

# PARISH COUNCIL OF BENENDEN

## Minutes of the Ordinary Parish Council Meeting held on Monday 16<sup>th</sup> January 2023, 7pm, Benenden Hospital Quinlan Centre

Present	Cllrs Beveridge, Cochrane, Cruse, Driver, Grant, Hagan, Lewis, Presgrave and Thomas	
In Attendance	Cllrs Dawlings and Warne; C Levett – Clerk; 14 parishioners; Andy Wilford, Esquire Developments.	
<b>Item</b>		<b>Action Responsibility</b>
1. APOLOGIES	There were no apologies	
2. DECLARATION OF INTERESTS	There were no declarations of interest.	
3. ESQUIRE DEVELOPMENTS – HOSPITAL SITE PROPOSAL	<p>Andy Wilford of Esquire Developments attended the meeting to update on their proposals.</p> <p>A second pre-application meeting had been held with TWBC and a pre-application meeting with KCC Highways.</p> <p>Esquire will be holding a public consultation event on 1<sup>st</sup> February in the Memorial Hall 2-7.30pm. Parish and Borough Councillors are invited to a preview from 1.15-2pm.</p> <p>Esquire advised that the main amendments to the previously presented proposals and points include:</p> <ul style="list-style-type: none"> <li>• Northern quadrant now forms part of emerging proposals, which allows for a more holistic and comprehensive redevelopment of the area as a whole and the ability for the application to now deliver a policy compliant level of affordable housing (30%).</li> <li>• The emerging scheme proposes a total of 82 dwellings, a net increase of 76 dwellings.</li> <li>• 56 of those dwellings are located on the southern quadrant - which still includes the development of the small greenfield ‘bite’ due to viability reasons.</li> <li>• 26 dwellings located on the NEQ. Proposed to demolish 6 of the existing 18 dwellings (facing Goddard’s Green Road), and the removal of the tennis courts and the car parking, which will be relocated elsewhere.</li> <li>• This results in a net additional 20 dwellings on this parcel and the net 76 overall.</li> <li>• BNDP allocates the SEQ for 49 dwellings (24 extant plus an additional 25) and the NEQ for 22-25 dwellings in addition to the 18 existing dwellings. This amounts to 92 dwellings across the two quadrants.</li> <li>• Esquire’s 82 dwellings plus the remaining 12 existing dwellings results in a total of 94 dwellings, of which 8 are on greenfield in the SEQ.</li> <li>• 23 dwellings will be affordable homes - 30% of the net 76 dwellings and split on both quadrants. In accordance with Government Guidance, 25% of the 23 dwellings will be ‘First Homes’.</li> <li>• All dwellings will be 2-storey. The net developable area is around 4.2ha across both quadrants which results in an average net density of 19.5 dwellings per hectare, below the NDP threshold.</li> <li>• Open space to the north of the NEQ will be repurposed for leisure and include play equipment (as well the southern green space on the SEQ) alongside biodiversity enhancements.</li> <li>• In principle the Hospital café will be used as a coffee shop and for retail and there will be some contributions to public transport.</li> </ul> <p>In Esquire’s opinion the use of the greenfield area is critical to the viability of the scheme and meeting as many policy objectives as possible, but it is impossible to meet all policy targets. Esquire will submit a viability study to TWBC for independent examination and will fully justify why it is necessary to use this area.</p> <p>BPC responded :</p> <ul style="list-style-type: none"> <li>• There is no change to the previously submitted scheme for SEQ.</li> <li>• The ‘bite’ in SEQ is an area which was specifically excluded from the BNDP because of the size of the adjacent brownfield site, and because it is a green field. BPC reiterated that this has never</li> </ul>	

