

**PARISH COUNCIL OF BENENDEN**

**Minutes of the Parish Council Planning Meeting held on Monday 8<sup>th</sup> January 2024, 7pm, Iden Green Pavilion**

Present	Cllrs Beveridge, Cochrane, Driver, Grant, Hagan, Lewis and Thomas.	
In Attendance	Cllr Tom Dawlings	
<b>Item</b>		<b>Action Responsibility</b>
1. APOLOGIES	Apologies were received from Cllr Presgrave and the Clerk	
2. DECLARATION OF INTERESTS	No declarations of interest.	
3. PLANNING APPLICATIONS	<ul style="list-style-type: none"> <li>• <b>23/03086/FULL 14 Rothermere Close.</b> Porch infill extension</li> <li>❖ Terraced row of 8 properties with gap between 13 &amp; 14 (nos. 10 to 17). Part of a larger scheme for 30 dwellings built 1973.</li> <li>❖ Infill between two attached properties 14 &amp; 15 Rothermere giving flush front wall. Additional floor space of 4.32 sqm. Construction of brick with side casement window and upvc/aluminium front door with tiled roof.</li> <li>❖ Proposal to relocate existing bulkhead light (if not damaged).</li> <li>❖ No. 13 (next to gap) has infilled with conservatory type construction (no consent); No. 11 has infilled with brick and tiled roof construction between it and no. 12 (permission granted in 2002); No. 15 was subject of application to infill with conservatory type construction between 15 &amp; 16 - BPC supported.</li> </ul> <p><b>The Parish Council unanimously agreed to support this application overall subject to the gap with the party wall, shown on the sketch plan, being infilled otherwise this would collect debris. Any external lighting must be in accordance with Policy BD5 of the BNDP.</b></p> <ul style="list-style-type: none"> <li>• <b>23/03312/FULL Stable Cottage, The Green</b> Demolition of existing rear lean-to addition and erection of replacement extension to enlarge existing kitchen and create new utility and boot room</li> <li>❖ Single storey replacement extension created from lean-to accommodation.</li> <li>❖ Previous 21/00370/FULL withdrawn by applicant. Included more extensive works and modern external design.</li> <li>❖ Following withdrawn app, works modified under 21/03588/FULL. Permitted 2021 included internal alterations adding ground floor bedroom/office, addition of small balcony to serve master bedroom, replacement and upgrade of some windows and porch.</li> <li>❖ Not Listed building but within Benenden CA with surrounding Listed properties - no impact.</li> <li>❖ All materials will match existing.</li> <li>❖ Roof lights included along length of extension - necessary to bring light to rear of building. Roof lights added to rear of former BCEPS building, therefore no objection to these being added to Stable Cottage extended roof.</li> </ul> <p><b>The Parish Council unanimously agreed to support this application. Any external lighting must be in accordance with Policy BD5 of the BNDP.</b></p> <ul style="list-style-type: none"> <li>• <b>23/03377/ADV Benenden Girls School.</b> Advertisement - New double-sided unilluminated freestanding totem sign</li> <li>❖ SITE CONSTRAINTS: Parish Wide BNDP Policies; AONB; 30 Constraints in total.</li> <li>❖ LISTED BUILDINGS IN PROXIMITY: South Lodge and Corner Cottages Grade II Listed.</li> <li>❖ Application form info: Pre-app advice not sought; Neighbour and Community Consultation - not held; Advertisement Period: From 1/1/2024 to 1/12/2100 - 76 years; Advertisement consists of aluminium trays back-to-back fitted over steel support frame with extended legs. Height: 2.2m; Width: 1.0m; Depth: (incorrectly shown as 100 meters in the app form) should be as 'elevations drawing' at 100mm.</li> <li>❖ Planning Group Comments:             <ul style="list-style-type: none"> <li>○ No objection to colour; Query height of 2.2m and the width of 1m - large and high sign at frontage of school close to the road; Although not illuminated, it will be very prominent given size and proposed position; Advertising signs not encouraged and very few are present in the parish; Sign is in keeping with existing sign.</li> </ul> </li> </ul> <p><b>The Parish Council unanimously agreed to support the application.</b></p> <ul style="list-style-type: none"> <li>• <b>23/03486/REM Land At The Kitty Fisher, The Street.</b> Approval of Reserved Matters (access, appearance, landscaping, layout, scale) following 22/00162/OUT Erection of a two-storey</li> </ul>	

