

PARISH COUNCIL OF BENENDEN

Minutes of the Ordinary Parish Council Meeting held on Monday 17th July 2023, 7pm, Memorial Hall

Present	Cllrs Beveridge, Cochrane, Cruse, Driver, Grant, Hagan, Lewis and Presgrave	
In Attendance	Cllr Warne; C Levett – Clerk. 4 parishioners for planning presentation.	
Item		Action Responsibility
1. APOLOGIES	Apologies were received from Cllrs Thomas and Dawlings.	
2. DECLARATION OF INTERESTS	No declarations of interest.	
3. MINUTES OF PREVIOUS MEETING	The Parish Council minutes from the meeting held on 19 th June 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"> • TWBC Residents Survey is open till Sunday. • Attended Kent and Medway Crime and Police Panel meeting. New neighbourhood policing model has been implemented, with each ward having a nominated beat officer. Cllr Warne had asked what is being done to inform parish and town council councils who their officer is. BPC has not received any notification. Cllr Ward to find out. • A number of NDPs are going through the processes to become adopted. • Carlos Hone had indicated that planning permission would be required for the Benenden Allotments. This is contrary to the advice received from the Planning Officer who advised that planning permission was not required, as allotments are considered as agricultural use and therefore no change. Cllr Warne will double check. 	NW NW
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"> • 23/01467/FULL King Charles Cottage, Mill Street, Iden Green. Variation of Condition 2 of Planning Permission 19/01051/FULL - Extension added to the rear of the building and change in surface materials <ul style="list-style-type: none"> ➤ SITE CONSTRAINTS: BNDP; AONB; Outside LBD1 (King Charles Cottage garden outside LBD); Inside LBD1 (King Charles Cottage within LBD); Agricultural land classification Grade 3. ➤ SITE HISTORY: 18/03176/FULL Proposed single storey 2-bed dwelling, associated parking, landscaping - PC objected, TWBC approved. 19/01051/FULL Variation of Condition 2 (Approved Plans) of 18/03176/FULL Increase in height of proposed development to enable creation of a first floor bedroom - PC objected, TWBC approved. ➤ Condition 2 of 19/01051/FULL Development hereby permitted shall be carried out in accordance with following approved plans - Proposed Block and Roof Plan, drawing no. 2087/101, received 17/4/2019; Proposed Elevations, drawing no. 2087 102 Rev A, received 15/5/2019. Consent gave permission to increase roof height to achieve master bedroom and en-suite in roof space. 1 bed on ground floor, plus study (potentially a bedroom) increased from 2 bed to 2-3 bed. ➤ Current application for Variation of Condition 2 seeks consent to add 1.5 storey extension to rear creating larger living space on ground floor and adding second bedroom in roof space. Now 2 beds and a bathroom in roof space. One bed on ground floor, plus a study (potentially 4th bedroom). ➤ Comment: Original consent was for 2-bed single storey cottage. TWBC granted on basis of lack of housing land supply and need for small units. Latest variation is for potential 4-bed dwelling. <p>The Parish Council unanimously agreed to object to this application as the original consent under 18/03176/FULL was for a small unit comprising a 2-bed single storey bungalow. This was then increased to a 1.5 storey 2-3 bed unit under 19/01051/FULL. The current proposal will increase the accommodation to 3-4 beds and will no longer be a small unit needed in the parish.</p> <ul style="list-style-type: none"> • 23/01432/FULL 1 Beacon Hall Farm, Rolvenden Road. Develop redundant farm building within the curtilage of Beacon Hall Farm to a mixed use as a residential annexe with some use for tourist accommodation; removal of existing derelict garden shed; erection of timber frame 	

