

	<p>Committee but it was agreed that Cllr Thomas would speak at Committee if applications are not withdrawn.</p> <ul style="list-style-type: none"> • Housing : Developers need to be encouraged to contact Registered Providers at the start of planning process to ascertain the correct type of affordable housing required. • Second Home Premiums : Most councils have taken on the power to charge a 100% premium on second homes. There does not appear to be any discretion on this matter. • Roads : Patches along Cranbrook Road have very deep gouged out verges where road closures have taken place. Cllr Dawlings to provide exact locations and photographs for reporting to KCC Highways. 	<p>NT</p> <p>TD</p>
5. REPORTS BY CHAIR AND PARISH COUNCILLORS	<ul style="list-style-type: none"> • Cllr Thomas attended a Parish Chairs meeting on 25th March. One of the main topics for discussion was resilience planning. This was more applicable to larger councils rather than small communities. Cllr Thomas and the Clerk to draft a plan. 	NT/CL
6. PLANNING	<p>a. <u>Applications</u></p> <ul style="list-style-type: none"> • 25/00467/FULL and 25/00468/LBC Benenden Girls School. Proposed re-roofing, raising of roof finishes to allow insulation, renewing & adjusting of lead valleys, addition of overflows to parapets, renewal of flat roofs, rebuilding of dormers to allow timber repairs & insulation, replacement roof hatches, renewal of lead sheet roof, addition of ventilated ridges, addition of man-safe system & reduction in length of terrace wall. Lining of walls, firestopping in roof & floor voids, upgraded wall linings & addition of fire doors, introduction of fire lobby & adaption of existing screen. Additional smoke detects & lights in roof voids. ❖ Major project to repair and improve the roofing of the Listed Building. <p>The Parish Council unanimously agreed to support the applications subject to the works being satisfactory to the Conservation Officer.</p> <ul style="list-style-type: none"> • 25/00580/FULL Apple Pie Farm, Cranbrook Road. (Retrospective) Change of use of car parking area to the stationing of shipping containers for ancillary storage to units 10-12 and 14-16 ❖ SITE CONSTRAINTS: Total of 17 constraints. ❖ SITE HISTORY: 95/11127/FULL Change of use of fruit storage building and packing shed to B1C Light industrial and creation of new access - approved. 98/00997/SUB Proposed landscape - approved. 02/00151/FULL Alterations and extension to light industrial units with extension of industrial curtilage - approved. ❖ PLANNING STATEMENT INFO: 2018 applicant installed 29 steel containers (20' long) on parking area to north of units to handle stock associated with business operating from units 10-12 and 14-16. Applicant unaware that planning permission needed. TWBC has informally requested that an application is made to regularise the use. ❖ Small industrial estate with number of units owned/leased by various businesses. Mainly brick built surrounded by hard standing. Parking availability within site not impacted by storage containers. Employs 15 FTE staff. Additional planting to be carried out to ensure that containers are not visible off-site to the north. <p>The Parish Council unanimously agreed to support the application. Although the Benenden Neighbourhood Development Plan is not mentioned in the planning statement and relies on TWBC policies, the proposal does comply with BNDP policies BE1 (Major Employers in the Parish); BE2 (Retaining Existing Commercial Areas) and BE6 a) (Encouraging the Right Future Business).</p> <ul style="list-style-type: none"> • 25/00646/LBC Springhill Farm, Standen Street. Listed Building Consent - Alterations to internal layout of property (works commenced) ❖ Application is to regularise internal works to the Grade II Listed Building. <p>The Parish Council unanimously agreed to support the application subject to the works being satisfactory to the Conservation Officer.</p> <ul style="list-style-type: none"> • 25/00726/FULL Owlgate House, Mill Street. Erection of detached replacement outbuilding with carport ❖ Existing garage is small timber building not visible from road. Proposal is to replace with oak-framed timber 2-bay car barn with doors on one bay, leaving the other bay open as a carport. ❖ Timber doors, horizontal timber cladding, clay tile roof. ❖ Arboricultural Report regarding the 2 Oak trees with TPOs states that the roots will be protected during construction. No pruning or felling will be carried out. <p>The Parish Council unanimously agreed to support the application with request outdoor lighting conditions to comply with BNDP Policy BD5.</p> <ul style="list-style-type: none"> • 25/00679/FULL 6 Pullington Cottages. Roof extension and addition of new rooflights ❖ Loft conversion including roof alterations; Plain concrete roof tile as existing; Pre-app advice 	

