

PARISH COUNCIL OF BENENDEN

**Minutes of the Ordinary Parish Council Meeting held on Monday 15th January 2024, 7pm, Benenden Hospital
Quinlan Centre**

Present	Cllrs Cochrane, Driver, Grant, Lewis, Presgrave and Thomas.	
In Attendance	Cllr Dawlings. C Levett, Clerk. 16 parishioners. David Keenan and Andy Wilford - Esquire Developments.	
Item		Action Responsibility
1. APOLOGIES	Apologies were received from Cllrs Beveridge, Cruse, Hagan and Warne.	
2. DECLARATION OF INTERESTS	There were no declarations of interest in items on the agenda.	
3. MINUTES OF PREVIOUS MEETING	The Parish Council minutes from the meeting held on 11 th December and the Planning meeting held on 8 th January were unanimously approved as a correct record of the meeting.	
4. PLANNING	<p><u>a. Applications</u></p> <ul style="list-style-type: none"> • 23/03274/FULL Benenden Hospital Goddards Green Road. Demolition of all former hospital buildings, 6 no. residential dwellings (High View, Millfield, Nos. 1 and 2 Mills Cottages, Owlscott and Mayscott) existing tennis courts, car park and vegetation; Erection of 87 no. residential dwellings (including affordable homes), relocated car park, new public open spaces, sustainable urban drainage system and landscaping including biodiversity areas and play areas. Access to be from the existing and new access locations on Goddard's Green Road, Green Lane and Mockbeggar Lane. Provision of new pumping station, roads, parking spaces and earthworks. <p>Cllr Thomas thanked all those who had given a huge amount of time and effort to bring the application to the point it is at now. On the whole compromises have been minimised as far as possible and the application broadly complies with BNDP policies.</p> <p>Cllr Dawlings thanked the Parish Council and Esquire for their work and demonstrating how a parish and developers can work together.</p> <p>Parish Councillors and parishioners present were given the opportunity to ask questions and seek clarification from Esquire :</p> <ul style="list-style-type: none"> ▪ Ecological appraisal/biodiversity - TWBC will ensure that issues raised are dealt with by the applicant. These are beyond the policy and expertise of BPC. Esquire is working on mitigation and compensation strategy in more detail and is actively dealing with the comments which have been made. Some surveys required have been delayed because of the weather. ▪ Affordable housing to buy and rent - Esquire is working through the process of finding a registered provider. The mix will range from 1 bed apartments to 4 bed houses. 25% of these will be under the First Homes scheme. Esquire will discuss local connection criteria with TWBC and residents are encouraged to ensure their names are on TWBC's housing register if appropriate. ▪ Existing tenants – no communication has been received from Benenden Hospital Society regarding houses which will be demolished. Esquire will encourage BHS to communicate with its tenants. It is hoped that work will start towards the end of 2024. ▪ Community space – it is envisaged that this would be run by the local community working with the parish council, and they who would have a say as to how the space is used. ▪ Transport – Esquire is in discussion with KCC regarding an improved bus service. ▪ Water run off – an attenuation pond at the bottom of the site will be engineered to facilitate extreme events and future proofed for climate change. Run off will be less than it currently is. ▪ Foul drainage – a new system will be put in place on the site. The development has the right to connect to the existing Southern Water system. SW will check the capacity and will have to upgrade the system if required. ▪ Broadband – it is hoped that the development will bring upgraded connections. ▪ Dark skies – there will be no street lighting and BNDP and TWBC policies will have to be complied with. ▪ Current site security – Esquire will look into. 	