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<p>garage, shed and workshop building; installation of sewage treatment plant Cllrs Beveridge and Grant made a site visit.</p> <ul style="list-style-type: none"> ➤ SITE CONSTRAINTS: BNDP; AONB; Outside LBD; Agricultural Land Classification Grade 3; Apps or Equivalent Only (including Reserved Matters) 2 consult KCC on Major planning ➤ SITE HISTORY: Nothing of note. ➤ LISTED BUILDINGS IN PROXIMITY: Duck Cottage Grade II to N of Cowshed. ➤ Application relates to redundant cowshed to rear of 1 Beacon Hall Farm. No internal layout drawings of existing or proposed for cowshed. These had been requested of TWBC and clarity as to how much the anticipated use is for tourism, but no response had been received. ➤ Complies with BNDP Policy BE5 Reuse of Redundant Buildings for tourism etc purposes. <p>The Parish Council unanimously agreed to support this application with request for a condition that the residential annex can only be used in connection with the main dwelling.</p> <ul style="list-style-type: none"> ● 23/01591/FULL Land At Standen Street. Variation of Condition 3 of Planning Permission 19/00362/OUT - Amend Condition 3 to replace approved drawings to facilitate changes to scale of plots 3, 4 and 5 ➤ Extant outline consent is for 5 dwellings : Plot 1 - 5 person, 3 bed, 1.5 storey; Plot 2 - 5 person, 3 bed, 2 storey; Plot 3 - 3 person, 2 bed, 1.5 storey - PROPOSED 2 storey; Plot 4 - 3 person, 2 bed, 1.5 storey - PROPOSED 2 storey; Plot 5 - 2 person, 1 bed, 1 storey - PROPOSED 2 person, 2 bed, 1.5 storey ➤ Surrounding properties, with exception of Asgard at rear of site, are all bungalows or chalet bungalows at 1.5 storeys. ➤ Proposal to adjust scale of Plots 3,4&5 will result in three of five dwellings to be 2-storey which is not in keeping with surrounding property and does not comply with BNDP Policy BD2 a). ➤ Two oak trees at front of site near lane have TPOs. More mature tree has a large canopy which will impinge on Plot 2 with its height at 2 storeys. This unit should be reduced to 1.5 storeys to accommodate the tree and to comply with BNDP Design Policies BD2 a) and LE4. ➤ Reference should be made to the BNDP Policy BD6 to determine number of parking spaces to be provided. Plots 1 & 2 require 2 independently accessible parking spaces each, Plots 3 & 4 two spaces each, Plot 5 one space if remaining at 1 bed, 2 spaces if increased to 2 bed. Additional visitor parking spaces are also required at a minimum of 0.3 spaces per unit. Parking requirements are greater in this rural area and the standard KCC model is insufficient. ➤ Concerns regarding existing drainage issues in the area were raised. <p>The Parish Council unanimously agreed to object to this application for the reasons set out above.</p> <ul style="list-style-type: none"> ● 23/01203/FULL Parsonage Farm, Cranbrook Road. Convert garage into playroom with glazed end window to west elevation ➤ SITE CONSTRAINTS: BNDP; Apps or Equivalent Only (including Reserved Matters) - 2 consult KCC on major planning; AONB; Outside LBD; Agricultural Land Classification Grade 3; Potential Archaeological Importance - Various Sites. ➤ SITE HISTORY: 86/00483/FULL Two storey extension; 87/01140/FULL Conservatory to rear of dwelling; 88/00702/FULL Single garage. All approved; 12/03486/FULL Vehicular access and extension of residential curtilage and closing off existing access - withdrawn; 13/00736/FULL Alterations to existing drive and extension of residential curtilage; 12/01843/HOUSE Extensions and alterations; Condition (3) of 13/00736/FULL Hard and soft landscaping; Condition (4) of 13/00736/FULL Scheme for removal of section of driveway. All approved. ➤ LISTED BUILDINGS IN PROXIMITY: Corner Cottages Grade II to east - unaffected by proposal. ➤ APPLICATION FORM INFO: All materials to match existing; No trees affected; Parking not affected; Not visible from road or public footpath; Pre-app advice not sought. ➤ GENERAL COMMENTS: Garage is attached to house to side of entrance hall and will be accessed from hall. Garage to the south retained. <p>The Parish Council unanimously agreed to support this application.</p> <p><u>b.Other Planning Matters</u></p> <ul style="list-style-type: none"> ● Proposed development Uphill, New Pond Road ➤ A presentation was made by Woolf Bond Planning on behalf of Hestia Homes. ➤ BNDP has been properly considered.
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	<ul style="list-style-type: none"> ➤ Parish Councillors raised a number of questions with Woolf Bond, which will be addressed. ➤ The Parish Council considered the proposals to be sound with general support for the scheme. ➤ Cllr Grant to draft a feedback response to Woolf Bond 	PG																																																																																																																		
