

PARISH COUNCIL OF BENENDEN

Minutes of the Ordinary Parish Council Meeting held on Monday 20th March 2023, 7pm, Memorial Hall

Present	Cllrs Cochrane, Cruse, Driver, Grant, Hagan, Lewis, Presgrave and Thomas	
In Attendance	Cllrs Dawlings; C Levett – Clerk; 1 parishioner.	
Item		Action Responsibility
1. APOLOGIES	Apologies received from Cllrs Beveridge, Holden and Warne.	
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 February 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"> • New Neighbourhood Policing Model due to roll out in the summer. The police uplift programme will see more warranted police officers made available to the Community Safety Liaison Officer, working closely with the council's Community Safety Manager and the CSU team, to be able to deploy officers locally according to priorities at any given time. There will be a reduction in the number of PCSOs. There are 5 key task force areas under the new model which include a Beat Team, Child Centred Policing Team, Neighbourhood Task Force, Rural Task Force and Prevention Hub. <p>Cllr Dawlings reported:</p> <ul style="list-style-type: none"> • The conservatives opposed the coalition deficit budget of £943,000. This compared to last year's budget of £944,000 which was with the expectation of another lockdown. Income is significantly increased. There is also no suggestion on how to address expected price/contract increases. • The conservatives supported the Council Tax proposals with the Borough Council's element less than £200 a year for a Band D property. • Both Cllr Dawlings and Jane Abbot received anonymous letters reporting the behaviour of BPC at the Esquire consultation. Cllr Dawlings assured Jane Abbot that BPC had behaved impeccably. • TWBC currently has no Enforcement Officer. 	
5. REPORTS BY CHAIR AND PARISH COUNCILLORS	<ul style="list-style-type: none"> • Cllr Thomas attended the KALC TW Area Committee Meeting. • The main area of interest was the Local Plan and suggestions that TWBC may be ready to submit a new draft in June. Cllr Dawlings thought it likely that there would be little progress this year but would find out more and brief the Parish Council. 	TD
6. PLANNING	<p>6a. Applications</p> <ul style="list-style-type: none"> • 23/00422/LBC Weald House, Mill Street. Stud wall and ceiling removal, Internal remodelling <ul style="list-style-type: none"> ➤ SITE CONSTRAINTS: Iden Green Conservation Area; Parish Wide BNDP Policies; AONB; Inside LBD1; Outside LBD1; Ag Land Grade 3 ➤ SITE HISTORY: 77/00011 Replacement garage - Approved. ➤ LISTED BUILDINGS IN PROXIMITY: Subject property is Grade II Listed; Yew Tree Farmhouse Grade II; Victorian Well Grade II Listed; Oak Cottage Grade II Listed. ➤ D&A Statement Info: Proposal provides alterations to internal spaces to increase sitting room size on ground floor and first floor ensuite to Bedroom 1, and provide increased volume to bedroom. Avoids harmful impacts by carrying out internal modifications only to elements that were formed because of alterations carried out after 1987 storm damage. ➤ No impact on existing access or to exterior of building. ➤ Comment: Internal changes only - no harm to other property. <p>The Parish Council unanimously agreed to support this application subject to the works being satisfactory to the Conservation Officer.</p> <ul style="list-style-type: none"> • 23/00318/FULL Under Mount, Cranbrook Road. Erection of double garage with extended hardstanding <ul style="list-style-type: none"> ➤ SITE CONSTRAINTS: Parish Wide BNDP Policies; Parsonage Wood EN1985 - English Nature 1985 - SSSI; Ancient Woodland +30m Buffer Area; AONB; Outside LBD1; Agricultural Land Classification Grade 3; various sites of Potential Archaeological Importance; Applications or Equivalent Only (including Reserved Matters) - 2 consult KCC on Major Planning; Biodiversity Opportunity Areas. 	