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>not sought.</p> <ul style="list-style-type: none"> ❖ GENERAL COMMENTS: 2-bed semi-detached cottage with single storey rear extension added 2007 to accommodate a kitchen to enable installation of ground floor shower room. Roof space to provide single room with rooflights and marked as a study on the drawings, no wc/shower. <p>The Parish Council unanimously agreed to support the application.</p> <ul style="list-style-type: none"> • 25/00706/FULL Stable Cottage, Nineveh Lane. Conversion of existing incidental building to both incidental & ancillary use to main building (Alternative to 23/02274/FULL) ❖ Current consent 23/02274/FULL is for use of ground floor as a multi-use space (art studio, gym, home office) with utility space including shower and wc and internal staircase and raised decking to the rear, with first floor as storage and additional studio space. ❖ Latest proposal is for same use on ground floor with first floor as ancillary accommodation. ❖ Elevations to remain as that approved. ❖ For the approved application BPC agreed to neither object nor support but did express concern about the domestic nature of the building. TWBC granted permission. <p>The Parish Council unanimously agreed no comment.</p> <p>b. <u>Other Planning Matters</u></p> <ul style="list-style-type: none"> • 24/00374/TN0T56. Installation of a 20m Monopole mast accommodating 6 no. antenna, ancillary radio equipment, 2 no 300mm dishes, and 2 no. equipment cabinets and 1 no GPS Module in fenced compound along with ancillary development thereto. Appeal Ref: APP/M2270/W/24/3352373 ❖ Decision : appeal dismissed. • 25/00011/NEWDEV - Part site Benenden Hospital, Goddards Green Road. Street Naming ❖ BPC's suggestion that the plots remain (1-30) Goddards Green Road was not accepted by TWBC. <p>The Parish Council unanimously agreed to propose East End Terrace, Pavey Row and The Maridor</p> <ul style="list-style-type: none"> • TWBC Local Plan Schedule of Proposed Main Modifications Consultation <p>Cllr Grant reported :</p> <ul style="list-style-type: none"> ❖ The number of 'made' NDPs (now 10) will be updated. ❖ Plan period runs from 2020 to 2038. ❖ LP provides a housing supply for the first ten years of the Plan period; remaining needs to be planned for via an early review of the LP. ❖ Name change throughout of AONB to National Landscape. ❖ Removal of the previously proposed Tudeley Garden Village. ❖ Housing Need and Supply 2020-2038 updated. Housing Need 12,204 (18yrs x 678 per year). <i>Hence, it would be necessary for further site allocations to be made for some 6,900 5,033 additional homes, assuming that all previous allocations are still suitable and developable. Given that ... the total delivery required from allocations in the Local Plan (in addition to adopted allocations in the Benenden NDP) to meet the borough's housing needs would be at least 7,721 5,693 dwellings.</i> ❖ Outdoor Lighting and Dark Skies : Changed 'applicants to <u>adhere</u>' to 'applicants should have regard to the guidance on lighting provided in the Institute of Lighting Professionals (ILP) Guidance Note GN01: the Reduction of Obtrusive Light'; Whole borough, apart from the Main Urban Area of Royal Tunbridge Wells and Southborough, and Paddock Wood, should be treated as being in Zone E1 (as defined by ILP Guidance Note), where sky glow should <u>where possible</u> be zero. Particular consideration should be given to the dark skies of the HWNL and its Dark Skies Planning Advice Note. COMMENT: Changes welcomed to the 'have regard' rather than adherence as ILP Guidance Note too prescriptive and rigid. BNDP Policy BD5 protects the parish. Consider amending the Policy at review of BNDP to strengthen the protection. ❖ Schedule of Local Green Space sites designated by this Local Plan listed under Appendix 2. Does not include sites that are designated by NDPs – refer to relevant NDP for LGS sites. ❖ Affordable Housing & Viability. Refers to viability assessments and further reviews of viability. Appears to give lack of viability an option to approve but numerous hoops to be navigated. Overall approach and Exceptional Circumstances amended. Sets out percentages of affordable dwellings on mostly greenfield, and over half brownfield land; and on sites within the HWNL delivering 6 to 9 dwellings, the expectation of financial contribution towards off-site provision. Allows for: where full on-site provision of AH cannot be provided, applicants must demonstrate 	
