

PARISH COUNCIL OF BENENDEN

Minutes of the Ordinary Parish Council Meeting held on Monday 20th February 2023, 7pm, Iden Green Pavilion

Present	Cllrs Beveridge, Cochrane, Cruse, Driver, Grant, Hagan, Lewis, Presgrave and Thomas	
In Attendance	Cllrs Dawlings and Warne; C Levett – Clerk; 4 parishioners.	
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 16 th January were unanimously approved as a correct record of the meeting.	
4. REPORTS BY COUNTY/ BOROUGH COUNCILLORS	<p>Cllr Warne reported :</p> <ul style="list-style-type: none"> • <u>TWBC Draft budget</u> ❖ Full Council 1st March. ❖ No cuts to services this year, but carrying a structural deficit. ❖ Lacking a long term 5 year plan, and Cllr Warne will set this in motion this summer. • <u>NPPF consultation</u> Consideration being given to response. <p>Cllr Dawlings reported:</p> <ul style="list-style-type: none"> • <u>TWBC draft budget</u> ❖ Deficit forecast for last year was £944,000 and this has been recovered as predicted. ❖ Next year’s budget will be impacted much more by staff costs, contracts, waste collection, premises, energy etc which have all increased significantly. ❖ Most BC income is set and limited by central government. Planning fees are set nationally and TWBC Planning Department does not cover its costs through charges for its services. • <u>Iden Green Sign</u> A new sign has been erected and a new picture hung in the Pavilion. The Iden Green Pavilion Trust was congratulated. • <u>Solar Farm</u> It is possible that a planning application will be submitted for a solar array at Forest Farm. An array of this scale is inappropriate in the AONB. • <u>Esquire Consultation</u> Admiration for the work of the PC but one anonymous letter of complaint received. • <u>Apple Pie Farm Woodland Plots</u> One plot is covered in waste and debris, and this has been reported to TWBC Enforcement. There have also been reports of someone living on the site, and this has also been reported. • <u>Weald of Kent Constituency</u> Conservative Party Members are in the process of selecting a candidate for this new rural seat. Damian Green had put himself forward but was not approved 	
5. REPORTS BY CHAIR AND PARISH COUNCILLORS	<ul style="list-style-type: none"> • Cllr Presgrave is attending Dynamic Councillor training 23rd March. • Cllr Presgrave has started a review of the PC Website and noted a couple of anomalies, which the Clerk has rectified. 	
6. PLANNING	<p><u>a. PLANNING APPLICATIONS</u></p> <ul style="list-style-type: none"> • 23/00126/FULL and 23/00127/LBC Duck Cottage, 1 Rolvenden Road Ground floor rear extension, the addition of a rear dormer window, replacement windows and internal alterations Site visit made by Cllrs Beveridge, Grant and Thomas. ❖ SITE CONSTRAINTS Apps or equivalent only (inc Res Matters) — consult KCC on major planning; AONB; Outside LBD1; Benenden Parish Wide NDP Policies — BNDP. ❖ SITE HISTORY No other apps. ❖ LISTED BUILDINGS IN PROXIMITY Subject property Grade II Listed as a pair of cottages; Other listed properties to west and east not affected by proposal. ❖ APPLICATION FORM INFO Pre-app advice sought. Most of the proposals deemed acceptable. Application reflects pre-app advice. ❖ BACKGROUND Originally pair of semi-detached 2-bed cottages. Original no.2 front door replaced by window before 1968. By 1980s properties had interconnecting doors at ground, 	

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

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

first and attic levels; ground floor bathroom on party wall shared between both sides; no bathroom facilities on No. 1 side. One gas boiler located in No.2 served both sides. Internal alterations in 1990s combined the two dwellings into single residential unit, no external changes were made. 1.5 storey pitched roof extension to side of no. 2 erected in 1980s providing ground floor and roof space accommodation.

- ❖ D&A STATEMENT Comprehensive history of property and proposals.
- ❖ Site visit raised concern as garden room extension with pitched roof will cause the loss of most of cat-slide roof on this small historic Grade II Listed cottage, with bulk, mass and height of extension causing a blank façade to the elevation facing the road. It is considered that the proposal will not enhance the building.

The Parish Council unanimously agreed not to support to this application for the reasons stated above.

- **22/03419/FULL Culpeppers, Coldharbour Road** Demolition of existing dwelling and outbuildings, erection of new replacement dwelling, erection of outbuildings including replacement garage and swimming pool

Site visit made by Cllrs Beveridge, Grant and Thomas but access could not be gained.

