

BIDDENDEN PARISH COUNCIL

Minutes of the meeting held on Tuesday 14 February 2012 at 7.30 pm in the Village Hall, Biddenden

Present: Cllr T Lupton (Chair) Cllr N Hunt
Cllr D Boulding Cllr A Lidgett
Cllr Mrs E Cansdale Cllr H Ruse
Cllr B Hewitt Cllr J Tydeman

Mrs A Swannick (Clerk)
Borough Cllr Neil Bell
Borough Cllr J Blanford, Portfolio Holder for the Environment, ABC
Mr Paul Jackson, Head of Environmental Services, ABC

8 parishioners were present

1. Apologies for Absence

Apologies were received from Cllr Friend who was on holiday and Cllr Harris due to work commitments.

2. Parishioners' Questions

Questions were asked on the following subjects:

- a) The 5% increase of the hire/rental of parish council land
- b) A short presentation was given regarding planning application 12/00121/AS
- c) A short presentation was given regarding planning application 12/00012/AS

There were no further questions from parishioners.

3. Any declarations of interest in items on the agenda

Cllr Hunt Personal interest in planning applications 12/00093/AS and 12/00094/AS for the building of a wagon porch on his house.

Cllr Lidgett Personal interest as he knows a contractor who has quoted to demolish the old duck house and is also a member of the Weald Computer Club which has applied to the recycling fund. He also declared an interest in the Biddenden Horticultural Society as his wife is the Treasurer.

Cllr Tydeman Personal interest as he is a member of the Biddenden Historical Society which has applied to the recycling fund.

4. Any changes to the Register of Members' Interests

There were no changes.

5. Minutes of the Parish Council meeting held on 10 January 2012

The Clerk read out the amendments made to the minutes (previously circulated to all councillors). There being no changes to the minutes they were declared a true and proper record of the meeting. Proposed by: Cllr B Hewitt Seconded by: Cllr E Cansdale. **Unanimous.**

6. Matters for information not on the agenda

There were no matters for information not on the agenda.

7. Recycling Presentation by the Head of Environmental Services, Ashford Borough Council

The Chairman informed the meeting that Cllr Bell wished to chair this agenda item and that in order for him to do so agreement of the majority of councillors needed to be sought to close the meeting at this point and to allow Cllr Bell to chair the meeting. **It was agreed.**

Cllr Bell took the chair and introduced Mr Jackson. Notes on the presentation have been prepared separately.

Cllr Lupton re-opened the meeting.

8. Report by Cllr Bell, Ashford Borough Council

Cllr Bell stated that the Red Lion had put in a planning application which he hoped the parish council would support and perhaps put in a supportive letter.

With regard to the issue of traffic wardens and the yellow lines in the village, Cllr Bell suggested that he and the Parish Council conduct a joint review.

Cllr Bell would welcome the opportunity to brief the Council more fully on the trial closure Oak Grove Lane, High Halden (Junction of A28/A262 issue). The Chairman stated that this issue was due for discussion later in the meeting under Correspondence.

With regard to the Three Chimneys Stud Planning Application, an appeal had been lodged against enforcement and Cllr Bell was very sympathetic towards the local residents' views not to have another gypsy application go through.

The Chairman requested an update from Cllr Bell on progress with finding out who were the landlords of empty properties in the High Street. Cllr Bell reported he had made no progress, and requested the Parish Council to take over the investigation.

Cllr Bell undertook to follow up the query relating to a rumour that residents of the Chalkhurst would be charged by ABC for parking. (*Cllr Bell kindly returned to the meeting having checked, and informed the Chairman that the rumours were untrue*).

9. High Street Southside Pavement

The consultative period had closed on 7 February. Four letters had been received by KCC. One letter raised the issue of drainage of water from the Car Park towards Claris's, which is being followed up by the engineers. KCC have repeatedly been told about the problem and it has been taken into account in the process. There is no further information about the starting date.

10. Health and Safety Policy

The proposed policy had been circulated for councillors consideration. It was proposed that the policy be adopted. Proposed by: Cllr D Boulding Seconded by: Cllr J Tydeman. **Unanimous.** It was noted that this policy completes the policies that a normal council should have.