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	<p>The Parish Council Planning Report on the application was circulated to councillors prior to the meeting – See Appendix (1)</p> <p>The Parish Council unanimously agreed to support the application subject to comments and conditions as agreed before submission of comments to TWBC.</p>																																																																																																									
5. REPORTS BY COUNTY/BOROUGH COUNCILLORS	<p>Cllr Dawlings reported :</p> <ul style="list-style-type: none"> Progress on all the allocated sites is progressing and being handled well. A positive response has been received from Homes England regarding the almshouses. TWBC Corporate Peer Challenge – TWBC Councillors have been talking to peers from other councils to consider how the council operates, what it does well and what it can learn from others. On the whole Cllr Dawlings feels that the council is well run with good quality officers, although there are some challenges and a relatively high turnover of staff. 																																																																																																									
6. REPORTS BY CHAIR AND PARISH COUNCILLORS	Nothing to report.																																																																																																									
7. HIGHWAYS, FOOTPATHS & TRANSPORT	<ul style="list-style-type: none"> Cllr Holden had contacted KHS regarding the lack of action and communication on the HIP. Cllr Driver is meeting with the Community Engagement Officer on 26th January to review and discuss all items on the HIP. Cllr Holden has spoken to the Director of Highways about developing the idea of pursuing utility companies through the civil courts which could be substantially more than the existing fines. Benenden Village Hall has requested a salt bin at the Village Hall Car Park. It is unlikely that KHS will agree to this request - existing salt bin stock is sufficient to meet the needs of local communities and no further salt bins will be placed. It was agreed to consider the offer from KHS to receive a one tonne bag of salt/sand mix to be used on the public highway and whether this could be stored at BVH. 	<p>PD</p> <p>CL</p>																																																																																																								
8. RESOURCING/ FINANCE	<p>a. Monthly Finance</p> <p>TRANSACTIONS FROM 1st December 2023</p> <table> <tr> <td>Brought forward</td> <td></td> <td></td> <td>98278.21</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>J&C Musters</td> <td>Arnold Cole Trust</td> <td>400.00</td> </tr> <tr> <td></td> <td>B&IG WI</td> <td>Copying</td> <td>1.00</td> </tr> <tr> <td>TOTAL</td> <td></td> <td></td> <td>401.00</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>138.42</td> </tr> <tr> <td>DD</td> <td>Corporate Finance</td> <td>Printer/Copier</td> <td>178.80</td> </tr> <tr> <td>FEE</td> <td>Unity Trust Bank</td> <td>Quarterly Charge</td> <td>18.00</td> </tr> <tr> <td>BACS</td> <td>Employee</td> <td>Staffing Costs</td> <td>1594.68</td> </tr> <tr> <td>BACS</td> <td>o2</td> <td>Telephone</td> <td>31.56</td> </tr> <tr> <td>BACS</td> <td>C Levett</td> <td>Postage</td> <td>6.00</td> </tr> <tr> <td>BACS</td> <td>HMRC</td> <td>Employer Contributions Q 3</td> <td>622.58</td> </tr> <tr> <td>BACS</td> <td>Benenden's Shop</td> <td>Village Tidy</td> <td>60.30</td> </tr> <tr> <td>BACS</td> <td>Iden Signs</td> <td>Banner</td> <td>81.60</td> </tr> <tr> <td>BACS</td> <td>Memorial Hall</td> <td>Meeting Hire</td> <td>22.50</td> </tr> <tr> <td>BACS</td> <td>London County Contracts</td> <td>Public Toilets</td> <td>11865.00</td> </tr> <tr> <td>TOTAL</td> <td></td> <td></td> <td>14619.44</td> </tr> <tr> <td>Reconciled with bank statement 089 31st December 2023</td> <td></td> <td></td> <td>84059.77</td> </tr> <tr> <td>January 2024 Payments Approved</td> <td></td> <td></td> <td></td> </tr> <tr> <td>DD</td> <td>Nest</td> <td>Pension</td> <td>84.55</td> </tr> <tr> <td>BACS</td> <td>Employee</td> <td>Staffing Costs</td> <td>1096.83</td> </tr> <tr> <td>BACS</td> <td>o2</td> <td>Telephone</td> <td>31.56</td> </tr> <tr> <td>BACS</td> <td>MTC Taxis</td> <td>Transport</td> <td>35.40</td> </tr> </table>	Brought forward			98278.21	Income					Payee	Reference	Amount		J&C Musters	Arnold Cole Trust	400.00		B&IG WI	Copying	1.00	TOTAL			401.00	Expenditure					Supplier	Reference	Amount	DD	Nest	Pension	138.42	DD	Corporate Finance	Printer/Copier	178.80	FEE	Unity Trust Bank	Quarterly Charge	18.00	BACS	Employee	Staffing Costs	1594.68	BACS	o2	Telephone	31.56	BACS	C Levett	Postage	6.00	BACS	HMRC	Employer Contributions Q 3	622.58	BACS	Benenden's Shop	Village Tidy	60.30	BACS	Iden Signs	Banner	81.60	BACS	Memorial Hall	Meeting Hire	22.50	BACS	London County Contracts	Public Toilets	11865.00	TOTAL			14619.44	Reconciled with bank statement 089 31st December 2023			84059.77	January 2024 Payments Approved				DD	Nest	Pension	84.55	BACS	Employee	Staffing Costs	1096.83	BACS	o2	Telephone	31.56	BACS	MTC Taxis	Transport	35.40	