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>pitched roof 4 bed detached dwelling</p> <ul style="list-style-type: none"> <li>❖ Design, Access &amp; Heritage Statement: Refers to NPPF, Local Plan and Kent Design Guide (2005), KCC parking standards. No mention of BNDP.</li> <li>❖ Elevation drawings and proposed street scene drawing: DA&amp;H Statement refers to roof height being similar to that of surrounding property, but street scene drawing shows roof height to be greater than neighbouring properties.</li> <li>❖ Planning Group Comments: <ul style="list-style-type: none"> <li>○ Concern that as building is set back from street frontage, roof height should be kept as low as possible to limit overshadowing and sun-screening from rear gardens of properties to east. Roof height and large expanse of roof (even though rear elevation will accommodate many solar panels) - design is contrary to Policy BD2 a) heights of buildings should be in keeping with heights of building in local area. Building will dominate roofscape of CA and Listed Buildings.</li> <li>○ According to BNDP there should be 2.5 car parking spaces, i.e. 3 in this case, but there are only two, as the third possible space does not allow turning within the front area.</li> <li>○ 6ft high close boarded fencing (or brick wall – it is not defined currently) at front of property is undesirable.</li> <li>○ Application should include the BNDP lighting requirements.</li> </ul> </li> </ul> <p><b>The Parish Council unanimously agreed to support the application. However, BPC requests that the boundary treatments to the front of the property comply with Policy BD4 of the BNDP, i.e. b) Plot boundaries should be designed to complement the surrounding countryside, using, for example, native hedging with mesh or stock fencing; solid fencing should be avoided. It is expected that the boundary treatments for this site will enhance and be in keeping with the Benenden Conservation Area. Close boarded fencing or brick walls will not comply with either the policy or be in keeping with the CA.</b></p>	
<p>4. TELEPHONE MAST PRE-APPLICATIONS</p>	<p><b>Proposed Communications Installation</b></p> <ul style="list-style-type: none"> <li>○ 20m Mast at Telephone Exchange Benenden – documents from Great British Communications Ltd circulated prior to meeting.</li> </ul> <p>The agreed response had been submitted to GBC :</p> <ul style="list-style-type: none"> <li>● Has research been carried out to justify the need for a mast at this particular site, and if so please could we view the data to compare the other possible sites evaluated in the area that have been discarded in favour of this site?</li> <li>● Will the proposed mast provide improved mobile coverage within the parish or is the primary purpose to provide superfast broadband? Please could you provide details of the coverage and what speeds would be attainable from what distance?</li> <li>● Would any lighting be required on the proposed mast?</li> <li>● The parish council are concerned that the proposed mast is on land immediately adjacent to the Conservation Area, as well as close to three Grade II listed buildings, being The Old Manor House, The Queen’s Well, and the St Georges Club. Has the impact on these heritage assets been taken into consideration? With this in mind, please could we have confirmation of measured sight lines of the mast as viewed from the Conservation Area up to an area of approximately ½ mile radius.</li> <li>● Please could you provide a scaled image of the proposed mast, with elevations that show where the proposed nine antennae and 2 no. 300mm dishes will be positioned on the mast.</li> </ul> <p>Reply received from GBC :</p> <ul style="list-style-type: none"> <li>● The mast will provide mobile coverage and is in response to a gap in coverage in the area. Plots will be included in the submission as will a consideration of its location in AONB and in proximity to listed buildings. The elevation drawings were included in the original e mail and the antenna dishes and ancillary equipment are included on the mast shown in the elevation drawing. In order that you can have sight of the additional information requested, I will e mail you again once the submission with a copy of the submission. I will also notify you of the reference number in order that can make formal comments – although I am sure that the LPA will consult you.</li> </ul> <ul style="list-style-type: none"> <li>❖ This is a pre-application consultation to tick the box. The application will go forward as it is and BPC can respond accordingly once it is received.</li> <li>❖ Other parishioners have contacted GBC directly with questions that have not been answered.</li> </ul>	