- ❖ Previous application for 8 houses was refused by TWBC.
- ❖ This is a FULL application but lacks all detail that should be included. Instead, the planning statement leaves all details of layout and architectural design/character of the development, external materials, scale, and landscaping, to be agreed by Conditions at a later date.
- ❖ No reference is made to BNDP, Local Plan, NPPF or AONB Management Plan.
- ❖ Existing dwelling is a modest 2-bed Colt bungalow 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.
- ❖ Application is for a 4-bed house replacing the 2-bed bungalow, with detached 4 bay garage/store, plus indoor swimming pool and a tennis court (not mentioned in application).
- ❖ Culpeppers is a sensitive site just outside the Iden Green Conservation Area, visible from numerous ProWs both within the valley and on the rising terrain of the AONB landscape.
- ❖ Existing dwelling is barely visible from Coldharbour Road with the only view of it being at the access gate. A 2-storey dwelling of the design proposed would be prominent and dominant in the landscape and visible from within the Conservation Area.
- ❖ The proposal is contrary to the policies of the Benenden Neighbourhood Development Plan (BNDP) and the design would not conserve or enhance the AONB.
- ❖ There are examples in the parish of former agricultural worker bungalows replaced by modern eco-friendly structures, flat roof/low roof, built into the ground levels and giving the appearance of single storey dwellings but having two storeys. The sloping site of Culpeppers would be well suited to this sort of design and on this sensitive site we would expect an innovative, imaginative, landscape and biodiversity-friendly design to blend into the location rather than being a blot on the landscape. A reduction in buildings on the site is also expected with the garage being in the form of a more discreet single storey car barn.

The Parish Council supports the replacement of the existing dwelling with a single dwelling in principle but unanimously agreed to object to this application for the reasons stated above.

- **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.
- ❖ BPC supported this application November 2022. It is not yet determined and amendments have been submitted.
- ❖ An objection raised concerns about the 5 windows proposed in the west elevation which adjoins the neighbour's boundary.
- ❖ Application has been amended and shows west elevation with 4 windows (not large openings) and are necessary to let light into rooms on west side of property.
- ❖ Site appears to have many trees and hedges in and around including on the boundary with the

neighbour which is positioned on the far side of its large plot away from the subject property.
The Parish Council unanimously agreed to support this application and requests outdoor lighting conditions to comply with BD5 Dark Skies.

- **23/00285/FULL The Potting Shed Hole Park, Benenden Road, Rolvenden** Extension to existing dwelling, removal of shed, installation of solar panels
- ❖ Most of Hole Park falls within ABC but the potting shed falls within TWBC.
- ❖ This existing residential accommodation was originally converted to residential use in 2008 and is within the walled garden and occupied by an estate worker (also born on the estate). He needs larger single storey accommodation and there are no other suitable houses on the estate to suit his needs, hence the enlargement of his existing home. The extension will use the same materials to match in.
- ❖ Benenden Parish Wide NDP Policies (BNDP) included in the constraints list.
- ❖ A statement from the applicant was circulated.

The Parish Council unanimously agreed to support this application.

- **23/00188/OUT Broughton House, Rolvenden Road** Outline Application: Appearance, Landscaping, Layout and Scale Reserved: Demolition of existing structures and storage uses and erection of a detached bungalow

Site visit made by Cllrs Beveridge, Grant and Thomas.

- ❖ Application 20/01089/OUT for 4 detached two storey dwellings at the bottom of the site near the ghyll behind the flats - refused. This proposal is at the top of the site.
- ❖ Usual Site Constraints including Benenden Parish Wide NDP Policies.
- ❖ APPLICATION FORM INFO: Description states: demolition of existing structures and storage uses and erection of detached bungalow for older people. Site area: 0.14 ha. Market housing. Pre-app advice not sought.
- ❖ D&A OR PLANNING STATEMENT INFO: Comprehensive planning statement quoting BNDP policies and NPPF.
- ❖ GENERAL COMMENTS: Outline application to establish principle of development. If granted, Para. 7.57 of the D&A Statement: 'The design of the new bungalow can be controlled at reserved matters stage to ensure that it is appropriate to, and in keeping with, the character of the area.' Windfall site using PDL. The land and buildings have been used as a storage yard with several sheds which have been used in association with a landscape business (Weald Design Ltd) and Oaken Design Ltd. Access to remain as existing. Para. 5.1 of Planning Statement — erection of a single detached bungalow for the applicant.