	<p>been open to negotiation and never will be.</p> <ul style="list-style-type: none"> <li>• Many of the planning obligations specified in the Site Specific Policies are not fulfilled.</li> <li>• Too many units on SEQ</li> <li>• Unacceptable to use Local Wildlife Sites in both quadrants as amenity/play areas. Ideally these should be integrated within both areas. BPC asked how LWS would be protected.</li> <li>• BPC suggested that Esquire work through some of the fundamental issues and discuss with Benenden Healthcare Society.</li> <li>• <b>BPC cannot support the scheme in its current form.</b></li> </ul> <p>BPC asked if comments and feedback would be taken into account before the public consultation. Esquire advised that these would be fed into how the scheme moves forward but not before 1<sup>st</sup> February.</p> <p>BPC asked what questions would be asked during the consultation. Esquire advised that there would be no set questions but the ability to discuss pros and cons and listen to views of parishioners. But again emphasised there are lots of constraints and the scheme needs to be viable.</p> <p>Cllr Dawlings added that it is very clear that the BNDP parameters have to be accepted. The Plan was worked on for 4 years, and had been met with hostility in the area, and would not expect a positive response to the proposed scheme.</p> <p>Parishioners and tenants present raised concerns about the houses fronting Goddards Green Road and the current community which exists there. Questions were asked and concerns raised about infrastructure, footpaths, parking and traffic.</p> <p>Existing tenants live and work at the hospital and asked about the first choice of new houses. Esquire has not discussed this with Benenden Healthcare Society, but will do so. The Society has not communicated with its tenants.</p> <p>BPC will respond more fully to Esquire once it has had time to consider.</p>	
4. MINUTES OF PREVIOUS MEETING	The Parish Council minutes from the meeting held on 12 <sup>th</sup> December were unanimously approved as a correct record of the meeting.	
5. REPORTS BY COUNTY/ BOROUGH COUNCILLORS	<p>Cllr Warne advised :</p> <ul style="list-style-type: none"> <li>• Current open consultations – Budget 2023/34 until 20<sup>th</sup> January and Asset Management Plan until 9<sup>th</sup> February, which looks at assets which are surplus to requirements and could be sold to raise revenue rather than cut services.</li> <li>• UK Shared Prosperity Fund – agreements on proposals which had been submitted.</li> <li>• Community Grants Programme – information will be available shortly, and BPC may be able to apply for grants for the wells or the toilets.</li> </ul> <p>Cllr Dawlings advised :</p> <ul style="list-style-type: none"> <li>• Regarding the Esquire pre-app meeting, Cllr Dawlings had spoken to Peter Hockney to ask why BPC could not take part, and was advised that there were 14 people at the meeting. Even if unable to attend Cllr Dawlings had emphasised that the PC should have been fully debriefed on issues which were relevant to the NDP. The starting point for considering proposals should be the NDP and its worth demonstrated to the community.</li> </ul>	
6. REPORTS BY CHAIR AND PARISH COUNCILLORS	❖ Cllr Presgrave is attending a one-hour online KALC event on 17 <sup>th</sup> January “Becoming a Local Councillor” and three-hour “Dynamic Councillor” training on 23 <sup>rd</sup> March.	
7. PLANNING	<p>a. <u>Applications</u></p> <ul style="list-style-type: none"> <li>• <b>22/03567/FULL and 22/03568/LBC Netters Hall, Attwaters Lane, Hawkhurst</b> Replacement of sunroom with double storey rear/side extension, first Floor side/rear extension, internal alterations, erection of separate new boiler building</li> </ul>	

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

Page 2

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

- ❖ SITE CONSTRAINTS: Hawkhurst Parish Wide NDP Policies - Neighbourhood Development Plan; AONB; Outside LBD1; Agricultural Land Classification Grade 4; Grade II Listed Building; Biodiversity Opportunity Areas; Apps Involving Groundworks (including Res Matters) - Consult KCC on all planning.
- ❖ SITE HISTORY: 07/00400/AGRIC Erection of second-hand building for use as general storage barn. Prior approval not required; 19/02905/FULL Demolition of concrete portal frame barns and conversion of redundant dairy building to three bed dwelling plus erection of detached garage and store - approved.
- ❖ LISTED BUILDINGS IN PROXIMITY: Netters Hall and its Barn are Listed Grade II; Listed Grade II properties to west of Netters Hall unaffected.
- ❖ D&A INFO: Comprehensive D&A Statement. Netters Hall (the house) straddles the parish boundary between Hawkhurst and Benenden with the later western library and principal bedroom range being situated in Hawkhurst parish, leaving the earlier C17th timber framed ranges largely in Benenden. Pre-app advice July 2021. CO supportive of the vision of the two options but favoured option 1 as option 2 would cause loss of some of the 17th century brickwork plinth. Flat roof sunroom built in 1970s - remove and build 2 storey rear/side extension. Installation of wood chip boiler (biomass pellet boiler) instead of existing electric storage radiators. Hot water provided by oil-fired boiler. New boiler house 30 sqm to provide sufficient space to house pellet store and boiler, accompanied by backup oil boiler. Traditional timber boarded structure with clay peg tiled roof, set on handmade brick base.

