

PARISH COUNCIL OF BENENDEN

Minutes of the Ordinary Parish Council Meeting held on Monday 21st November 2022, 7pm, Memorial Hall

Present	Cllrs Beveridge, Cochrane, Cruse, Driver, Grant, Hagan, Lewis, Presgrave and Thomas	
In Attendance	Cllrs Dawlings and Warne; C Levett, Clerk.	
Item		Action Responsibility
1. APOLOGIES	Apologies received from Cllr Holden.	
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 October were unanimously approved as a correct record of the meeting.	
4. REPORTS BY COUNTY/ BOROUGH COUNCILLORS	<p>Cllr Warne and Dawlings reported :</p> <ul style="list-style-type: none"> • Local Plan : TWBC has received the inspector’s initial findings following Examination. This was mostly favourable and passed the test of soundness. Many of the changes which have been asked for can be met through the main modification process. However the plan for a new settlement in the Green Belt at Tudeley is not acceptable in its current form with insufficient evidence submitted so far to release Green Belt land for a garden village, and there are 3 options – to provide much more evidence to justify; scale back the development; or take out completely. Any outcome will have implications across the borough, and further work now required will impact on the Planning Department’s work and time. It is highly unlikely that the Plan will be adopted in the Spring and a new timetable will depend on what decision TWBC take. There is likely to be an increase in speculative development. • Cost of Living Support : Cllr Warne has set up a digital support hub on TW website. This gives information and advice on a range of issues. Cllr Hagan will look at and provide details of any local initiatives not listed and link to the BAT website. • CCTV Funding : Cllr Dawlings had not yet met with Terry Hughes but will plan to do so ahead of the PC’s Resourcing Committee meeting. 	GH TD
5. REPORTS BY CHAIR AND PARISH COUNCILLORS	Nothing to report.	
6. PLANNING	<p><u>a. Planning Applications</u></p> <ul style="list-style-type: none"> • 22/03137/FULL Beacon House, Rolvenden Road. Conversion of single storey stable barn into a 4-bed dwelling <p>Stable block to west side of Beacon House. Conversion of outbuilding to dwelling on east side of Beacon House recently considered and granted.</p> <p>APPLICATION FORM INFO: Site contains stable outbuilding functioning as general storeroom; Conversion of single storey stable barn into 4-bed dwelling; Site area: 1,017 sqm.</p> <p>D&A STATEMENT: Principles of pre-app advice on consented app 22/01269/FULL followed. Lack of 5-year housing supply quoted.</p> <p>EXISTING: Single storey timber stable building with gable pitched roof which wraps around central courtyard to form ‘U’ shape, with extended roof overhanging external walkway. Building consists of seven stable rooms which function as storeroom, toilets, and rooms to house chickens. To the west are four dog kennel cages located against exterior wall. Four skylights, three on south-facing roof side and one to west-facing. Stable clad with horizontal timber weatherboarding, with sheet metal roof.</p> <p>PROPOSAL: Existing building retained with addition of exterior wall to north to enclose existing walkway. Expands internal area and creates entrance space on north side. Internal arrangement will be largely maintained, with removal of some internal walls to create open plan kitchen/lounge/ dining space; utility room; two double bedrooms; two single bedrooms; bathroom; shower room. Door openings on north and west facade repurposed as window openings. Additional window openings added to south and east for living and bedroom spaces. Height of building remains the same.</p>	

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

These minutes are not a verbatim record of the meeting, but a summary of discussion and decisions taken at the meeting.

SCALE AND APPEARANCE: Same external materials/finishes. Rural characteristics retained, clean functional appearance of stable building. Existing timber weatherboarding retained. Replacement sheet metal roofing resembles existing. Footprint increase 27sqm by enclosure of walkway.

ACCESS AND PARKING: Existing dedicated gate off main road leading to parking forecourt. 2 dedicated parking spaces to north side along boundary. Existing access to site from Beacon House via gravel road closed off to separate dwellings. Existing post and rail with additional line of post and rail to separate closed off access to Beacon House.

FOUL SEWAGE: Package treatment plant.