BPC agreed that it cannot support this application as the planning history of this site reveals:

- ❖ Proposal is on land outside the LBD and comprises storage sheds and structures that are not permitted under the application 94/00225/FULL (Part OS 6000 Rolvenden Road, Benenden — change of use of agricultural land to residential) which removed permitted development rights by Condition 04 of the consent.
- ❖ Presence of these structures do not qualify as previously developed land (PDL). The permission for change of use of the land also states "the land will remain a rough grass area".
- ❖ Access drive is single track width and already serves three dwellings (Camellia House, Broughton House and Broughton Annexe), the addition of another dwelling will cause overuse of the track and the potential will always exist for access/egress to the proposed bungalow to be blocked. It will also be unsuitable for emergency vehicles to gain access.
- ❖ Land is designated garden land and any further development at this location causes an incursion outside the LBD into the countryside of the AONB. At present the boundary of the LBD is appropriate, ending as it does, at the rear gardens of Pullington Cottages and at the rear of Broughton House itself.

The Parish Council unanimously agreed not to support to this application.

- **23/00085/FULL Cottenden, Stepneyford Lane** Extension to garage, stationing of a mobile shepherd's hut for purposes incidental to the main house, erection of garden shed

	<p>Site visit made by Cllrs Beveridge, Grant and Thomas.</p> <ul style="list-style-type: none"> ❖ SITE CONSTRAINTS: Benenden Parish Wide NDP Policies; AONB; Outside LBD1; Ag Land Classification Grade 3; Consult KCC on major planning apps. ❖ SITE HISTORY: 06/03092/FULL (known as Cotts Farm, Mount Le Hoe) Demolition of existing bungalow, replacement dwelling, part below ground level and extension of residential curtilage. APPROVED. ❖ LISTED BUILDINGS IN PROXIMITY: Pagehurst Cottage Grade II next door to north; Barn and Oasthouse at Mount Hall Farm Grade II to north of Pagehurst; Mount Hall Farmhouse Grade II to north; Mount Le Hoe Grade II to south. None affected by proposals. ❖ APPLICATION FORM INFO: Pre-app advice not sought. ❖ GENERAL COMMENTS: Small extension to garage/car port making the structure rectangular. Use same materials as existing. Standard style mobile shepherds hut to be sited on eastern boundary with Pagehurst but beyond the garden of Pagehurst. No impact on Pagehurst as mature hedgerow/trees. Tractor shed located behind Mount Le Hoe but the existing shed on the Mount Le Hoe side and the hedges/trees would obscure it. <p>The Parish Council unanimously agreed to support this application.</p> <p>The Parish Council commented on the fact that TWBC are now redacting pre-app advice. BPC had previously found it useful to understand the comments of others, such as the Conservation Officer.</p> <p><u>b. OTHER PLANNING MATTERS</u></p> <p>i. <u>Woodcock Inn Car Park Tree and Ecological Damage</u></p> <ul style="list-style-type: none"> • In 2020 BPC requested TPO on trees within ownership of Woodcock Inn surrounding the car park. In 2021 TWBC Tree Officer advised that the trees are mostly birch coppice and the area's primary value as ancient woodland is likely due to the soil seed bank and related ecology rather than trees, as well as acting between a buffer between the car park and wider woodland. Tree Officer was not concerned about pruning, thinning or coppicing works, but would object to clearance to accommodate camping pitches. Owner was made aware that installing shepherds huts would require planning permission, and this would unlikely be permitted. • Coppicing has been taking place but BPC contacted TWBC in January to advise that a digger was removing coppiced stools raising concerns about extensive ecology damage in ancient woodland and a risk that soil would also be removed. BPC requested an urgent site visit to prevent further damage and preventative measures. • TWBC Landscape and Biodiversity Officer and the newly appointed Tree Officer have visited the site and advise that there is a felling licence in place but it would not allow the removal of the tree stumps. The owners have agreed to stop work whilst matters are resolved. Information has been passed on to the Forestry Commission who will investigate. TWBC will await a response from the Forestry Commission before considering any further action. <p>ii. <u>National Planning Policy Framework</u></p> <ul style="list-style-type: none"> • Government is consulting on prospective changes to the NPPF as part of the Levelling Up and Regeneration Bill. • Cllrs Grant and Thomas will look at the consultation and decide whether to comment or not. <p>iii. <u>Esquire Development Consultation Response</u></p> <ul style="list-style-type: none"> • BPC had unanimously agreed its statement and response, and this was sent to Esquire ahead of their public consultation event. • The statement was available to those attending the public consultation and is published on the PC website. • Communication from a number of parishioners raising concerns about the proposed development were circulated. 	NT/PG
7. HIGHWAYS, FOOTPATHS & TRANSPORT	<p><u>a. Benenden Crossroads replacement fingerpost sign</u></p> <p>Cllr Driver had requested an update from KCC Highways</p> <ul style="list-style-type: none"> • The current pothole situation has been taking up all time and maintenance budget. 	

