been accepted as Highways responsibility. It has been re-reported (ref: 622194). • A replacement for the damaged village gateway in Mill Street has been ordered but lead times are considerable. KCC may install temporary metal gateway (ref: 615825) • The gateway on the other side of the road has been damaged also and reported. • The Benenden crossroads sign was blown down and it was agreed to approach KCC Highways to request a wooden, like for like, replacement. 																																									
8. RESOURCING/ FINANCE	<p>a. <u>Monthly Transactions</u></p> <p>TRANSACTIONS FROM 1st January 2022</p> <p>Brought forward 87860.41</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 style="text-align: right;">87.05</td> </tr> <tr> <td>BACS</td> <td>C Levett</td> <td>Clerk's Salary</td> <td style="text-align: right;">928.83</td> </tr> <tr> <td>BACS</td> <td>edf</td> <td>Public Toilets</td> <td style="text-align: right;">67.00</td> </tr> <tr> <td>BACS</td> <td>Tenterden Twilight</td> <td>Public Toilets</td> <td style="text-align: right;">612.00</td> </tr> <tr> <td>BACS</td> <td>TP Jones</td> <td>Payroll Q3</td> <td style="text-align: right;">57.60</td> </tr> <tr> <td>BACS</td> <td>BMS Electrical</td> <td>Public Toilets</td> <td style="text-align: right;">487.08</td> </tr> <tr> <td>BACS</td> <td>Memorial Hall</td> <td>Meeting</td> <td style="text-align: right;">15.00</td> </tr> </tbody> </table>		Payee	Reference	Amount						Supplier	Reference	Amount	DD	NEST	Pension	87.05	BACS	C Levett	Clerk's Salary	928.83	BACS	edf	Public Toilets	67.00	BACS	Tenterden Twilight	Public Toilets	612.00	BACS	TP Jones	Payroll Q3	57.60	BACS	BMS Electrical	Public Toilets	487.08	BACS	Memorial Hall	Meeting	15.00	
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	BACS	KALC	Councillor Training x 2	120.00	
	BACS	Cast Roofing	Public Toilets	200.00	
	TOTAL			2574.56	
	Reconciled with bank statement 058 31 January 2022			85285.85	
	Approved payments February 2022.				
	DD	NEST	Pension	87.05	
	BACS	C Levett	Clerk's Salary	928.83	
	BACS	Edf	Public Toilets	91.29	
	BACS	Tenterden Twilight	Public Toilets	561.60	
	BACS	Edf	Defibrillator	161.39	
	BACS	BT	Office Telephone	126.15	
	BACS	ASL	Copying/Printing	67.58	
	BACS	Krystal Hosting	Domain Name	14.39	
	BACS	TWBC	Trees	53.55	
	TOTAL			2091.83	
9. ENVIRONMENT & MAINTENANCE	<p>a. <u>Public Toilets</u> : The Clerk to follow up installation of CCTV. The ladies' toilets had become blocked and Laura organised drain rodding. Cllr Hagan had researched upgrading the entry system into the toilets and will obtain quotes.</p> <p>b. <u>Parish Wells</u> : Cllr Hagan had considered the Anthony Hicks quote received and confirms the works required. The Clerk to action the contract with Anthony Hicks.</p> <p>c. <u>Village Asset/Maintenance Report</u> : Cllr Hagan had carried out an inspection and review of the Parish Council assets and produced a report which was circulated. Additionally the Iden Green sign and the Benenden crossroads signpost were blown down. Items for further discussion and action by the Environment and Maintenance Group, including removing ivy from the Street bus shelter and replacing the noticeboards.</p> <p>d. <u>Queen's Green Canopy</u> : The commemorative plaque is being considered and the trees will be added to the canopy map.</p>				CL GH CL EMGrp GH JL
10. VILLAGE ORGANISATIONS/ COMMUNITY	<p>a. <u>Queen's Platinum Jubilee</u> : Peter Ellis has registered the lighting of the beacon. Cllr Thomas is away on 2nd June. Cllr Beveridge, with the Clerk, volunteered to liaise with Peter Ellis regarding the beacon. It was agreed that the beacon should be added to the list of assets.</p> <p>b. <u>Bequest</u> : A copy of a letter from a parishioner sent to the executors had been circulated. The Clerk had again chased executors but had received no response.</p>				GH
11. COMMUNICATIONS	Nothing to report.				
12. CORRESPONDENCE/ PARISHIONERS' QUESTIONS	<p>a. <u>Village Shop Roof</u> : Correspondence had been received from parishioners expressing disappointment regarding the shop's new roof. Cllr Thomas had responded that this would have been agreed and passed by TWBC Conservation Officer.</p> <p>b. <u>Footpath Request Mounts Hill</u> : Correspondence had been received from a resident of Mounts Hill requesting a path to the Benenden School entrance, as the stretch of road is dangerous for anyone walking. The Parish Council acknowledges that this, and other roads in the village, are hazardous but there is no roadside space to install a pavement, and that this would urbanise much of the village. A better course of action may be to lobby for a reduction in speed limits. Cllr Thomas to respond.</p>				NT
DATE OF NEXT MEETING	Planning Meeting Thursday 3 rd March, 7pm, Zoom Parish Council Meeting Monday 21 st March 2022, 7pm, Memorial Hall				
	The meeting closed at 8.55pm				

C Levett, Clerk to the Parish Council, 21st February 2022

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