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	<p>BACS Defibrillator IG Congregational Church 50.00</p> <p>BACS edf Public Toilets 161.39</p> <p>BACS TP Jones Payroll Q3 63.40</p> <p>BACS Arnold Cole Trust Property Rental Income 400.00</p> <p>BACS London County Contracts Public Toilets 5932.50</p> <p>TOTAL 7855.62</p>	
9. ENVIRONMENT & MAINTENANCE	<p><u>a. Beacon Field Wildflower Meadow</u></p> <ul style="list-style-type: none"> • Cllr Driver had a positive meeting with Nick Rendall, Director of Partnership at Benenden School. The School would like to get involved in the wildflower meadow and the students involved as part of the working parties. • Cllr Holden has pressed KCC for action regarding the financial contribution and lease agreement, but nothing has yet been received from KCC. The Clerk to follow up. <p><u>b. Village Asset/Maintenance Report</u></p> <ul style="list-style-type: none"> • Noticeboards : <ul style="list-style-type: none"> ○ It was agreed that the Iden Green noticeboard is beyond economic repair and whilst the noticeboard at the Village Hall is possibly repairable the potential cost of restoration may not be good value. ○ It was agreed to replace both noticeboards with new and re-site the noticeboard at Iden Green. • Flagpole : <ul style="list-style-type: none"> ○ Cllr Hagan has met with Robin Dalton-Holmes and will present a plan to BPC. 	<p>CL</p> <p>GH</p>
10. VILLAGE ORGANISATIONS/ COMMUNITY	<p><u>a. Allotments</u></p> <ul style="list-style-type: none"> ○ First full committee meeting held 10th December. ○ Agreed approach to structures on plots, and roles and responsibilities. ○ Concerns raised about ensuring safety around parking/children on site. This has been explained that this is responsibility of the plot holder/parent. ○ 21 individuals either jointly or singly renting plots. One person has given up their plot. This has been shared with first individual on waitlist, but as yet no response. ○ Payment still outstanding on one plot and being chased. ○ Poor weather continues to hamper progress. ○ Structure application for a small polytunnel to be submitted to BPC in February. ○ Work with the Clerk to ensure the grant from TWBC is fully utilised. ○ Awaiting results of grant application to KCC Members Grant. Request for £2,700 to cover mains water, placing standpipes, and replacing the bottom boundary fence. ○ Next meeting 16th March. Cllr Presgrave to attend. <p><u>b. Public Toilets</u></p> <ul style="list-style-type: none"> ○ Completion of the work was scheduled for 16th January but is likely to later in the week. ○ Cllr Grant will do the handover and sign off. ○ Aim to open toilets on 22nd January subject to completion. ○ It was agreed that signage would be brushed stainless steel. The Clerk to organise. ○ Cllr Presgrave asked, on behalf of the Fete Committee, if the remaining part of the building could be used for fete storage. Cllr Hagan to liaise with the committee to see if it is suitable. 	<p>CP</p> <p>CL</p> <p>GH</p>
11. CORRESPONDENCE/ PARISHIONERS' QUESTIONS	<p><u>a. D-Day 80 – 6th June</u></p> <ul style="list-style-type: none"> • Communities are being invited to commemorate and celebrate the 80th anniversary of the D-Day landings by lighting a beacon at 9.15pm on 6th June. • Cllr Beveridge to be asked to lead on this. <p><u>b. Hedgerows and ditches in Iden Green</u></p> <ul style="list-style-type: none"> • Concerns have been raised about hedges and trees being taken down in the Conservation Area, debris left in ditches, ditches not being cleared. • It was unanimously agreed to report this to TWBC. 	<p>PG</p>
DATE OF NEXT MEETING	Date of Next Meeting: Monday 19 th February 2024, 7pm, Iden Green Pavilion	
	The meeting closed at 8.45pm.	

C Levett, Clerk to Benenden Parish Councillor, 15th January 2024

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

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