GENERAL COMMENTS: Pre-app advice not sought; No eco-friendly elements; Currently part of land-holding of Beacon House; Proposal separates stable building from land ownership to create dwelling.

COMPLIES WITH: TWBC LP 2006: LBD1 Outside LBD, EN1 Development Control Criteria, H13 Conversion of rural buildings to residential outside LBD, EN25 Development Control Criteria for development proposals affecting rural landscape; Core Policies: 4 Environment, 5 Sustainable Design and Construction, 14 Development in Villages and Rural Areas. NPPF. BNDP: HS3 b) Windfall Sites Outside the LBD on previously developed land, or conversion of appropriate rural buildings not currently in business use; c) Scale, design and appearance. BD6 Parking. BD2 General Appearance.

The Parish Council unanimously agreed to support this application with conditions for outdoor lighting to comply with BD5 Dark Skies and query lack of renewable energy systems (the installation of solar panels for example to comply with BD8 b)) and raise concern that there are no details of ecological and biodiversity enhancements or landscaping proposals.

- **22/03070/FULL Pypmne Farm Cottage, Pypmne Road.** Demolition modern agricultural infill between the Cottage and parallel outbuilding to reinstate the enclosed yard, Remove and rebuild utility area, Reinstatement original openings to consist of new glazed elements

SITE CONSTRAINTS: Outside LBD; AONB; Agricultural Land Classification Grade 3.

SITE HISTORY: 83/01020/FULL Extension and part change of use of stalls to residential — approved.

LISTED BUILDINGS IN PROXIMITY: Pypmne Manor Grade II* and its Barn Grade II to the south.

APPLICATION FORM INFO: Demolish modern agricultural infill between Cottage and parallel outbuilding to reinstate enclosed yard. Remove and rebuild utility area to ensure safe structure. Reconfigure internal layout by removing modern additions such as internal stud walls and staircases and reinstate original openings to consist of new glazed elements. Pre-app advice not sought.

No D&A or Planning Statement.

General Comments: Lack of detail for internal layout of cottage. First floor showing open space accessed by single staircase and ground floor showing divided space with western space having no first-floor access, utility area and wc/shower, eastern space has kitchenette and wc, plus separate room. Improved overall external appearance and redefinition of cottage and parallel outbuilding.

The Parish Council unanimously agreed to support this application.

- **22/03019/FULL School Farm, Cranbrook Road.** Partial conversion and extension of existing part office, part residential building with associated garage, garden land, parking, landscaping, and biodiversity enhancements

SITE CONSTRAINTS: Within AONB; Outside LBD; Enforcement Notice; Agricultural Land Grade 3; Applications or Equivalent Only (inc Reserved Matters) — 2 consult KCC on major planning.

SITE HISTORY: 10/02844/FULL Use of existing building in conjunction with the Wild Camel Protection Foundation — approved; 11/00977/FULL Temporary erection of a yurt for six months April - September each year — approved; 15/508627/FULL Conversion of existing stable block to holiday let and erection of single storey front extension — approved; 16/505330/FULL Demolition of existing stable block and erection of holiday let — withdrawn; 19/00903/FULL Change of use of part of office building to residential use - approved.

LISTED BUILDINGS IN PROXIMITY: School Farm House, Grade II Listed to east, unaffected.

APPLICATION FORM INFO: Site Area: 5,674.50 sqm (0.57ha or 1.41 acres); Existing use: partial office building, partial residential dwelling; Parking: existing spaces 2 retained; Foul sewage: Air-treated sewage system. Connected to air-treated sewage system installed as part of permission for stable block; Pre-app advice not sought.

D&A STATEMENT: Proposed single storey 4-bed property. Rectangular plan form, pitched roof, gables either end as existing. Horizontal timber cladding, aluminium fenestration and metal standing seam to roofing. Current floor area: 129 sqm Proposed floor area: 190.8 sqm. Eaves and ridge height as existing. Building contained offices, meeting room and display area. No longer suitable as office accommodation from commercial perspective and partially converted into 2-bed dwelling in 2019.