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

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

	<p>➤ SITE HISTORY: 76/00611 Outline Dwelling - refused; 92/01263/FULL Single storey front extension - approved; Application for dwelling on site not shown in site history. 21/01973/FULL Proposed extension and conversion of existing garage; Proposed two storey front extension; Proposed single storey rear extension; Proposed loft conversion with addition of rear dormers; Erection of proposed garage; Associated internal and external works. BPC supported. TWBC approved. 21/02947/FULL Change of use from agricultural to equestrian; erection of proposed stables, tractor store and muck heap - approved. 22/00488/SUB Submission of details in relation to condition 5 (lighting) of application 21/02947/FULL - approved. All lights PIR sensor and comply with BD5. 22/01692/FULL Demolition of existing single-storey side extension; Erection of two-storey side extension; Addition of two rear-facing gabled dormers; Erection of new entrance porch; Extension and conversion of existing garage; Addition of outdoor swimming pool; Associated Landscaping - approved.</p> <p>➤ LISTED BUILDINGS IN PROXIMITY: Mounts Farm Barn Grade II and Mounts Farm Cottage Grade II - No impact.</p> <p>➤ APPLICATION FORM INFO: Pre-app advice not sought.</p> <p>➤ MATERIALS: Walls - facing brick to match house; Roof - clay tiles to match house; Doors - timber garage doors.</p> <p>➤ ARBORICULTURAL SURVEY REPORT: No trees on site subject of TPOs. Trees requiring removal <i>irrespective</i> of proposal: none. Trees requiring removal as <i>consequence</i> of proposal: Part of one group of trees would be directly lost. G3 - Cypress: western portion of group will be lost beneath footprint to new garage, or as result of works required to level area. Appraisal: a generally unexceptional cypress hedge. Hedge adds little visual amenity to wider area and is composed of non-native species. proposed removal of this short section is considered acceptable within the broader context of development. Root protection barriers to be installed. No works should commence until tree protection measures have been installed.</p> <p>➤ GENERAL COMMENTS: Ground level of the bank will be reduced so that garage building will be set into the bank with only the half-hipped roof showing to the north (the road). Previous consent for a scheme including new garage to east of house 21/01973/FULL. New proposal is better position as prevents spread of development from west to east of house with domestic use being more compact. Red cedar on bank unaffected by proposal and crown/canopy will not be impeded by roof of new garage.</p> <p>The Parish Council unanimously agreed to support this application.</p> <ul style="list-style-type: none"> • 23/00410/LBC (former) Benenden C Of E Primary School, The Green. Alterations to previously approved Planning Permission 22/02278/LBC including Installation of electric vehicle chargers mounted on Northern and Eastern elevations, Replacement of entrance screen with new door, Installation of gas meter boxes, replacement of two dormer windows on Northern elevation to match southern dormers, installation of stove into existing fire place of Unit 1, adjustment of uncovered wooden timber screen to allow new door way to bedroom floor <p>➤ Dormers in northern elevation will be fitted with obscure glass.</p> <p>➤ Electric vehicle chargers mounted on posts. One on north elevation out of sight. One on east elevation at front facing the Green along an electricity meter cupboard mounted on the ground.</p> <p>➤ Both gas meters placed on the northern elevation in ground boxes out of sight.</p> <p>The Parish Council queries if it is possible for the electricity meter and the electric vehicle charger on the East elevation to be positioned around the corner of the building on the south elevation. For this reason the Parish Council unanimously agreed that it could not support this application.</p> <ul style="list-style-type: none"> • 23/00482/FULL and 23/00483/LBC White Chimneys, Nineveh Lane. Erection of single-storey rear extension <p>➤ SITE CONSTRAINTS: Parish Wide BNDP Policies; AONB; Outside LBD1; Ag Land Class Grade 3; Biodiversity Opportunity Areas</p> <p>➤ SITE HISTORY: 74/09149/HIST Alterations and extensions – approved; 92/00356/FULL & 92/00357/LBC Extensions and internal alterations and construction of detached garage/study – refused - appealed and dismissed. 93/00203/FULL & 93/00202/LBC Rear extension and internal alterations and garage – approved; 97/00156/FULL Detached garage and study – refused; 97/01232/FULL Detached garage with room above – approved; 08/01130/FULL Erection of garage with study as per planning permission 01/01188 – approved; 10/01688/HOUSE &</p>	