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

- **22/03489/FULL Broad Oaks, Frogs Hole Lane** Change of use of existing outbuilding to form a carer's annexe including erection of rear extension
- ❖ SITE CONSTRAINTS: 10 constraints; Apps or Equivalent Only (including Reserved Matters) - 2 consult KCC on major planning; AONB; Agricultural Land Classification Grade 3; Outside LBD1; Biodiversity Opp Areas; Potential Archaeological Importance - various sites; 1-9 New Dwellings or Equivalent, or Major Apps & Res Matters - Consult KCC on major apps. No BNDP reference.
- ❖ SITE HISTORY: 81/00113/FULL Double garage - approved; 95/10699/FULL Detached single storey building comprising garages with storage over, hobby room, wc, garden store, greenhouse - refused; 96/00082/FULL Detached single storey building comprising garages, wc, garden street with storage/hobby room over - approved; 01/00226/FULL Single storey side extension - approved.
- ❖ LISTED BUILDINGS IN PROXIMITY: None in proximity.
- ❖ APPLICATION FORM INFO: Existing GIA 33.8 sqm; Total GIA 50.0 sqm; Net additional GIA 16.2 sqm; Pre-app advice not sought
- ❖ D&A/PLANNING STATEMENT INFO: House and apple store thought to have been built 1930s. Change of use, extension and conversion of outbuilding located to NE of main house. Single storey brick structure under plain clay 45 degree pitch tiled roof, measuring 11.5 x 3.5m. Referred to as the Apple Store and has 5 no. existing windows in front elevation, with 4 garage-type doors (one in each of 4 store rooms) in rear elevation. Two flank elevations are blank with no windows or doors. Building is long and thin so modest 6.8m x 1.4m rear extension is proposed. Long-term carer required for applicant to enable him to remain in house.

**The Parish Council unanimously agreed to support this application** with request for condition that the building remains as an ancillary annexe to the main house.

- **22/03618/LBC The Old Livery Stables, The Green** Repairs and reinforcement to timber frame
- ❖ Structural engineer's report explains the problem. Straightforward repair.

**The Parish Council unanimously agreed to support this application.**

- **22/03583/NMAMD 6 Vere Meadows** Non-material amendment in relation to 22/02438/FULL

— (Installation of two windows in South East elevation)

- ❖ BPC supported 22/02438/FULL for single storey flat roof infill rear extension and TWBC approved application. There were no conditions placed on approval despite PC concerns about light emission from lantern roof.
- ❖ Non-material minor amendment for insertion of 2 windows in south east elevation (the rear elevation) does not require a response unless BPC has an objection to the amendment.