GENERAL COMMENTS: Extension and conversion will create 4-bed dwelling with car barn type garage. Converted stable block used as holiday let remains on site.

PROPOSAL COMPLIES WITH: LBD1 Outside LBD, EN1 Development Control Criteria, H13 Conversion of rural buildings to residential use outside LBD, EN25 Development Control Criteria for development proposals affecting rural landscape and Core Policies: 4 Environment, 5 Sustainable Design and Construction, 14 Development in Villages and Rural Areas; NPPF; BNDP: HS3 b) Windfall Sites Outside LBD on previously developed land, or the conversion of appropriate rural buildings not currently in business use; c) Scale, design and appearance comply with BNDP design policy. BD6 Parking. BD2 General Appearance. BD4 Landscaping.

The Parish Council unanimously agreed to support this application with conditions for outdoor lighting to comply with BD5 Dark Skies and query lack of renewable energy systems (the installation of solar panels for example to comply with BD8 b)). BPC notes that the BNDP is not mentioned within this application and points out that it forms part of the Development Plan for Tunbridge Wells Borough. All applications must have regard to the BNDP policies and the BNDP should be referenced as part of any development proposals.

- **22/03149/FULL Trafford House, Dingledden.** Installation of x20 solar panel array on a ground mounted frame on gravel base

SITE CONSTRAINTS: AONB; Outside LBD; Agricultural Land Classification Grade 3; Apps or Equivalent Only (inc Reserved Matters) 2 consult KCC on major planning.

SITE HISTORY: 97/01061/AGRIC Article 3 Submission — Pole Barn. Status: Prior Approval Not Required; 98/01574/FULL Change of use of agricultural land to residential for double garage with workroom/store over — approved; 0400054/FULL Single storey rear extension — approved; 04/00693/FULL Change of use of paddock to residential curtilage, earthworks and landscaping and installation of tennis court with 2.7m high fencing — approved; 04/01572/FULL Proposed extension; reinstatement of conservatory and change of use of agricultural land to residential curtilage — approved; 04/2363/FULL Portakabin for temporary relocation of kitchen and utility area for the family for 6 months — approved; 07/00994/FULL Single storey pavilion-style extension to existing house providing new living and dining accommodation — refused, granted on appeal.

LISTED BUILDINGS IN PROXIMITY: Dingledden House Grade II to north — unaffected.

APPLICATION FORM INFO: Black solar panels on aluminium frame on gravel bed; No trees removed; Pre-app advice not sought.

D&A OR PLANNING STATEMENT INFO: Panels not visible from Lane. No PRoWs adjacent to site.

PROPOSAL COMPLIES WITH: NPPF, TWBC LP and BNDP policies for renewable energy.

The Parish Council unanimously agreed to support this application.

- **22/02295/FULL Wycherleys, Iden Green Road.** Erection of single-storey pitched roof rear extension

SITE CONSTRAINTS: AONB; Iden Green Conservation Area; Inside LBD1; Outside LBD1; Historic Environment Conservation Area EN5; Agricultural Land Classification Grade 3; Consult KCC on major apps; TPOs present.

SITE HISTORY: 78/00083/FULL Garage — approved; 82/00826/FULL Single garage and access —

approved; 91/00620/TPO Trees — Heavily reduce one false acacia — refused. Appealed — dismissed; 95/10993/FULL Demolition of lean-to extension and first floor extension to SW side elevation, erection of single storey extension to rear elevation and two storey extension to SW elevation — approved. With 95/10994/CAC Conservation Area Consent — approved; 05/03362/FULL Two-storey side extension — approved; 09/03732/TREECA Trees in a Conservation Area: ASH - Tidy lower limbs. Provide clearance to agricultural vehicles — withdrawn by applicant; 10/00005/TPO Tree — ASH (Tree 2) Tidy lower limbs. Provide clearance to agricultural vehicles — approved; 16/07721/TCA Trees in a Conservation Area: Silver Birch — Fell — No objection.

LISTED BUILDINGS IN PROXIMITY: Oak Cottage Grade II - unaffected; Pump House, Standen Street Grade II — unaffected; Weald House Grade II — unaffected

APPLICATION FORM INFO: Pre-app advice not sought; Application is comprehensive and photos of existing rear elevation provided by applicant. Design and materials match existing and complies with policies for residential extensions.