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	<p>10/01385/LBC Proposed ground floor extension – refused;</p> <ul style="list-style-type: none"> ➤ LISTED BUILDINGS IN PROXIMITY: Subject property Grade II Listed. No others in proximity. ➤ APPLICATION FORM INFO: All materials match existing. Pre-app advice sought and written guidance received. ➤ HERITAGE STATEMENT INFO: Comprehensive heritage statement. ➤ GENERAL COMMENTS: Modest single storey rear extension to provide garden room and utility room. Proposed elevations drawing not representative of materials to be used. <p>The Parish Council unanimously agreed to support this application subject to the works being satisfactory to the Conservation Officer.</p> <p><u>6b. Other Planning Matters</u></p> <ul style="list-style-type: none"> ● 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. <ul style="list-style-type: none"> ➤ BPC had previously agreed that it would not support this application but had received further communication from a neighbour objecting to the proposal. Cllr Thomas will speak directly to the Case Officer. ● TWBC Local Plan - Proposed Changes to Benenden Policies <ul style="list-style-type: none"> ➤ Details of the continuing examination of TWBC Submission Local Plan, including the section for Benenden, were circulated. TWBC has made changes to the Benenden chapter to reflect the outcome of the Local Plan examination, and to reflect the made Benenden NDP. The proposed modifications to be approved by TWBC elected members through a Full Council decision. ➤ Cllrs Thomas and Grant had considered the document and commented: LP Policy PSTR/BE 1 Strategy for Benenden Parish will leave developers in no doubt that they must refer to the BNDP and to the relevant LP policies STR1, STR5, EN18, EN19, TP2, and OSSR2; a list of the SSPs as a simple summary pointing the way to the BNDP; by removing duplication of the BNDP in the LP, BNDP becomes more prominent in the development plan for the borough. ● Benenden Hospital sites as East End <p>As agreed, Cllr Thomas had written to Benenden Healthcare Society Ltd, repeating the relevant elements of the BNDP and expressing the concern and disappointment of BPC that the current development scheme disregards BNDP policies and site allocations by both Esquire Developments and BHSL.</p> <ul style="list-style-type: none"> ➤ BPC cannot accept the viability issues put forward by Esquire Developments to justify their ‘land grab’ of a greenfield area to the east of the SEQ. ➤ BHSL had instructed a barrister to represent their interests at a public hearing held by the Independent Examiner of the BNDP. This hearing was specifically “to explore a number of specific issues regarding the proposed two allocations at East End”. At no stage during the hearing did the BHSL barrister put forward any divergence from the allocated site areas. ➤ BPC requests an explanation as to why BHSL have given Esquire Developments an option on the greenfield area ‘bite’ to the east of the SEQ and beyond, as well as excluding around half the site area on the NEQ by retaining the existing 12 dwellings on Wood Lane and the garaging area. ➤ BHSL has had little/no engagement with BPC or the community at East End. ➤ BNDP includes site specific policy planning obligations for both sites which are not being met. ➤ Discussions are necessary between BHSL and BPC, as well as further discussions between BHSL and Esquire, regarding the scope and potentially necessary revision of the option agreement. ➤ Bob Andrews, BHSL CEO, responded that the land at East End (SEQ) had been sold to Esquire Developments and he would revert to them in the first instance and update in due course. ➤ Esquire had indicated to BPC that they have bought an option agreement on the site. ● Esquire Developments <ul style="list-style-type: none"> ➤ The Esquire response to BPC’s statement was circulated. The response includes a number of inaccuracies and again disregards what BPC has stated. Issues need addressing and resolving. Cllrs Thomas and Grant to draft a response for agreement by the PC, to be copied to BHSL, Jenifer Begeman, Peter Hockney and Carlos Hone. ● Benenden School Lighting <ul style="list-style-type: none"> ➤ Cllr Warne advised that residents in Cranbrook are concerned about light pollution from 	<p>NT</p> <p>NT/PG</p>