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	<p>by reference to an independently reviewed viability study (including a requirement for further assessments at agreed stages of development as required by TWBC).</p> <ul style="list-style-type: none"> ❖ BENENDEN : All site allocations have been deleted from the Plan as they are included in the made BNDP. ❖ GENERALLY: Upon the adoption of the TW Local Plan, the 2006 Saved Local Plan Policies, Core Strategy Policies 2010, and the Site Allocations Local Plan Policies 2016 will be superseded. The Rural Policy changes are acceptable being mainly a restructuring of criteria. <p>The Parish Council agreed that no comment on the consultation is necessary as nothing of particular note for either objection or support, although it was noted that once the Plan is made there will be a call for sites and BNDP will be reviewed taking account of the amendments where applicable.</p>																																																																		
7. HIGHWAYS, FOOTPATHS & TRANSPORT	<ul style="list-style-type: none"> • <u>Road Closure</u> <ul style="list-style-type: none"> ○ Concerns raised by a resident in Standen Street about a planned 3-week road closure and the diversion route being a narrow large with large potholes. ○ The resident had asked if BPC was involved in this road closure and any consideration given to local residents and visitors and deliveries to The Woodcock. ○ BPC has no influence over road closures. Kent County Council Highways is responsible for granting all road closures and road work permits and the Parish Council is not consulted on these matters. ○ Cllr Grant commented that overnight closure had been unnecessary. • <u>SpeedWatch</u> <ul style="list-style-type: none"> ○ Cllr Driver received one response to his Magazine article from a parishioner who lives on The Street to say he would be interested in volunteering as a Speedwatch operative. • <u>Dangerous Tree Bough</u> <ul style="list-style-type: none"> ○ A significant bough hanging over the road, between the junction of Goddards Green Road/New Pond Road and Hemsted Forest car park entrance, was reported. It is likely dead and could fall without warning. ○ This has been reported to KCC Highways. 																																																																		
8. RESOURCING/ FINANCE	<p><u>a. Monthly Finance</u></p> <p>TRANSACTIONS FROM 1st March 2025</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%;">Brought Forward Current Account</td> <td style="width: 20%; text-align: right;">706.72</td> </tr> <tr> <td>Brought Forward Savings Account</td> <td style="text-align: right;">71023.49</td> </tr> <tr> <td>Brought forward</td> <td style="text-align: right;">71730.21</td> </tr> <tr> <td>Income</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: 40px;">B&IG WI</td> <td style="padding-left: 40px;">Copying</td> <td style="text-align: right;">3.60</td> </tr> <tr> <td style="padding-left: 40px;">UTB</td> <td style="padding-left: 40px;">Bank Interest</td> <td style="text-align: right;">440.85</td> </tr> <tr> <td>TOTAL</td> <td></td> <td style="text-align: right;">444.45</td> </tr> <tr> <td>Expenditure</td> <td></td> <td></td> </tr> <tr> <td style="padding-left: 20px;">Supplier</td> <td style="padding-left: 20px;">Reference</td> <td style="text-align: right;">Amount</td> </tr> <tr> <td>DD Nest</td> <td>Pension</td> <td style="text-align: right;">178.92</td> </tr> <tr> <td>DD Corporate Finance</td> <td>Printer Lease</td> <td style="text-align: right;">178.80</td> </tr> <tr> <td>FEE Unity Trust Bank</td> <td>Monthly Charge</td> <td style="text-align: right;">6.00</td> </tr> <tr> <td>BACS Employee</td> <td>Staffing Costs</td> <td style="text-align: right;">1089.99</td> </tr> <tr> <td>BACS HMRC</td> <td>Q4 Employer Contributions</td> <td style="text-align: right;">625.62</td> </tr> <tr> <td>BACS o2</td> <td>Telephone</td> <td style="text-align: right;">31.80</td> </tr> <tr> <td>BACS F&C Cleaning Services</td> <td>Public Toilets</td> <td style="text-align: right;">760.12</td> </tr> <tr> <td>BACS Arnold Cole Trust</td> <td>Rental Income Donation</td> <td style="text-align: right;">501.25</td> </tr> <tr> <td>BACS TP Jones</td> <td>Payroll Q4</td> <td style="text-align: right;">63.40</td> </tr> <tr> <td>TOTAL</td> <td></td> <td style="text-align: right;">3435.90</td> </tr> <tr> <td>Balance</td> <td></td> <td style="text-align: right;">68738.76</td> </tr> <tr> <td>Current account bank statement 107 31st March 2025</td> <td></td> <td style="text-align: right;">7274.42</td> </tr> <tr> <td>Savings account bank statement 011 31st March 2025</td> <td></td> <td style="text-align: right;">61464.34</td> </tr> </table>	Brought Forward Current Account	706.72	Brought Forward Savings Account	71023.49	Brought forward	71730.21	Income		Payee	Reference	Amount	B&IG WI	Copying	3.60	UTB	Bank Interest	440.85	TOTAL		444.45	Expenditure			Supplier	Reference	Amount	DD Nest	Pension	178.92	DD Corporate Finance	Printer Lease	178.80	FEE Unity Trust Bank	Monthly Charge	6.00	BACS Employee	Staffing Costs	1089.99	BACS HMRC	Q4 Employer Contributions	625.62	BACS o2	Telephone	31.80	BACS F&C Cleaning Services	Public Toilets	760.12	BACS Arnold Cole Trust	Rental Income Donation	501.25	BACS TP Jones	Payroll Q4	63.40	TOTAL		3435.90	Balance		68738.76	Current account bank statement 107 31st March 2025		7274.42	Savings account bank statement 011 31st March 2025		61464.34	