The Parish Council unanimously agreed to support this application.

- **22/02850/FULL 5 Cherryfields.** Removal of damaged cracking pathway and replacement in permeable block paving from boundary to front door.
 - New grey permeable block-paving. Closest match to current tarmac pathway reducing visual impact and will assist with pooling water during heavy rainfall.
 - Self-explanatory Heritage Statement attached to application.
 - Complies with BNDP Policy BD7 Footpaths — [...] Materials used for the footway are to be sensitive to rural setting and preferably be semi-permeable in nature.

The Parish Council unanimously agreed to support this application.

- **22/03185/FULL and 22/03186/LBC Field Farm House, Coldharbour Road** Removal of existing entrance porch and infill flat roof section, Erection of single storey timber clad extension to form front entrance, Removal of modern internal partitions and modern ceiling to create double height void on ground floor, Removal of modern partitions at first floor, Erection of new roof level extension to link existing hipped roofs and new staircase to second floor, New dormer windows to south elevation, Replacement of existing uPVC external cladding with new timber cladding, Removal of existing water solar panels and to be replaced with new PV array, Extension to existing path to form guest parking area, Erection of estate railing to pond edge, Alterations to car parking for coach house and main house, Associated landscaping and new landscaped path with wider timber gates, Removal of existing external staircase to coach house, New timber clad enclosure
 - Sustainable site-wide heating strategy involving introduction of ground source heat pump supported by electrical heating to allow dwelling to move away from current oil-based system.
 - New garden store on land in applicant’s ownership with pitched roof covering.
 - Pre-app advice sought March 2022. Planning Agent, Planning Officer and Conservation Officer visited site and proposals well received. CO is supportive of internal alterations, single storey front extension, and roof extensions.
 - The D&A Statement has been divided into 3 parts on the website.

The Parish Council unanimously agreed to support this application subject to the works being satisfactory to the Conservation Officer and request conditions for outdoor lighting to comply with BD5 Dark Skies.

- **22/03244/FULL and 22/03245/LBC Old Eaton Oast, Goddards Green Road.** Erection of single storey rear extension, Insertion of inglenook fireplace, Alterations to existing fenestration
 - Site history : Erection of summerhouse 22/02099/FULL – approved.