	<p>Carriageway/footway repairs take priority.</p> <ul style="list-style-type: none"> Current KCC policy is that existing 'heritage' signs should be retained as functional signs where possible. KCC will maintain and refurbish in their original form, or in a manner sympathetic to their original form as far as practicable. However, many are made from oak or cast iron, which are expensive assets to purchase, and as such full replacement is no longer automatically provided and more cost-effective alternatives sought. KCC has agreed to pay the full costs for this 'first' sign in the Parish, but will likely ask the PC for a contribution in the future for such signs. The new sign will be ordered at the start of March. The lead time is anything up to 16 weeks. <p><u>b. Salt Bins</u></p> <ul style="list-style-type: none"> Cllr Driver had asked if Highways routinely check and refill roadside salt bins. KCC advise that empty salt bins should be reported by anyone through https://www.kent.gov.uk/roads-and-travel/report-a-problem, Winter Maintenance – Salt Bin Empty. Cllr Driver will check the bins during the course of the year to ensure they are refilled before next winter. 	PD																																																																																																																																				
8. RESOURCING/ FINANCE	<p><u>a. Monthly Finance</u></p> <p>TRANSACTIONS FROM 1st January 2023</p> <table border="0"> <tr> <td>Brought forward</td> <td></td> <td></td> <td>78619.93</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>BT</td> <td>Refund</td> <td>110.69</td> </tr> <tr> <td></td> <td>B&IG WI</td> <td>Copying</td> <td>3.30</td> </tr> <tr> <td>TOTAL</td> <td></td> <td></td> <td>113.99</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>208.77</td> </tr> <tr> <td>BACS</td> <td>C Levett</td> <td>Clerk's Salary</td> <td>1583.46</td> </tr> <tr> <td>BACS</td> <td>C Levett</td> <td>Telephone</td> <td>31.56</td> </tr> <tr> <td>BACS</td> <td>edf</td> <td>Public Toilets</td> <td>129.21</td> </tr> <tr> <td>BACS</td> <td>edf</td> <td>Defibrillator</td> <td>184.07</td> </tr> <tr> <td>BACS</td> <td>TP Jones</td> <td>Payroll Q3</td> <td>63.40</td> </tr> <tr> <td>TOTAL</td> <td></td> <td></td> <td>2200.47</td> </tr> <tr> <td>Reconciled with bank statement 074 31st January 2023</td> <td></td> <td></td> <td>76533.45</td> </tr> <tr> <td>February 2023 Payments Agreed</td> <td></td> <td></td> <td></td> </tr> <tr> <td>DD</td> <td>NEST</td> <td>Pension</td> <td>77.81</td> </tr> <tr> <td>DD</td> <td>Corporate Finance</td> <td>Copier Lease</td> <td>180.00</td> </tr> <tr> <td>DD</td> <td>ICO</td> <td>Data Protection Annual Fee</td> <td>35.00</td> </tr> <tr> <td>BACS</td> <td>C Levett</td> <td>Clerk's Salary</td> <td>1037.02</td> </tr> <tr> <td>BACS</td> <td>C Levett</td> <td>Telephone</td> <td>31.56</td> </tr> <tr> <td>BACS</td> <td>C Levett</td> <td>Copier Paper</td> <td>7.50</td> </tr> <tr> <td>BACS</td> <td>C Levett</td> <td>Microsoft Annual Renewal</td> <td>59.99</td> </tr> <tr> <td>BACS</td> <td>edf</td> <td>Public Toilets</td> <td>130.17</td> </tr> <tr> <td>BACS</td> <td>ASL</td> <td>Copying</td> <td>57.70</td> </tr> <tr> <td>BACS</td> <td>KALC</td> <td>Training Event</td> <td>60.00</td> </tr> <tr> <td>BACS</td> <td>Paul Leek</td> <td>123 Reg/NDP Annual Renewal</td> <td>135.45</td> </tr> <tr> <td>BACS</td> <td>Krystal Hosting</td> <td>Annual Domain Renewal</td> <td>14.39</td> </tr> <tr> <td>BACS</td> <td>Anthony Hicks</td> <td>Benenden Well</td> <td>17788.79</td> </tr> <tr> <td>BACS</td> <td>Citizens Advice</td> <td>Donation</td> <td>100.00</td> </tr> <tr> <td>BACS</td> <td>Home-Start</td> <td>Donation</td> <td>100.00</td> </tr> <tr> <td>TOTAL</td> <td></td> <td></td> <td>19815.38</td> </tr> </table> <p>Queries were raised about the total paid and payable to Anthony Hicks. The Clerk explained the breakdown of their invoices and will provide further detail and clarity.</p>	Brought forward			78619.93	Income					Payee	Reference	Amount		BT	Refund	110.69		B&IG WI	Copying	3.30	TOTAL			113.99	Expenditure					Supplier	Reference	Amount	DD	NEST	Pension	208.77	BACS	C Levett	Clerk's Salary	1583.46	BACS	C Levett	Telephone	31.56	BACS	edf	Public Toilets	129.21	BACS	edf	Defibrillator	184.07	BACS	TP Jones	Payroll Q3	63.40	TOTAL			2200.47	Reconciled with bank statement 074 31st January 2023			76533.45	February 2023 Payments Agreed				DD	NEST	Pension	77.81	DD	Corporate Finance	Copier Lease	180.00	DD	ICO	Data Protection Annual Fee	35.00	BACS	C Levett	Clerk's Salary	1037.02	BACS	C Levett	Telephone	31.56	BACS	C Levett	Copier Paper	7.50	BACS	C Levett	Microsoft Annual Renewal	59.99	BACS	edf	Public Toilets	130.17	BACS	ASL	Copying	57.70	BACS	KALC	Training Event	60.00	BACS	Paul Leek	123 Reg/NDP Annual Renewal	135.45	BACS	Krystal Hosting	Annual Domain Renewal	14.39	BACS	Anthony Hicks	Benenden Well	17788.79	BACS	Citizens Advice	Donation	100.00	BACS	Home-Start	Donation	100.00	TOTAL			19815.38	CL