	<p>❖ The height of the church spire in Benenden is approximately 20m. Concern about the visibility of the mast in this location across the Conservation Area. BNDP makes mention of the lack of mobile signal many times and there's no doubt that it needs to be improved, but a mast needs to be placed in the right location.</p> <p><b>Concerns remain about the Conservation Area but BPC to await formal planning application and at this point seek answers to the questions it has raised including research by the applicant on alternative sites and the sight lines.</b></p>	
5. DEVELOPER CONTRIBUTIONS	<p><b>S106 Developer Contributions for Uphill 23/02523/FULL</b></p> <p>From TWBC : 22 dwellings/51 bed spaces; As part of one of the policies of the Local Plan the size of the development would require a borough contribution towards Local Open Space. The Open Space SPD states that it would be £719 per bedspace - Maximum could ask for : contribution of £36,669; As part of the decision, a S106 Legal Agreement will be agreed and include details of how the money will be spent; TWBC need details and costs of any open space/recreation schemes or upgrade in the parish setting out what would be required; Any schemes should be in line with the Neighbourhood Development Plan includes some policies about open spaces etc; Application likely be going to planning committee February.</p> <p>Cllr Grant spoke to the case officer, Charlotte Oben, about the contributions.</p> <ol style="list-style-type: none"> <li>1. It was confirmed that the maximum which can be asked for is £36,669.</li> <li>2. must set out how much it needs, for what purpose and the costings of each item.</li> <li>3. Case Officer to confirm whether BPC can ask for a contribution towards the toilet refurbishment.</li> <li>4. Case Officer believes that BPC can include a request for a contribution towards the allotments as it could be regarded as an Open Space.</li> <li>5. BPC can ask for a contribution for the repair of The Green.</li> <li>6. Case Officer is checking if BPC can seek a contribution to the Benenden playground maintenance as it is outside of BPC ownership. Note though that under the Planning Obligations in SSP2 of the BNDP a contribution is expected towards the children's play areas within the parish (I/G may not qualify as possibly no impact by a development in Benenden).</li> <li>7. Key point: the contributions must relate back to and mitigate the impact of the development.</li> <li>8. Note that the maximum amount would not be paid to TWBC – only the sum BPC requests would be payable to the parish.</li> </ol> <p><b>BPC agreed to obtain costings for: village green repair, maintenance and repair of children's play areas, new flag pole on the Green, and allotment requirements. Awaiting clarification from case officer re: a contribution towards the refurbishment of the public toilet. These costings can be submitted to case officer seeking a S106 developer contribution in respect of the Uphill site.</b></p> <p>Separate point re: Community Space (not relevant to Uphill but is to SEQ &amp; NEQ): It is thought that the community space at NEQ is to be secured by S106 Agreement. The arrangement could be either Esquire pay for and erect a suitable building, or the money is paid to the parish to purchase and erect a new building. Consent would also be required from BHS to erect a larger structure on the pavilion site. Cllr Thomas to speak to the Case Officer, Jenny Begeman.</p>	
6. ALMSHOUSES	<p>Cllr Dawlings reported :</p> <ul style="list-style-type: none"> <li>• The increase in building costs has impacting adversely on the Benenden Almshouse Charities approved scheme for developing 12 further almshouses and the wording of the S106 agreement prevents BAC from obtaining grants from Homes England to bridge the funding gap.</li> <li>• The s106 agreement states that land will be given to the developer in exchange for the construction of 12 new almshouses. Homes England would, therefore, consider that further grant funding would effectively mean paying for the new almshouses a second time.</li> <li>• In trying to persuade TWBC to agree to amend the clause perhaps to the number of affordable homes that the developer would otherwise need to provide, misunderstandings set in as to the number of new almshouses that would be build (this remains at 12).</li> <li>• TWBC also maintained that Almshouses are not defined as affordable housing in the revised NPPF, although the BAC is a registered social housing provider.</li> </ul>	

	<ul style="list-style-type: none"> <li>• An amended clause to the effect that BAC will continue to provide affordable housing in perpetuity was agreed in principle with the Head of Planning. It is hoped this will unlock further Homes England funding which also enable the existing almshouses to be undated.</li> <li>• The BAC are hoping to go ahead with the new development starting in June. In the meantime the developers will be completing the reserve matters so the planning permission will not expire at end of March.</li> </ul>	
DATE OF NEXT MEETING	Date of Next Meeting: Monday 15 <sup>th</sup> January 2024, 7pm, Quinlan Centre, Benenden Hospital	

The meeting closed at 8.15pm.

Cllr P Grant, 8<sup>th</sup> January 2024