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	<p>Benenden School. With the recent removal of hedgerows and trees from the Brick Kiln Farm development, lights are now visible at a distance of about 3 miles. The impact on residents is negligible but they are concerned about the overall negative impact to the tranquillity of the rural area and loss of dark skies, and especially to the impacts on wildlife.</p> <ul style="list-style-type: none"> ➤ An interactive CPRE map for England’s Light Pollution and Dark Skies circulated shows some light pollution from the School. ➤ It was agreed that Cllr Thomas would make contact with the School to see if any measures could be carried out to mitigate the light pollution and to confirm that the existing planning conditions are being adhered to. <ul style="list-style-type: none"> ● NPPF Draft 2023 Consultation ➤ Cllrs Grant and Thomas have reviewed the proposed changes and it was agreed that no comment by BPC is necessary. 	NT
7. HIGHWAYS, FOOTPATHS & TRANSPORT	<p><u>a. Highways Improvement Plan</u> Nigel Rowe, KCC Highways, advises the following and has offered to meet with Cllr Driver :</p> <ul style="list-style-type: none"> ● Benenden Crossroads ➤ Site visit made and engineers carried out some investigation. ➤ Collision data indicates no major issue and no signage improvements are necessary, but monitoring of the site will continue. ➤ High Friction Surface on Iden Green Road and New Pond Road not in good condition, which also means the give way/hazard warning lines on the approach don’t stand out very well. These surfaces are subject of a 3-5 year condition survey but there are no plans to re-surface. A request has been made that the lining be refreshed. <p>Cllr Driver responded :</p> <ul style="list-style-type: none"> ➤ Traffic overshooting the crossroads from Sissinghurst direction seems to have improved since signage on the approach upgraded. Consequently, improved signage might help to reduce overshooting by northbound traffic coming from Iden Green. ➤ Triangular Give Way 100 yds sign is unobscured and clearly visible to all, however at this point drivers travelling at the national speed limit, if distracted for any reason, may fail to see this sign and there is very little time to adjust their speed between the 30 mph and the junction. Other signs are partly obscured. ➤ Signage meets recommended standards but additional steps need to be taken because of the crossroads situation at the top of a ridge (similar geography to Horsmonden Crossroads). ➤ No village sign on this approach to Benenden. If the 30mph limit was extended to the entrance to the care home then it would be more obvious that motorists are actually entering a village. ➤ STOP sign would be more visible than the Give Way sign (as on the southbound approach). <ul style="list-style-type: none"> ● Cranbrook Road ➤ Consulted Planning and Advice Team regarding possible speed reduction on Cranbrook Road. ➤ Guidance set out by the Department for Transport to help ensure that speed limits are evidence-led and self-explaining, with the aim to encourage self-compliance. Key factors taken into account in decisions on local speed limits are: history of collisions; road geometry, environment and engineering; road function; composition of road users (including existing and potential levels of vulnerable road users); existing traffic speeds. ➤ Recent safety record along this stretch of road is excellent with no recorded personal injury collisions within the last three years (up to 30 September 2022). ➤ Road is rural and has a predominate through traffic function linking A229 with A28. ➤ Properties are present on both sides of the road but set back from the road. ➤ Relatively straight road with no junctions but some private accesses. Entrance to Benenden School is located within 40mph speed limit but school is set back from road and accessed along a private driveway. ➤ Footways are present indicating presence of vulnerable road users but no street lighting. ➤ Average speed data provided by Ordnance Survey. Traffic speeds on average to west of Benenden School entrance (within the national speed limit) are 37-38mph. Within the 40mph speed limit average speeds are recorded as being around 33mph and therefore significantly below existing 40mph speed limit, indicating that drivers are aware they are approaching a village and school and reducing speeds accordingly. Existing 40mph currently acts as a buffer 	