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	<p>b. <u>Iden Green Telephone Kiosk</u> : A request has had to be submitted to UK Power Networks for the disconnection of power and a quote is awaited for the work.</p> <p>c. <u>Citizens Advice Donation Request</u> : The Parish Council unanimously agreed a donation of £100.</p>	
<p>9. ENVIRONMENT & MAINTENANCE</p>	<p>a. <u>Beacon Field Wildflower Meadow</u></p> <p>i) <u>Volunteer Morning</u> : takes place on 24th February with Nikki Gammans and the Bumblebee Conservation Trust to carry out strimming, raking and thistle pulling. There has been some response to request for volunteers. Cllr Cochrane has shared details with the Benenden Gardening Club.</p> <p>ii) <u>Lease agreement with KCC</u> : KCC Estates Surveyor has confirmed that £1,400 per annum for the term of the lease has been requested and confirmation is awaited. Once confirmed a formal report for approval of the terms provisionally agreed will be prepared.</p> <p>b. <u>Parish Wells</u> : The insurance company has again been chased.</p> <p>c. <u>Village Asset/Maintenance Report</u></p> <ul style="list-style-type: none"> ❖ Flagpole – Cllr Hagan has been calculating how high this is and what is required. ❖ Telephone kiosks – a quote from a specialist refurbisher was £6,500 + transport. The quote received locally was £3,000. ❖ No Parking Signs – Cllr Hagan has the fixings and will arrange. ❖ Noticeboards - Cllr Hagan will research further the refurbishment of the existing noticeboards and new replacement noticeboards in new locations. <p>Cllr Warne suggested that grant applications could be made to the TW Community Grants Programme UK Shared Prosperity Fund.</p> <p>d. <u>Village Tidy</u> : To be held on Saturday 18th March. Cllr Cochrane will lead on the day. The Clerk will make arrangements with TWBC and advertise. New volunteers have indicated a willingness to be involved.</p>	<p>GH GH</p> <p>SC/CL</p>
<p>10. VILLAGE ORGANISATIONS/ COMMUNITY</p>	<p>a. <u>Bequest/Allotments</u></p> <ul style="list-style-type: none"> • The Land Transfer form has been signed by all parties. • The solicitor had suggested to the executors that they should erect a new fence within one month of completion, however they preferred 4 months. • The Clerk advised that the livestock will need to be protected as soon as access through the hedge fronting the road has been made. The executors will ensure that the fence is stock proof if plans progress quickly. • The Clerk has asked what the fee would be for the solicitor to deal with the registration of the land on behalf of the PC. The land will need to be valued. Cllr Thomas will establish a value. <p>b. <u>Public Toilets</u></p> <ul style="list-style-type: none"> • Cllrs Thomas and Grant had met with Healthmatic to discuss site options and a quote is awaited. • The Clerk had submitted an application to the TW Community Grants Programme UK Shared Prosperity Fund. The Parish Council does not qualify for round 1, as projects need to be completed by the end of this financial year. TWBC has put the application into the next round. • The Clerk to follow up CCTV provision with Terry Hughes, TWBC. ❖ Members of Benenden Cricket Club attended the meeting and advised that they will be looking for secure storage for their equipment and asked if the toilet building is available for this. ❖ Cllr Thomas explained the PC's plans to refurbish the building and provide a new public toilet facility, which may create some storage space but this would not necessarily meet the Cricket Club's current needs (ideally 6m sq with a roller shutter). ❖ The project will take some time to complete as the PC needs to obtain quotes, building surveys, drain investigations, planning permission and funding. ❖ The Cricket Club offered to help with costs and fundraising, however the project may cost as 	<p>NT</p> <p>CL</p>