**The Parish Council unanimously agreed to make no comment.**

- **22/03683/FULL The Forest, Nineveh Lane** Demolition of existing outbuildings, Erection of replacement outbuildings
- ❖ SITE CONSTRAINTS: 12 constraints including: PRoW; AONB; Outside LBD; Ag Land Class Grade 3; Biodiversity Opp Areas; Grade II Listed Building.
- ❖ SITE HISTORY: 17/03173/LBC Removal of casement window & new window on West elevation; repairs to external timber frame and replacement of hard cement render infills with Lime render and a breathing substrate; removal of false panel subdivisions - approved.
- ❖ LISTED BUILDINGS IN PROXIMITY: Subject property is Grade II Listed.; The Barn at The Forest approx 20m SE of The Forest (in separate ownership).
- ❖ D&A AND HERITAGE STATEMENT: Existing east facing 2-bay garage is pre-fab concrete and softwood construction under mono-pitch roof, located to SE of dwelling, adjacent to neighbouring Listed barn. PROPOSAL: replace with garage, storage, home office, shower and wc facilities on ground floor, guest room and void on first floor. Remains split-level building. Existing building 46 sqm replacement building 64 sqm. Construction of weatherboard clad timber frame with elevation on boundary line with listed Barn next door to be constructed of brickwork which will act as retaining wall. Roof - traditional 45 degree pitch enabling use of handmade clay tiles. Two conservation roof lights in north elevation, office to have single roof light in south elevation. Additional ridge height would not shade neighbouring garden or affect amenity. Existing oil tank to be relocated beneath outshot on east end of garage.
- ❖ Directly behind garage and to rear of dwelling is small summerhouse used as a home office - construction makes it unusable in height of summer and depths of winter. Square weatherboarded clad softwood timber frame structure sitting on red brick plinth, under a pyramid Perspex roof. Little aesthetic value, dilapidated beyond repair and has poor relationship with dwelling. PROPOSAL: replace with multi-purpose leisure building with traditional simple oak frame structure sitting on brick plinth and clad externally with weatherboard, under handmade clay tile roof. Traditional style timber windows and doors and black aluminium sliding glazed doors giving uninterrupted views over garden, whilst giving appearance of open cart shed structure. Conservation roof lights. Roof height to be increased from 3m to 4.5m will help block out tall concrete frame Dutch Barn directly behind.
- ❖ Both replacement buildings are broadly in the location but reorientated and larger.
- ❖ GENERAL COMMENT: Existing buildings are an eyesore and detract visually from setting of Listed Buildings. Proposal will enhance setting and landscape.

**The Parish Council unanimously agreed to support this application.**

- **22/03673/LBC The Forest, Nineveh Lane** Insulation and re-tiling of existing roof
- ❖ SITE CONSTRAINTS: 12 constraints including: PRoW; AONB; Outside LBD; Ag Land Class Grade 3; Biodiversity Opp Areas; Grade II Listed Building.
- ❖ SITE HISTORY: 17/03173/LBC Removal of casement window & new window on West elevation; repairs to external timber frame and replacement of hard cement render infills with lime render and a breathing substrate; removal of false panel subdivisions - approved.
- ❖ LISTED BUILDINGS IN PROXIMITY: Subject property is Grade II Listed.; The Barn at The Forest approx 20m SE of The Forest (in separate ownership).
- ❖ HERITAGE STATEMENT INFO: Applicant has been renovating farmhouse and carrying out sympathetic repairs to preserve the listed building. Roof is covered in peg tiles over bituminous

felt in need of overhaul. Lack of insulation is making dwelling difficult and expensive to heat. Proposal to insulate roof with a combination of breathable materials, using sheep wool quilt between rafters and TLX Gold laid over rafters. No change to profile of roof. Existing peg tiles will be re-laid.

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

6b. Benenden NDP

Cllr Thomas had contacted Carlos Hone, TWBC Head of Planning, raising concerns about the lack of consideration given to the BNDP by TWBC planning team.

- Since the NDP was made in it has not appeared on the Constraints list for planning applications in the parish and appears to be ignored by planning officers when considering applications and in some cases not even referred to in the Delegated Report. Cllr Thomas requested that the BNDP is added to this list on all applications in the parish, and, as part of the Development Plan for the borough, is used to inform decisions by the case officers.
- Members of the parish council were excluded from the pre-application enquiry meeting with Esquire Developments. The policies to be considered were within the made BNDP, with the Tunbridge Wells Local Plan policies being out-of-date and superseded by NDP policies.
- Comments made in a Kent Online article headed 'Council to assess 75 green belt sites in Tunbridge Wells for house building', and a published comment 'Mr Hone said the council would also look again at policies regarding Hawkenbury Recreation Ground, the proposed luxury hotel at Mabledon House in Southborough and at site allocations in Benenden.' BNDP is made, site allocations examined, accepted and ratified by the Independent Examiner, Tunbridge Wells Borough Council and the residents of Benenden parish.