	<p>zone on the outskirts of Benenden before 30mph starts. Within 30mph speed limit average speeds are further reduced to below 20mph, indicating that the buffer is working well.</p> <ul style="list-style-type: none"> ➤ DfT recommends 30mph speed limit be the norm through villages and 'other built-up areas (where motor vehicle movement is deemed more important), with development on both sides'. ➤ 40mph speed limit is recommended on 'higher quality suburban roads or those on outskirts of urban areas where there is little development...' ➤ Given the presence of housing on both sides of road and school entrance (albeit a secondary school) KCC might consider reducing existing 40mph speed limit to 30mph, mirroring the other side of the village where 30mph speed limit extends along a similar section with no 40mph buffer zone, and would allow a new terminal point to be co-located with existing village entry point and gateway signage. ➤ Traffic surveys would be undertaken prior to commencing any work to confirm average speeds. ➤ BPC would have to undertake an informal consultation to gauge likely levels of support locally. ➤ Given excellent crash record and low average speeds this scheme would not be given priority for funding at the current time. ➤ A signed only speed limit will likely result in perhaps only a 2-3mph reduction in average speeds. Cllr Driver has asked if the scheme could be brought forward, as speed reduction is one priority of the BNDP, if BPC was able to contribute towards the cost, and if Benenden School could be asked to contribute, as a significant beneficiary. <p>b. Walkhurst Road</p> <ul style="list-style-type: none"> ➤ Residents of Walkhurst Road have complained about the state of the road and damage following the sewage treatment works. ➤ The Decision Notice from KCC set out that : <i>Prior to commencement of operations, condition survey length of Walkhurst Road shall take place and be recorded and any damage caused by construction vehicles, as a result of the development, shall be repaired and made good following the completion of the construction.</i> ➤ Cllr Cruse will alert KCC/Southern Water, although points out that the contractor has not completed the works yet, and establish if a condition survey took place and request a copy. <p>c. No Parking Signs</p> <ul style="list-style-type: none"> ➤ Although made to the specification which The Bull had requested, the pub is not happy with the signs intended to be placed on its fence next to The Green, and have asked that all the signs state "by order of the Parish Council". ➤ BPC agreed that the signs should be placed on posts on the verge rather than on the fence itself. ➤ The Clerk to contact The Bull and advise. 	<p>RC</p> <p>CL</p>																																																
8. RESOURCING/ FINANCE	<p>a. Monthly Finance</p> <p>TRANSACTIONS FROM 1st February 2023</p> <table border="0" style="width: 100%;"> <tr> <td>Brought forward</td> <td style="text-align: right;">76533.45</td> </tr> <tr> <td>Income</td> <td></td> </tr> <tr> <td style="padding-left: 20px;">Payee</td> <td style="text-align: right;">Reference</td> </tr> <tr> <td style="padding-left: 20px;">B&IG WI</td> <td style="text-align: right;">Copying</td> </tr> <tr> <td style="padding-left: 20px;"></td> <td style="text-align: right;">4.40</td> </tr> <tr> <td>TOTAL</td> <td style="text-align: right;">4.40</td> </tr> <tr> <td>Expenditure</td> <td></td> </tr> <tr> <td style="padding-left: 20px;">Supplier</td> <td style="text-align: right;">Reference</td> </tr> <tr> <td style="padding-left: 20px;">DD NEST</td> <td style="text-align: right;">Pension</td> </tr> <tr> <td style="padding-left: 20px;">DD Corporate Finance</td> <td style="text-align: right;">Copier Lease</td> </tr> <tr> <td style="padding-left: 20px;">DD ICO</td> <td style="text-align: right;">Data Protection Annual Fee</td> </tr> <tr> <td style="padding-left: 20px;">BACS C