	<p>much as £50,000.</p> <ul style="list-style-type: none"> ❖ Other options for the Cricket Club were discussed, and they asked to be advised of any updates. <p><u>c. Pre-School</u></p> <ul style="list-style-type: none"> • Cllrs Thomas and Grant met with representatives of Pre-School and BVT on 24th January to discuss options for the relocation of Pre-School. • Ideally pre-school needs: single storey premises; purpose built; single use to avoid setting up and taking down; closer to the PS; easily accessible outside space; larger than the existing premises to enable expansion as the pre-school is full and has a waiting list. • All agreed that the most suitable location is on the designated space for a 'nursery' on the Primary School site. To date, the school governors and headteacher have been resistant to the siting of the pre-school on the site. Note: the primary school buildings are owned by KCC; the land is owned by the Diocese. <p>Alternative sites were discussed including:</p> <ul style="list-style-type: none"> • On the Local Green Space (LGS) to the rear of BVH car park. [The LGS is protected by the BNDP and 'evidence of exceptional circumstances' is required to build on LGS. The BVT Chair advised that the Constitution of the Trust may preclude surrendering land for a non-community use.] • Utilising the Bowls Club; extending the village hall; the former scout hut (though this has no outdoor space). • It was agreed to pursue the designated area on the Primary School site. <p>It was agreed that BPC would:</p> <ol style="list-style-type: none"> 1. contact Andrew Collie (Diocese Property) to discuss the siting of the pre-school on the primary school site 2. subsequently arrange a meeting with the primary school governors, headteacher and Diocese, with the aim of securing the reserved site for a nursery within the primary school grounds. <p>For information details of the original Primary School planning application were circulated.</p> <p><u>d. KALC Community Awards 2023</u></p> <ul style="list-style-type: none"> • The aim of the scheme is to acknowledge and give recognition to those that have made a significant contribution to their local community. • The Parish Council agreed its nomination for this Award. 	NT
11. CORRESPONDENCE/ PARISHIONERS' QUESTIONS	<ul style="list-style-type: none"> ❖ Residents of Harmsworth Court have contacted BPC to advise that they have been maintaining and caring for an area of woodland to the rear of Harmsworth Court for many years. They are petitioning West Kent Housing Association against the proposed erection of a chain link fence and the number of disbenefits this will bring. The Parish Council will consider a letter presented to the meeting. ❖ Cllr Dawlings advised that the Village Fete Committee has approached KCC about using the Gibbon Building to overcome its storage issues, and is hopeful that some space can be obtained this year. 	
DATE OF NEXT MEETING	Date of Next Meeting: Monday 20 th March 2023, 7pm, Memorial Hall	
	The meeting closed at 9.10pm.	

C Levett, Clerk to Benenden Parish Council, 20th February 2023