Carlos Hone responded :

- TWBC database system was not drawing through the BNDP automatically as a constraint on delegated reports. This will be rectified.
- Since the NDP was made 61% of decisions have noted BNDP in the report through officer intervention. Will ensure that reports make reference explicitly to BNDP.
- Pre-app discussions are confidential and Officers decided that it would not be appropriate that PC representatives attended a pre-app meeting on a site where there were considerable amounts of sensitive topics to be discussed.
- The Kent Online article is quoting directly from Carlos Hone's letter to the planning inspector. With regards to the specific references to 'site allocations in Benenden', the Inspectors initial findings letter states as follows "Sites are allocated in and around Benenden by Policies AL/BE1 – AL/BE4. During the course of the examination the Benenden Neighbourhood Plan has been 'made'. The sites now form part of the development plan for the area." and "The Council's suggested response was to delete the allocations from the Local Plan. I agree that it would be unnecessary to modify each policy to precisely mirror the Neighbourhood Plan. Paragraph 16 of the Framework states that Plans should avoid unnecessary duplication. Nevertheless, it would still be beneficial to decision-makers and developers to list the sites in the Local Plan and set out what they are allocated for. This would ensure consistency with other parishes which each have their own policy in the Local Plan. The necessary changes can be made by main modifications." In essence TWBC has identified that BNDP has been made and is part of the development plan for the area, the comments are how best to reflect that point in the TWBC Local Plan as it comes forward. It does not infer that TWBC will be reviewing the allocations again.

Cllr Dawlings commented :

- Whilst appreciating the need for confidentiality in pre-app discussions, the site allocations and policies relating to the sites in Benenden were determined in the BNDP. For the sites at Benenden Hospital, Esquire Development had agreed to BPC representation.
- In these circumstances it would be better and clearer all round to have a single meeting rather than separate meetings. If there were other matters for the Planning Authority to explore