	<ul style="list-style-type: none"> ○ For this application, pre-app advice was sought August 2022 — the scheme would be acceptable in principle, subject to further detail (eg materials). ○ Conservation Officer : 'The extension is a simple flat roof box with common domestic fenestration and small roof lantern. It is neither pastiche in nature not does it exhibit any particular prominent contemporary design features. Its modest size and basic design would not cause any harm to the significance of the host building being readily identifiable as a 20th [sic] century structure.' ○ Application has comprehensive Planning Statement and Heritage Statement. ○ Application refers to HWAONB Management Plan and High Weald Housing Design Guide as material considerations. ○ Accords with policies EN1, H11 (Extensions to dwellings outside the LBD), EN22 and EN25 of the LP and relevant policies of the NPPF. ○ Note: the BNDP is not mentioned anywhere within the otherwise comprehensive documents. The proposal does comply with the BNDP. ○ Extension will not have significant impact on landscape character of area because of its location and use of appropriate materials. <p>The Parish Council unanimously agreed to support this application subject to the works being satisfactory to the Conservation Officer and to the height of the new chimney flue complying with the appropriate regulations. BPC notes that the BNDP is not mentioned within this application and points out that it forms part of the Development Plan for Tunbridge Wells Borough. All applications must have regard to the BNDP policies and the BNDP should be referenced as part of any development proposals.</p> <p><u>b. Other Planning Matters</u></p> <ul style="list-style-type: none"> ● Hole Park Estate afforestation project : Proposal to plant areas of marginal agricultural land to Forestry. The Parish Council commends the project. ● TWBC Local Plan Given the Inspector’s initial findings following the Examination it makes the fact that Benenden’s Plan is made all the more important and the inspector has accepted the site allocations in BNDP. Carlos Hone, Head of Planning, acknowledges that BNDP policies are part of the overall development for the area, and when TWBC consult on modification changes it expects to comply with the inspector’s comments and to highlight the ‘made’ NDP. ● 22/02567/FULL Great Nineveh Farm : BPC is disappointed that, despite its numerous objections and concerns, this was approved by TWBC. ● Prior Notifications Applications : Cllr Thomas alerted BPC to agricultural applications which the PC will not necessarily be consulted on. ○ 22/03318/AGRIC Marble Meadow, Cranbrook Road. Agricultural/Forestry Notification - Small metal shed for forestry purposes with flat roof, length: 4m, width: 2, height: 2m. Total area covered: 8 square metres. Permitted development rights have been withdrawn on this site and a full planning application would have to be made. Cllr Dawlings has reported issues to the Enforcement Officer and will look at this application. ○ 22/03254/AGRIC Springhill Farm, Standen Street. Erection of agricultural barn. There is no Article 4 direction so prior notification is sufficient. The proposal is to plant a vineyard with the barn providing storage for machinery, etc. It will be powered using solar energy from panels on the south side of the roof, so there is also battery storage. Whilst there is nothing to object to BPC could request that the barn must be removed if agricultural operations cease. 	
7. HIGHWAYS, FOOTPATHS & TRANSPORT	<p><u>a. Highways Improvement Plan</u> : Updated HIP circulated. Following the restructure of KCC Highways Improvements Team, Cllr Driver met with Demi Richards, Community Engagement Project Manager, to consider Benenden’s HIP submitted by Cllr Driver. HIP support for 143 Kent parishes is being dealt with by 5 people within Highways. The new HIP template states that Project Managers may investigate only 1 or 2 top priorities each year. Cllr Driver included 4 items and requested that they are all considered.</p> <p>1) BENENDEN CROSSROADS SIGNPOST It is unclear why Highways originally suggested including this in the HIP, as it is a maintenance issue. Cllr Driver had stressed that BPC would prefer a design like the original sign. If the parish wants something more aesthetically pleasing than the typical wooden</p>	