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DD	Nest	Pension	89.46
FEE	Unity Trust Bank	Monthly Charge	6.00
BACS	Employee	Staffing Costs	1122.79
BACS	o2	Telephone	33.24
BACS	F&C Cleaning Services	Public Toilets	766.34
BACS	Iden Green Pavilion	Meeting Hire	16.00
BACS	Tompsett Landscaping	Grounds Maintenance	312.00
BACS	A Durnnell	War Memorial Garden	42.50
BACS	Benenden Village Hall	Meeting Hire	49.50
TOTAL			2437.83
b. <u>Unaudited Accounts to 31st March 2025</u>			
		2024	2025
Income			
Precept		46000	49750
Server Recharge		160	125
Bank Interest		0	1464
Bank Refund		0	15
Parish Wells Donations Fundraising		7468	0
Parish Wells Insurance Claim		30081	0
Printing		31	20
Donations and Grants		0	2200
Gybbon&Ginder Charity		400	501
Laptop Recharge BVT		246	0
UKSPF Allotment Grant		3500	0
Sub Total less VAT Reclaim		87887	54075
VAT Refund		8973	10241
Total Income		96860	64316
Expenditure			
Allotments		3526	0
Arnold Cole Charity		400	501
Auditors		690	690
Bank Charges		72	76
Defibrillator		458	180
Grounds Maintenance			
Cherryfields		983	934
The Green		1289	1377
Hall Hire and Meeting Costs		228	235
Insurance		1192	1341
Maintenance		1639	628
Flagpole		0	3190
Payroll		264	211
Public Toilets		20791	8612
S137		1065	5320
Staff and Oncosts		15588	16745
Subscriptions		767	803
Utilities/office costs		2087	1426
Village Tidy and Other Refreshments		193	252

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9. ENVIRONMENT & MAINTENANCE	<p>a. <u>Beacon Field Wildflower Meadow</u></p> <ul style="list-style-type: none"> • KCC solicitor advised that the Lease has now been executed on behalf of the Kent County Council and is holding the sum of £7,000 to be transferred to BPC on completion. Cllr Thomas has signed on behalf of BPC and the Clerk has advised the solicitor that BPC is in a position to complete. • Cllr Driver has started to draft the Beacon Field Wildflower Meadow Management Plan. • Cllr Cochrane advised that some areas are becoming established but bristly ox tongue and thistle remain an issue and ideally a large working party is needed to tackle the issues. • Cllr Hagan advised that Great Dixter House is involved in outreach programmes and would enquire if any support is available. <p>b. <u>Village Tidy</u></p> <ul style="list-style-type: none"> • Took place on 29th March and was well attended again, with more than 30 volunteers helping out and over 30 bags of rubbish collected, and other items including tyres, road signs, TV aerial, car battery and many tins of paint. • The main areas of the village were cleared and most of the minor roads. <p>c. <u>War Memorial Garden</u></p> <ul style="list-style-type: none"> • Alex Durnell has volunteered his time to maintain the War Memorial Garden again this year. BPC is most grateful to him. • Fresh compost has been dug in and new planting carried out. 	GH																																	
10. VILLAGE ORGANISATIONS/ COMMUNITY	<p>a. <u>Parish Councillor Vacancy</u></p> <ul style="list-style-type: none"> • No enquiries received about the vacancy. <p>b. <u>Allotments</u></p> <ul style="list-style-type: none"> • Benenden Allotment Association had received correspondence from a resident requesting the planting of a hedge along the southern boundary to screen sheds and structures on the allotment site. ○ Cllr Grant had met with BAA and reported : there is not enough space between the fence and the grass path to accommodate any meaningful screening; hedge planting would be expensive; take time to mature; maintenance would fall to BAA; the site is not significantly cluttered; sheds and structures are incidental to any allotment site and are necessary to enable the allotmenters to grow veg, plants etc. ○ The Parish Council agreed that it did not support planting a hedge but suggests that the owner of the field is contacted to request the installation of a hedge on the field side. • Car Parking ○ BAA has received quotes of £5,000 to create a parking area of 10m x 15m laying Type 1 aggregate/road stone. ○ This would involve digging out the soil to a depth of 150mm amounting to 22.5m³, removing the soil, lining the area with membrane and laying 40 tonnes of Type 1 and packing down with a vibrating roller. ○ Cllr Grant suggested that this is not acceptable because of the groundworks involved; disruption of soil; visual appearance; creation of a permanent car park. 																																		