	<p>where there was no input or need for the Parish Council to be present, then the Parish Council representative(s) would withdraw. TWBC will bear this in mind in future.</p> <ul style="list-style-type: none"> <li>• TWBC is not trying to undermine or negotiate on BNDP, but it was felt that they could be more supportive towards BPC and the NDP.</li> </ul>																																																																													
<p>8. HIGHWAYS, FOOTPATHS &amp; TRANSPORT</p>	<p>a. <u>Highways Improvement Plan</u></p> <ul style="list-style-type: none"> <li>❖ Nothing new to report.</li> </ul> <p>b. <u>Flooding</u></p> <ul style="list-style-type: none"> <li>❖ BPC was contacted in November regarding the extensive flooding at Cherryfields and one house in particular in The Street. This was causing considerable stress and health and safety issues for the resident, as well as damage to the fabric of the house. This continued through December and January and a request was made to the PC to step in as pleas and complaints to KCC Highways were not being dealt with.</li> <li>❖ Cllr Thomas, the Clerk and residents contacted Cllr Holden directly to ask that the matter be taken up with KCC as a matter of urgency.</li> <li>❖ The resident paid for a drain survey by Dyno Drainage, whose assessment was back surge from the highways system and stated that drainage in Cherryfields is inadequate, the drain sited on the left (when facing Cherryfields) is set far too high and the arrangement on the right is insufficient.</li> <li>❖ Separately another parishioner had contacted Highways and Cllr Holden regarding flooding at St George's Place and New Pond Road. Water had been gushing from and around drain covers in New Pond Road and part of the road surface had lifted and water gushing from there too.</li> <li>❖ KCC Highways advised that they attended 4 times in December to try to cleanse the drainage system but this could not go ahead as parking restrictions had been ignored.</li> <li>❖ Drain cleansing took place on Monday 16<sup>th</sup> January. BPC had put no parking signs along the roadside and attempted to contact as many people as possible. Residents and parish councillors were on hand to try to prevent any cars parking. Work also took place on drainage covers on New Pond Road.</li> <li>❖ KCC Highways also advise that an engineer will re-attend and assess the situation and the wider issue, ideally with CCTV but this may not be required if the drainage job is successful.</li> <li>❖ One operative on site also advised that a blockage and damage to a pipe had been caused by Openreach</li> </ul>																																																																													
<p>9. RESOURCING/ FINANCE</p>	<p>a. Monthly Finance</p> <p>TRANSACTIONS FROM 1st December 2022</p> <table border="0"> <tr> <td>Brought forward</td> <td></td> <td></td> <td style="text-align: right;"><b>81396.73</b></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>TOTAL</td> <td></td> <td></td> <td style="text-align: right;"><b>0.00</b></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;">142.34</td> </tr> <tr> <td></td> <td>Unity Trust Bank</td> <td>Bank Charges</td> <td style="text-align: right;">18.00</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>C Levett</td> <td>Copier Paper</td> <td style="text-align: right;">4.75</td> </tr> <tr> <td>BACS</td> <td>C Levett</td> <td>Currys/Laptop Charger</td> <td style="text-align: right;">54.99</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>Tenterden Twilight</td> <td>Public Toilets</td> <td style="text-align: right;">523.20</td> </tr> <tr> <td>BACS</td> <td>Royal British Legion</td> <td>Poppy Appeal/Wreath</td> <td style="text-align: right;">17.00</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>BP Electrical</td> <td>Defibrillator</td> <td style="text-align: right;">374.40</td> </tr> <tr> <td>BACS</td> <td>Castle Water</td> <td>Public Toilets</td> <td style="text-align: right;">94.95</td> </tr> <tr> <td>BACS</td> <td>G Hagan</td> <td>Public Toilets</td> <td style="text-align: right;">105.38</td> </tr> <tr> <td>BACS</td> <td>HMRC</td> <td>Employer Contributions Q3</td> <td style="text-align: right;">120.70</td> </tr> </table>	Brought forward			<b>81396.73</b>	Income					Payee	Reference	Amount	TOTAL			<b>0.00</b>	Expenditure					Supplier	Reference	Amount	DD	NEST	Pension	142.34		Unity Trust Bank	Bank Charges	18.00	BACS	C Levett	Clerk's Salary	972.53	BACS	C Levett	Copier Paper	4.75	BACS	C Levett	Currys/Laptop Charger	54.99	BACS	C Levett	Telephone	31.56	BACS	Tenterden Twilight	Public Toilets	523.20	BACS	Royal British Legion	Poppy Appeal/Wreath	17.00	BACS	Memorial Hall	Meeting Hire	17.00	BACS	BP Electrical	Defibrillator	374.40	BACS	Castle Water	Public Toilets	94.95	BACS	G Hagan	Public Toilets	105.38	BACS	HMRC	Employer Contributions Q3	120.70	
Brought forward			<b>81396.73</b>																																																																											
Income																																																																														
	Payee	Reference	Amount																																																																											
TOTAL			<b>0.00</b>																																																																											
Expenditure																																																																														
	Supplier	Reference	Amount																																																																											
DD	NEST	Pension	142.34																																																																											
	Unity Trust Bank	Bank Charges	18.00																																																																											
BACS	C Levett	Clerk's Salary	972.53																																																																											
BACS	C Levett	Copier Paper	4.75																																																																											
BACS	C Levett	Currys/Laptop Charger	54.99																																																																											
BACS	C Levett	Telephone	31.56																																																																											
BACS	Tenterden Twilight	Public Toilets	523.20																																																																											
BACS	Royal British Legion	Poppy Appeal/Wreath	17.00																																																																											
BACS	Memorial Hall	Meeting Hire	17.00																																																																											
BACS	BP Electrical	Defibrillator	374.40																																																																											
BACS	Castle Water	Public Toilets	94.95																																																																											
BACS	G Hagan	Public Toilets	105.38																																																																											
BACS	HMRC	Employer Contributions Q3	120.70																																																																											