7. HIGHWAYS, FOOTPATHS & TRANSPORT	<p><u>a. Highways Improvement Plan</u></p> <ul style="list-style-type: none"> • There has still been no response from KCC Highways to Cllr Driver's email of 15th June. Cllr Driver has chased again and will continue to do so. <p><u>b. Speedwatch</u></p> <ul style="list-style-type: none"> • Biddenden PC has advised that its Speedwatch team is back in action and would like to use the equipment, currently held in Benenden. The equipment has not been serviced for some time and would need to be again before any use. • There is currently no real enthusiasm for speedwatch in Benenden and it was agreed to give the equipment to Biddenden to hold for the time being. 																																																																																																																			
8. RESOURCING/ FINANCE	<p><u>a. Monthly Finance</u></p> <p>TRANSACTIONS FROM 1st June 2023</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">Brought forward</td> <td style="width: 30%;"></td> <td style="width: 10%; text-align: right;">69653.36</td> </tr> <tr> <td>Income</td> <td></td> <td></td> </tr> <tr> <td style="padding-left: 20px;">Payee</td> <td style="padding-left: 20px;">Reference</td> <td style="text-align: right;">Amount</td> </tr> <tr> <td style="padding-left: 20px;">B&IG WI</td> <td style="padding-left: 20px;">Copying</td> <td style="text-align: right;">4.20</td> </tr> <tr> <td style="padding-left: 20px;">Standen Fruit Farm</td> <td style="padding-left: 20px;">Server Recharge</td> <td style="text-align: right;">40.00</td> </tr> <tr> <td style="padding-left: 20px;">Benenden's Shop</td> <td style="padding-left: 20px;">Server Recharge</td> <td style="text-align: right;">40.00</td> </tr> <tr> <td style="padding-left: 20px;">BVT</td> <td style="padding-left: 20px;">Server 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	<p>BACS Anthony Hicks Wells Restoration 2106.97</p> <p>BACS WKPS Annual Subscription 35.00</p> <p>BACS PCC Church Clock 895.00</p> <p>TOTAL 7907.33</p> <p><u>b. Finance Committee Meeting 11th July</u> The draft minutes of the meeting were circulated. Particular items noted :</p> <ul style="list-style-type: none"> • Increased costs across most areas than predicted in November 2022. • Disconnection of Iden Green telephone kiosk electricity supply still unresolved. The Clerk has chased UK Power Networks again. As previously agreed, the current invoice will not be paid. • The Resourcing Committee recommends opening a savings account with Unity Trust Bank, with authority given to the Clerk/RFO to be able transfer funds between the two accounts and this was unanimously agreed. • Insurance values for some items have been increased. The Resourcing Committee recommends remaining with current broker and insurer for one more year and this was unanimously agreed. • A revised insurance settlement for Benenden Well is expected in the region of £30,000. • Cllr Grant has secured a donation of £1,500 from WKPS towards the Wells, and suggests that BPC becomes a member of WKPS at £35.00 pa. This was unanimously agreed. • UKSPF Community Grants Programme - Applications totalling £46,000 were received for a pot of money of £23,000. The allotment application is more closely aligned with eligibility and criteria than the toilet application. Outcome of grant applications will be known by end of July. • A different programme to be launched this autumn and may be more appropriate for the public toilets. The West Kent Rural Grant Programme is for capital grants, with applications up to £25,000. However, the outcome would not be known until April 2024. • Details of the contract for the public toilets is on the Government's Contracts Finder website. <p><u>c. Fundraising for Parish Wells</u></p> <ul style="list-style-type: none"> • Race Night – 18th July ❖ Cllrs Beveridge and Lewis have obtained sponsors and donations for the races, which will cover costs. Parish Councillors are encouraged to attend, or, if unable to take part, make a donation. • Jazz and Blues at Iden Green Pavilion – 26th August ❖ Benenden Jazz will be playing and other performers are being considered. ❖ Cllr Lewis is organising volunteers to help set up the sound system, marquees, fencing etc; volunteers to help run the event eg ticket gate sales, barbecue, bar, ice creams, marshalling etc; volunteers at the end of the event to clear away. A detailed schedule will be produced nearer the time, but volunteers are asked to confirm how much time they can commit so that Cllr Lewis can plan. ❖ The stage scaffolding will be erected during the week before the event. ❖ Cllr Beveridge will be setting up all the cabling the day before the event. ❖ Cllr Lewis has arranged for the printing of the tickets and advertising at Benenden crossroads. ❖ Cllr Thomas has agreed to oversee monies collected. 	
9. ENVIRONMENT & MAINTENANCE	<p><u>a. Beacon Field Wildflower Meadow</u></p> <ul style="list-style-type: none"> • Dr Nikki Gammans suggested carrying out a high cut of the creeping thistle to prevent seed dispersal, however it is too late to do this now. • There is a good crop of Yellow Rattle in the meadow which should be harvested. It was agreed to purchase more Yellow Rattle seed later in the year. • It was agreed to carry out a full cut and collect at the end of August. The Clerk to organise with Chris Thomas. • Still no response from KCC regarding the lease or funding. The Estates Surveyor has been chasing internally. <p><u>b. Parish Wells</u> Covered under Finance. Other points to note :</p>	CL