	<p>fingerpost from Highways' current supplier BPC would have to fund it. Cllr Driver had been unable to find another supplier for signs which comply with highways regulations. The Parish Council agreed to the signs suggested by KCC. Other signs, such as those on Coldharbour Road, would be reported as maintenance issues.</p> <p>2) BENENDEN CROSSROADS Highways use average tracking speed data from the OS and that generally speed was not an issue on the approach from Iden Green Road. Concerns are that those who do not know the road may be speeding and overshoot the crossroads, and these vehicles are unlikely to feature in OS tracking data. Highways will consider the best engineering solution which may also include improved signage.</p> <p>3) IDEN GREEN CROSSROADS Highways will fund a traffic speed survey on Mill Street to determine whether speed is an issue approaching the crossroads.</p> <p>4) EXTEND 30 MPH LIMIT WEST ALONG B2086 An enquiry has been raised for Highways Planning and Advice team to complete an initial assessment of the location and they will confirm if the road environment and current speeds support a speed reduction. Cllr Driver has requested an estimate for any scheme. This could be £1500 - £3000 for legal work in change of traffic regulations + civil works + design fees. Cllr Driver suggested that Benenden School may be willing to contribute some funding.</p> <p><u>b. Benenden Crossroads</u> : A parishioner had raised concerns about the amount of signage and parking close to the crossroads and the dangers this creates. The parishioner has agreed to monitor and feedback to the Clerk. The Clerk will include reminders on the website and facebook about considerate parking and advice regarding signs.</p> <p><u>c. The Green</u> : The no parking signs have been ordered through Iden Signs. 2 x No Parking and 1 x by order of the Parish Council. The signs are oval 230mmx145mm x 3mm thick, made of a rigid aluminium composite panel and in the colour requested by The Bull. Once received these will need fixing in place on the fence beside The Bull. Cllr Hagan offered to do this.</p>	<p>PD</p> <p>CL</p> <p>GH</p>																																																																																												
<p>8. RESOURCING/ FINANCE</p>	<p><u>a. Monthly Finance</u></p> <p>Transactions From 1st October 2022 :</p> <table border="0"> <tr> <td>Brought forward</td> <td></td> <td></td> <td style="text-align: right;">96613.77</td> </tr> <tr> <td>Income</td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>Payee</td> <td>Reference</td> <td>Amount</td> </tr> <tr> <td></td> <td>B&IG WI</td> <td>Copying</td> <td style="text-align: right;">3.30</td> </tr> <tr> <td>TOTAL</td> <td></td> <td></td> <td style="text-align: right;">3.30</td> </tr> <tr> <td>Expenditure</td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>Supplier</td> <td>Reference</td> <td>Amount</td> </tr> <tr> <td>DD</td> <td>NEST</td> <td>Pension</td> <td style="text-align: right;">71.17</td> </tr> <tr> <td>BACS</td> <td>Commercial Services</td> <td>Grounds Maintenance Green</td> <td style="text-align: right;">553.10</td> </tr> <tr> <td>BACS</td> <td>C Levett</td> <td>Clerk's Salary</td> <td style="text-align: right;">972.53</td> </tr> <tr> <td>BACS</td> <td>Edf</td> <td>Public Toilets</td> <td style="text-align: right;">97.51</td> </tr> <tr> <td>BACS</td> <td>Edf</td> <td>Defibrillator</td> <td style="text-align: right;">189.39</td> </tr> <tr> <td>BACS</td> <td>Tenterden Twilight</td> <td>Public Toilets</td> <td style="text-align: right;">695.40</td> </tr> <tr> <td>BACS</td> <td>Tompsett Landscaping</td> <td>Grounds Maintenance</td> <td style="text-align: right;">164.40</td> </tr> <tr> <td>BACS</td> <td>Memorial Hall</td> <td>Meeting Hire</td> <td style="text-align: right;">17.00</td> </tr> <tr> <td>BACS</td> <td>Castle Water</td> <td>Public Toilets</td> <td style="text-align: right;">113.85</td> </tr> <tr> <td>BACS</td> <td>C Levett</td> <td>Telephone</td> <td style="text-align: right;">31.56</td> </tr> <tr> <td>BACS</td> <td>C Levett</td> <td>Emorsgate - Seeds</td> <td style="text-align: right;">102.40</td> </tr> <tr> <td>BACS</td> <td>C Levett</td> <td>Postage</td> <td style="text-align: right;">5.44</td> </tr> <tr> <td>BACS</td> <td>TP Jones</td> <td>Payroll Q2</td> <td style="text-align: right;">57.60</td> </tr> <tr> <td>BACS</td> <td>Anthony Hicks</td> <td>Well Damage</td> <td style="text-align: right;">5760.00</td> </tr> <tr> <td>BACS</td> <td>Tompsett Landscaping</td> <td>Grounds Maintenance</td> <td style="text-align: right;">112.80</td> </tr> <tr> <td>BACS</td> <td>Arthur J Gallagher</td> <td>Annual Insurance</td> <td style="text-align: right;">739.50</td> </tr> </table>	Brought forward			96613.77	Income					Payee	Reference	Amount		B&IG WI	Copying	3.30	TOTAL			3.30	Expenditure					Supplier	Reference	Amount	DD	NEST	Pension	71.17	BACS	Commercial Services	Grounds Maintenance Green	553.10	BACS	C Levett	Clerk's Salary	972.53	BACS	Edf	Public Toilets	97.51	BACS	Edf	Defibrillator	189.39	BACS	Tenterden Twilight	Public Toilets	695.40	BACS	Tompsett Landscaping	Grounds Maintenance	164.40	BACS	Memorial Hall	Meeting Hire	17.00	BACS	Castle Water	Public Toilets	113.85	BACS	C Levett	Telephone	31.56	BACS	C Levett	Emorsgate - Seeds	102.40	BACS	C Levett	Postage	5.44	BACS	TP Jones	Payroll Q2	57.60	BACS	Anthony Hicks	Well Damage	5760.00	BACS	Tompsett Landscaping	Grounds Maintenance	112.80	BACS	Arthur J Gallagher	Annual Insurance	739.50	
Brought forward			96613.77																																																																																											
Income																																																																																														
	Payee	Reference	Amount																																																																																											
	B&IG WI	Copying	3.30																																																																																											
TOTAL			3.30																																																																																											
Expenditure																																																																																														
	Supplier	Reference	Amount																																																																																											
DD	NEST	Pension	71.17																																																																																											
BACS	Commercial Services	Grounds Maintenance Green	553.10																																																																																											
BACS	C Levett	Clerk's Salary	972.53																																																																																											
BACS	Edf	Public Toilets	97.51																																																																																											
BACS	Edf	Defibrillator	189.39																																																																																											
BACS	Tenterden Twilight	Public Toilets	695.40																																																																																											
BACS	Tompsett Landscaping	Grounds Maintenance	164.40																																																																																											
BACS	Memorial Hall	Meeting Hire	17.00																																																																																											
BACS	Castle Water	Public Toilets	113.85																																																																																											
BACS	C Levett	Telephone	31.56																																																																																											
BACS	C Levett	Emorsgate - Seeds	102.40																																																																																											
BACS	C Levett	Postage	5.44																																																																																											
BACS	TP Jones	Payroll Q2	57.60																																																																																											
BACS	Anthony Hicks	Well Damage	5760.00																																																																																											
BACS	Tompsett Landscaping	Grounds Maintenance	112.80																																																																																											
BACS	Arthur J Gallagher	Annual Insurance	739.50																																																																																											