	<ul style="list-style-type: none"> ○ Cllr Grant had previously suggested the use of Grass Protection Mesh laid directly onto the grass and pinned in place. The could be laid by volunteers and the allotmenters. The previous estimate was £1,955, including VAT. ○ The Parish Council agreed that this is a preferred option. ○ It is understood that BAA has approximately £1,500 for the creation of parking and it was suggested that a Community Grant could be applied for. <p><u>c. VE 80 Celebrations</u></p> <ul style="list-style-type: none"> ● Beacon Lighting takes place at 9.30pm on 8th May. Cllr Beveridge will be lighting the beacon with assistance from Benenden Bonfire Society. Cllrs Cochrane and Thomas will be assisting with marshalling. ● Event has been advertised in the Magazine, and displayed on the PC noticeboards, website and facebook page. ● Attendees advised to bring a torch and wear stout footwear. <p><u>d. PC Website</u></p> <ul style="list-style-type: none"> ● There had been issues uploading the Magazine to the website. This has been resolved but it will take some time to upload all previous copies of the Magazine. Cllr Thomas offered to ask for assistance completing this task. ● Cllr Beveridge will update the Parish Wells page. ● Parish Councillors have commented on the useful addition of the planning tracker and that the website is more user-friendly and easier to navigate however when opening the website on a mobile phone the top banner does not show in full and the menu shows all the subpages, creating a very long menu list. HugoFox advises this is mainly due to accessibility issues and they are looking to rectify this. ● It is planned that the new website will go live on 1st June once the issues have been resolved and all uploads complete. with existing and new websites running simultaneously initially. <p><u>e. Annual Assembly</u></p> <ul style="list-style-type: none"> ● Takes place on Saturday 3rd May, 2pm, at Benenden Village Hall. ● Cllr Lewis will provide refreshments. ● Meeting agenda circulated. 	
11. CORRESPONDENCE/ PARISHIONER QUESTIONS	<p><u>a. Hemsted Forest Car Park</u></p> <ul style="list-style-type: none"> ● Forestry England has expressed concern about the noticeable and unfortunate increase in the amount of dog waste on site, particularly concentrated around the car park area, and asked if BPC would assist with the provision of a dog waste bin at the car park, along with arrangements for its regular emptying. ● The Parish Council agreed in principle to support this but requests details of costs. <p><u>b. Worrying of Livestock</u></p> <ul style="list-style-type: none"> ● A report had been received that two loose dogs killed a ewe and six lambs in a field on the border of Biddenden and Benenden. Two other lambs are very badly injured and may not survive. ● It is too late to put something in the May magazine and the Parish Council agreed a statement for the website and social media : The Parish Council has received a report that 2 loose dogs were responsible for killing 1 ewe and 6 lambs in a local field and that 2 more lambs were very badly injured. This is very distressing for all involved and causing a loss of at least £1,000 in value. Worrying of livestock is defined as being when a dog chases the animals in such a way that there's the risk of causing an injury to the sheep, an abortion, or miscarriage. This is a criminal offence and farmers are allowed to take action against the dog owner who can be fined if a court can prove that their dog worried the sheep in a farmer's field, resulting in injury, loss of life to animals, and financial loss. Farmers can also shoot dogs if they can prove that it was the only way they had of stopping the dog from worrying the livestock. This is a last resort which no-one wants to see. Please always keep dogs under control. <p><u>c. Iden Green Well</u></p> <ul style="list-style-type: none"> ● Cllr Lewis advised that Brian Wenham had tidied around the Well and would continue to do so through the summer months. Cllr Lewis had thanked him and the Parish Council expressed its thanks. 	CL
DATE OF NEXT MEETING	Date of Next Meeting: Monday 19 th May, 7pm, Iden Green Pavilion.	
	The meeting closed at 8.35pm.	