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

	<p>BACS TW District Samaritans Donation 200.00</p> <p>BACS TW Counselling Centre Donation 100.00</p> <p><b>TOTAL 2776.80</b></p> <p>Reconciled with bank statement 073 31<sup>st</sup> December 2022 <b>78619.93</b></p> <p>January 2023 Payments Approved</p> <p>DD NEST Pension 71.17</p> <p>BACS C Levett Clerk's Salary 1583.46</p> <p>BACS C Levett Telephone 31.56</p> <p>BACS edf Public Toilets 129.21</p> <p>BACS edf Defibrillator 184.07</p> <p>BACS TP Jones Payroll Q3 63.40</p> <p>BACS Anthony Hicks Benenden Well 4632.00</p> <p>BACS Home-Start Donation 100.00</p> <p><b>TOTAL 6794.87</b></p>	
10. ENVIRONMENT & MAINTENANCE	<p><u>a. Beacon Field Wildflower Meadow</u></p> <ul style="list-style-type: none"> <li>❖ Alan Hardy, KCC Estates Surveyor, has amended the heads of terms as queried by the Parish Council and has asked for confirmation that BPC is seeking a contribution of £1,400 per annum from KCC, which the Clerk has confirmed. The Clerk to establish if this annual contribution is for the term of the lease.</li> <li>❖ Cllr Driver advised that the Bumblebee Conservation Trust will organise volunteer days in the late spring and summer to pull thistles.</li> </ul> <p><u>b. Parish Wells</u></p> <ul style="list-style-type: none"> <li>❖ The Clerk has chased the insurance company again regarding the settlement. The insurance company was waiting to hear further from the loss adjustor.</li> <li>❖ Parish Councillors considered having a fundraising banner at the site of the well.</li> </ul> <p><u>c. Village Asset/Maintenance Report</u></p> <ul style="list-style-type: none"> <li>❖ Some costs to maintain and repair the village assets had been received and Cllr Hagan had updated the spreadsheet, which was circulated.</li> <li>❖ It was agreed to remove highways signs from the list and ask KCC to replace.</li> <li>❖ The Clerk suggested moving the noticeboard at the Village Hall to a position where it would be better seen.</li> <li>❖ It was agreed that the flagpole needs dealing with as a priority, and Cllr Hagan will obtain costs for a new flagpole as well as the costs to restore the existing flagpole.</li> <li>❖ Cllr Hagan to look at options and ideas for the telephone kiosks</li> </ul>	<p>CL</p> <p>GH</p> <p>GH</p>
11. VILLAGE ORGANISATIONS/ COMMUNITY	<p><u>a. Bequest/Allotments</u></p> <ul style="list-style-type: none"> <li>❖ The signed TS1 transfer form has been returned to solicitor.</li> <li>❖ The Clerk has chased the solicitor to establish when the form will be signed by the executors and when the livestock fencing will be erected.</li> </ul> <p><u>b. Public Toilets</u></p> <ul style="list-style-type: none"> <li>❖ Cllr Thomas will try to organise a meeting and site visit with Healthmatic on 1<sup>st</sup> February.</li> <li>❖ The Clerk advised that the Cricket Club has asked again about storage facilities in the village and Cllr Hagan repeated the need for the Village Fete to have facilities also.</li> </ul> <p><u>c. Pre-School Site Relocation</u></p> <ul style="list-style-type: none"> <li>❖ In October representatives of Pre-School contacted the Parish Council about the possibility of relocating to the primary school site, and met with Cllrs Beveridge, Grant and Thomas. It was considered that the site was unsuitable and ideas to build on the Recreation Ground at the end of the village hall car park began to be formulated.</li> <li>❖ In order for any building to happen on this site and for BPC to support, due to the 'exceptional</li> </ul>	<p>NT</p>

	<p>circumstances' required to build on Local Green Space, BPC would need irrefutable evidence that all other possible site options have been exhaustively researched with none being deemed suitable.</p> <p>❖ BPC will continue to support, where it can, the Pre-School in its search for suitable accommodation, but it will not get involved in any landlord/tenant issues.</p>	
12. CORRESPONDENCE/ PARISHIONERS' QUESTIONS	None	
DATE OF NEXT MEETING	Date of Next Meeting: Monday 20 <sup>th</sup> February 2023, 7pm, Iden Green Pavilion.	
	The meeting closed at 9.00 pm.	

C Levett, Clerk to Benenden Parish Council, 16<sup>th</sup> January 2023