	<p>BACS PKF Littlejohn Audit 288.00</p> <p>BACS NSALG Allotment Society Subscription 67.00</p> <p>TOTAL 10038.65</p> <p>Reconciled with bank statement 070 31st October 2022 86578.42</p> <p>November Payments Approved</p> <p>DD NEST Pension 71.17</p> <p>BACS Commercial Services Grounds Maintenance Green 221.24</p> <p>BACS C Levett Clerk's Salary 972.33</p> <p>BACS Arnold Cole Trust Trust Rent 2.50</p> <p>BACS Business Stream Public Toilets 98.72</p> <p>BACS Tompsett Landscaping Grounds Maintenance 98.40</p> <p>BACS Iden Green Pavilion Meeting Hire 14.00</p> <p>BACS C Levett Telephone 31.56</p> <p>BACS Benenden's Shop Village Tidy 59.30</p> <p>BACS BT Office Phone 144.75</p> <p>BACS Anthony Hicks Wells 3102.00</p> <p>TOTAL 4815.97</p> <p><u>b. Resourcing Committee</u> : The committee meets on 28th November and will consider expenditure and precept figure for 2023/24, to be approved by full PC at meeting on 12th December. The meeting will also consider donation requests received from TW Samaritans, TW Counselling Centre, Homestart and a proposed Benenden Gardening Club, to help with its start up.</p>	
9. ENVIRONMENT & MAINTENANCE	<p><u>a. Beacon Field Wildflower Meadow</u></p> <ul style="list-style-type: none"> A draft heads of terms has been received from Alan Hardy, KCC Estates Surveyor. These are mostly acceptable. BPC will confirm the area edged in blue, rather than the area edged in green which also includes the footpath beside the school, and will query the areas marked as 1 and 2; BPC will not take responsibility for the chain link fence between the school and the field on the west side of the field. CLlr Driver continues to chase the Bumblebee Conservation Trust for a draft management plan. In the meantime CLlr Driver will produce a planting schedule and the Clerk will produce details of costs. The Parish Council's risk assessment for lighting the beacon is complete. CLlr Driver had organised a volunteer morning on 22nd October, which was widely advertised, but the only other attendee was CLlr Cochrane. Whilst this took place on the same day as the newcomers' lunch in the village and may have been a factor there has been a lack of volunteers throughout on this project and consideration needs to be given on how to get people involved. <p><u>b. Parish Wells</u></p> <ul style="list-style-type: none"> The grant application to Sussex Lund was unsuccessful, and there are no other sources of grant funding available. The settlement offer from the insurance company is likely to be £9,210.19. The total cost of the refurbishment of both Iden Green and Benenden Wells and the additional work as a result of the accident is in the region of £63,501 + VAT, plus tiles and welfare costs, with over £36,000 still to raise. The Resourcing Committee will discuss the financial impact more fully, but one option may be to put the work on the IG Well on hold, which would reduce the figure by £15,252. The Parish Council agreed to this if necessary, with only essential maintenance work being carried out. It was agreed to contact Openreach and appeal for funds. <p><u>c. Village Asset/Maintenance Report</u> : CLlr Hagan has met with Chaz Stapley and looked at all the assets and the report setting out maintenance required and priority. Chaz will review the assets and work required and advise of a plan and costs where he is able to undertake work.</p>	<p>CL</p> <p>PD CL</p> <p>CL</p>