Levett</td> <td style="text-align: right;">Clerk's Salary</td> </tr> <tr> <td style="padding-left: 20px;">BACS C Levett</td> <td style="text-align: right;">Telephone</td> </tr> <tr> <td style="padding-left: 20px;">BACS C Levett</td> <td style="text-align: right;">Copier Paper</td> </tr> <tr> <td style="padding-left: 20px;">BACS C Levett</td> <td style="text-align: right;">Microsoft Annual Renewal</td> </tr> <tr> <td style="padding-left: 20px;">BACS edf</td> <td style="text-align: right;">Public Toilets</td> </tr> <tr> <td></td> <td style="text-align: right;">77.81</td> </tr> <tr> <td></td> <td style="text-align: right;">180.00</td> </tr> <tr> <td></td> <td style="text-align: right;">35.00</td> </tr> <tr> <td></td> <td style="text-align: right;">1037.02</td> </tr> <tr> <td></td> <td style="text-align: right;">31.56</td> </tr> <tr> <td></td> <td style="text-align: right;">7.50</td> </tr> <tr> <td></td> <td style="text-align: right;">59.99</td> </tr> <tr> <td></td> <td style="text-align: right;">130.17</td> </tr> </table>	Brought forward	76533.45	Income		Payee	Reference	B&IG WI	Copying		4.40	TOTAL	4.40	Expenditure		Supplier	Reference	DD NEST	Pension	DD Corporate Finance	Copier Lease	DD ICO	Data Protection Annual Fee	BACS C Levett	Clerk's Salary	BACS C Levett	Telephone	BACS C Levett	Copier Paper	BACS C Levett	Microsoft Annual Renewal	BACS edf	Public Toilets		77.81		180.00		35.00		1037.02		31.56		7.50		59.99		130.17	
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	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	13156.79	
	BACS Citizens Advice Donation	100.00	
	BACS Home-Start Donation	100.00	
	TOTAL	15183.38	
	Reconciled with bank statement 075 28th February 2023	61354.47	
	March 2023 Payments Approved :		
	DD NEST Pension	77.81	
	DD Unity Trust Bank Quarterly Charge	18.00	
	BACS C Levett Clerk's Salary	1037.02	
	BACS C Levett Telephone	31.56	
	BACS C Levett First Aid Kit/Storage Boxes	43.74	
	BACS Business Stream Public Toilets	59.18	
	BACS edf Public Toilets	46.10	
	BACS HMRC Employer Contributions Q4	627.76	
	BACS Iden Green Pavilion Meeting Hire	16.00	
	BACS JK Farms Wildflower Meadow	150.00	
	BACS Alex Durnell War Memorial	500.00	
	BACS Anthony Hicks Benenden Well	7368.72	
	BACS Air Ambulance Donation	150.00	
	TOTAL	10125.89	
	PROJECTED BANK ACCOUNT BALANCE AT 31/03/23	51228.58	
	b. Air Ambulance Donation Request		
	➤ The Finance Committee recommends a donation of £150, and this was unanimously agreed.		
9. ENVIRONMENT & MAINTENANCE	a. Beacon Field Wildflower Meadow		
	➤ Volunteer Morning 24 th February with Nikki Gammans and the Bumblebee Conservation Trust - 5 volunteers from Benenden and 3 from BCT. Large area strimmed and Bristly Ox Tongue dug up. Bristly Ox Tongue is a new problem plant. Creeping Thistle currently in check.		
	➤ Volunteer afternoon 17 th March. Poor weather may have hindered attendance but Cllrs Driver and Cruse and 3 volunteers from BCT made good progress. Strimming is now complete and more Bristly Ox Tongue removed, although significant patches remain.		
	b. Parish Wells		
	➤ Anthony Hicks advises that the stonemason is awaiting delivery of the stone from the quarry. Once received and the stonework repaired the Well can be re-erected on site. The bulk of the repairs are completed, although some items will be carried out on site.		
	➤ The Clerk has asked if some of the amounts allocated as "paid" against Iden Green Well can be attributed to Benenden Well instead.		
	➤ Anthony Hicks has asked if the Parish Council would consider a bronze or gold-plated plaque fixed to the structure with a brief description of the works to repair the well and date etc. BPC agreed it would consider something small and discreet, but not gold-plated. The Clerk to establish what wording would be used, where on the well this would be located and who would meet the cost.		CL
	➤ Tiles have fallen from roof of Iden Green Well following high winds. It was agreed to remove the fallen tiles and store them safely.		PG/JL
	c. Village Asset/Maintenance Report		
	➤ The Clerk to provide Cllr Hagan with contact details of Fox Construction and he will enquire		CL

	<p>about a new flagpole with them.</p> <p><u>d. Village Tidy</u></p> <ul style="list-style-type: none"> ➤ 18th March. Despite the weather more than 30 volunteers took part, some of a younger demographic than usual, and more than 30 bags of rubbish collected. 	