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

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	<ul style="list-style-type: none"> The remaining costs for both wells is approximately £23,000 + VAT. Plus costs for additional tiles if required. Work has started to return Benenden Well to site. CLlr Beveridge and Rohan Barnett have created a dedicated page on BPC website. CLlr Grant has submitted the initial enquiry form to Sussex Lund Grant Programme in the hope that a grant application can be made for £7,500, which BPC will match fund with £7,500. <p><u>c. Village Asset/Maintenance Report</u></p> <ul style="list-style-type: none"> CLlr Hagan suggested combining the different asset registers, recording values and insurance values on one document. The way sign at Iden Green is split. KCC Highways will not replace for the same. Some repair may be possible and may lengthen the life of the sign. CLlr Hagan to look at. <p><u>d. Telephone Kiosks</u></p> <ul style="list-style-type: none"> A parishioner has completed a refurbishment of the kiosk at Dingledean, for which the Parish Council is grateful. Another parishioner has researched a thorough restoration of the Benenden kiosk as some items are beyond repair. The cost of replacement parts is £556. The parishioner had offered to pay £400 himself and carry out the work at no cost. The Parish Council is extremely grateful for this generous offer but agreed, by majority, that the Parish Council should pay for the materials. 	GH
10. VILLAGE ORGANISATIONS/ COMMUNITY	<p><u>a. Allotments</u> Covered under Finance. Other points to note :</p> <ul style="list-style-type: none"> Site access work scheduled for 14th and 15th September. The tenancy agreement between BPC and BAA has been signed by BPC. BAA is meeting on 19th July and will sign copies at this meeting. BPC to lay out the plots, but this cannot be done until the grass is cut. BAA has a bank account, and can now apply for grant funding, which it has started to do. Confirmed that BAA will set the level of rent. <p><u>b. Public Toilets</u> Covered under Finance.</p>	
11. CORRESPONDENCE/ PARISHIONERS' QUESTIONS	<p><u>a. Dog Mess</u></p> <ul style="list-style-type: none"> ➤ A parishioner has complained about dog mess in The Street. BPC to remind dog owners to pick up after their dogs. <p><u>b. Benenden Crossroads</u></p> <ul style="list-style-type: none"> ➤ A parishioner had advised of hazards for pedestrians at the crossroads. The Clerk requested that any hazards, near misses or accidents, vehicular or pedestrian, are reported by emailing the Clerk. 	
DATE OF NEXT MEETING	Date of Next Meeting: Monday 18 th September 2023, 7pm.	
	The meeting closed at 9.05pm.	

C Levett, Clerk to Benenden Parish Council, 17th July 2023

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