	<p><u>d. Iden Green Defibrillator</u> : The defibrillator will be moved from Iden Green telephone kiosk to the Congregational Church on 23rd November by BP Electrical. The Clerk will arrange for the power supply to the kiosk to be cut.</p>	CL
10. VILLAGE ORGANISATIONS/ COMMUNITY	<p>a. <u>Bequest/Allotments</u> :</p> <ul style="list-style-type: none"> The solicitor has been chased regarding the signatures required from the executors. Cllrs Beveridge and Grant have revised the layout of the allotment site. A full-size allotment plot is 250 sqm and a half-size 125 sqm. The layout gives 14 half-sized plots with the capability of achieving 6 full-sized plots. The remaining 10 plots vary between 34 sqm and 100 sqm with one at 137 sqm. There have been twelve expressions of interest in an allotment, and seven parishioners offering help to set up. It was agreed that management of the site would be devolved to an association. Once the transfer of land has taken place Cllr Grant will meet with those who have expressed an interest to discuss the formation of an association. An association would be able to apply for funding. <p>b. <u>Public Toilets</u></p> <ul style="list-style-type: none"> One quote has been received for the installation of CCTV and a second has been chased. 3 parishioners have made contact saying that the toilets should not be closed and suggest CCTV and payment system to use. A previous quote for two doors with timed access and contactless payment was £8,870, plus monthly running costs. The Resourcing Committee will consider financial implications at its meeting. It was agreed that the whole village should be consulted on the whole issue. <p>c. <u>Newcomers' Welcome</u> : The Newcomers' Lunch held at the Church on 22nd October, and attended by Amelia Thomas on behalf of the Parish Council, was successful, although any future event should allow the opportunity for attendees to mingle. It was suggested that a Newcomers' Welcome Pack should be developed. Cllr Hagan had considered this from a BAT point of view and it had been suggested that there could be a newcomers' page on the website with information and links.</p> <p>d. <u>Benenden Scout Hut</u> : BVT has established that it is likely that the building and site will be sold and is contacting other community organisations to explore the possibility of bidding for the site. The Parish Council does not have the funds to be involved in any purchase but would support in any way possible any other groups which did. It was suggested that the village could rent the building from the Scout Association, which would also allow for the reinstatement of the Scout Group in the future. Other groups which currently use the building are the Fete Committee and the Bonfire Committee. In the past funds raised through Bonfire Night events have in part been donated to the Scout Group. Cllr Thomas will ask Grant Matthews how these funds are now distributed.</p> <p>e. <u>Benenden Action Team</u> : Cllr Hagan advised that BAT has put together 30 winter packs to be gifted to anyone in need. Names can be put forward confidentially.</p>	NT
11. COMMUNICATION	<ul style="list-style-type: none"> The Clerk will meet with Cllr Presgrave to discuss various communication items including the noticeboard and website, village events, newcomers, fundraising opportunities. The Clerk will revise the rota for Parish Councillor magazine articles and circulate. 	CL/CP CL
DATE OF NEXT MEETING	Date of Next Meeting: Monday 12 th December, 7pm, Iden Green Pavilion. Cllr Lewis offered to organise refreshments for the meeting.	
	The meeting closed at 8.50pm.	

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