<p>10. VILLAGE ORGANISATIONS/ COMMUNITY</p>	<p><u>a. Bequest/Allotments</u></p> <ul style="list-style-type: none"> ➤ Thomson Snell & Passmore will register the land with the Land Registry on behalf of BPC. The Land Registry fee is £20 and solicitor fee is £175 + VAT. This was agreed and approved. ➤ The registration itself is unlikely to be completed for at least a year, however BPC is the legal owner of the land and the signed documents are awaited to confirm this. <p><u>b. Public Toilets</u></p> <ul style="list-style-type: none"> ➤ Site meetings have taken place with 3 contractors – Healthmatic, Interfix Washrooms and Danfo. The estimates received for one gender neutral cubicle (construction, sanitaryware, accessories, plumbing, decoration, flooring etc) range from £26,000 to £54,000. The 3 estimates differ in their provision and there are some outstanding items which need clarifying. Cllr Thomas to follow up with each of the contractors. ➤ Separate quotes would need to be sought from general builders to create storage space in the remainder of the building. ➤ Cllr Grant suggested considering a simpler solution and using a general builder to carry out the toilet area construction and reconfiguration of the whole building. Cllr Grant to look into. <p><u>c. Pre-School/Primary School</u></p> <p>Cllr Thomas had written to the Headteacher and Chair of Governors at the Primary School regarding the PTFA item in the village magazine about raising funds for a proposed well-being garden at the school. Cllr Thomas highlighted the following :</p> <ul style="list-style-type: none"> ➤ BPC is concerned that a proposed garden is to be located in the area which was clearly earmarked for nursery provision and play area as part of the original planning application for the school. ➤ On-site pre-school provision was planned by former governors, the headteacher and the community and was the best outcome for parents, residents, and most importantly, the children. Divergence from this plan will be met with resistance from the community. ➤ BPC is currently working hard to create a wildflower meadow in the field located immediately to the east of the school, and would be happy for the staff and pupils to be involved in the creation and ongoing use of this. ➤ BPC asks the school to reconsider the siting of the garden to another area within its grounds. The Chair of Governors responded that he would share with the federation governing board, confer with the school leadership and discuss at the next governors’ meeting at the end of March. <p><u>d. Harmsworth Court</u></p> <ul style="list-style-type: none"> ➤ A petition from Harmsworth Court residents to West Kent Housing Association was received just before the meeting on 20th February and read to the meeting. ➤ This was considered by Cllrs Thomas and Grant with a letter received from WKHA, and Cllrs Grant and Cruse made a site visit and checked the boundaries, and concluded that WKHA, as landowner, is entitled to erect a fence on its ownership boundary. ➤ BPC agrees that a chain link fence is an undesirable form of fencing next to an ancient woodland, but does not have the power to enforce the type of fencing to be installed. ➤ Residents were encouraged to pursue a more suitable rural type of fencing with WKHA. ➤ Harmsworth Court residents thanked BPC for the help and information supplied. <p><u>e. King’s Coronation</u></p> <ul style="list-style-type: none"> ➤ The Coronation of King Charles III takes place on Saturday 6th May. ➤ These occasional events are not normally led by the Parish Council and it was agreed that BPC would not be involved in organising events and would leave it to individuals to mark the occasion as they choose. 	<p>NT</p> <p>PG</p>

	➤ Cllr Presgrave advised that the church is marking the occasion with a special service, but other plans had yet to be formulated, if are to be any.	
11. CORRESPONDENCE/ PARISHIONERS' QUESTIONS	a. Plan Tree The KCC initiative, Plan Tree, https://www.kent.gov.uk/environment-waste-and-planning/nature-and-biodiversity/trees/tree-planting-statement , seeks to plant sufficient trees to raise the canopy cover of Kent by over 10% from current levels. The project is seeking potential planting sites (this could be farmland or other private property) which would underpin a funding application for the next planting season, which will run from October this year to March 2024. The Clerk will pass details to BVT and publicise on the website and social media.	CL
DATE OF NEXT MEETING	Date of Next Meeting: Monday 17 th April 2023, 7pm, Benenden Hospital Quinlan Hospital	
	The meeting closed at 9.15pm.	

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