11. Reports by Clerk, Group Chairmen and Parish Council Representatives

Car Park, Toilets and Post Office:

It was reported that the urinal in the men's toilet is not working and so a plumber was called. The damage to the door in the ladies caused by firemen having to break in to get a lady out has been fixed. She was unable to get out, but the lock had been checked only two weeks before and was working. The lock has been fixed so a third party can open it from the outside.

The Clerk has made enquiries about the business rates on the car parks as requested. The rates are worked out according to the valuations provided by the Valuation Office to a specific formula. You can appeal them, but obviously these can go up as well as down.

Advice was sought regarding the security of the toilet doors and the possibility of having metal frames/doors. The advice was that the doors were of good quality

and that the only way of ensuring they were secure at night was to fit deadlocks to them which would require unlocking and locking night and morning. It is recommended that no action is taken until CCTV has been installed and bedded in.

Post Office: Confirmation has been received from the postmistress that she wishes to renew the lease. The District Valuation Office were contacted to ask if there was a document showing rent trends and also how much it would cost to do a new valuation (believed to be approximately £600). A reply is awaited.

The Council is able to lease the Post Office for up to 7 years at a sub-market rate. One option would be to extend the current 5 year lease for a further 2 years. It may be worth considering this option.

Prior to the Council approving a new lease or an extension to the current lease, the matter will need to be referred to the Finance Committee and the Council's auditor, John Collins. In view of this it was recommended that the matter be delegated to the Finance Committee to come back to the full council with its recommendations including the support of the auditor. It was proposed that the matter of the new lease/extension be delegated to the Finance Committee for consideration for recommendations to be considered by the Council. Proposed by: Cllr J Tydeman Seconded by: Cllr D Boulding. **Unanimous.**

CCTV: The installation of the CCTV has begun. There has had to be a rerouting of the cabling. Originally a galvanised steel conduit was to be buried in a shallow trench from the hinge post of the height restriction gate to the border between the hedge and the tarmac. However, there is concrete under the soil against the pin-kerbs so in order to bury the ducts they would need to be buried nearer to the hedge, thus damaging roots. Therefore a trench was dug in a straight line from the camera to the corner of the toilets. This meant the trench being dug in the tarmac and then filled with cold applied repair tarmac. This has been completed. The setting up of the camera on the poles with anti climb spikes and associated work has been completed. After that there will be quite a bit of computer work to do before the Cllr Boulding and the Clerk are shown how it all works.

Millennium Field and Jubilee Meadow: Three contractors have now quoted regarding the demolition of the old duck house. The lowest quotation is £850.00 plus VAT and all work is covered by the contractor's personal public liability insurance to the sum of £2m. It was, therefore, recommended that this quotation be accepted. Once the contractor is approved the Demolition Notice can be completed and sent to ABC. There is no fee for a demolition notice. It was proposed that the lowest quotation be accepted. Proposed by: Cllr E Cansdale Seconded by: Cllr D Boulding. **Unanimous.**

Traffic, Pedestrians and Footpaths: Damage has been sustained by the brick bus shelter and a builder has been asked to look at the damaged brickwork. He

has told the Clerk that it is safe. Pictures have been taken and the matter reported to the police and insurers.

The problems experienced with the stiles mentioned in the January minutes have been reported to KCC.

Salt bins have been ordered and delivery is awaited.

Gordon Jones Playing Field and Play Area: The instructions for the refurbishment of the play area has been given to the contractors and work is due to start on 1st March 2012.

A meeting is to be held between the Gordon Jones Playing Field group and Biddenden Juniors to discuss their plans. A date is still to be agreed.

Squash Club embankment: Details of signs and a proposal specification have been forwarded to the Clerk in order for quotations to be obtained.

Police Liaison: Nothing to report. It is understood that an attempt was made to ram raid the shop but the alarm went off. Raids on post offices in nearby villages have been made. Cllr Lidgett will be attending a Rural Policing meeting on 13 March.

Planning and Local Housing: A letter has been received from ABC regarding the Local Development Plan.

Butcher shop: An email has been received regarding the Clerk's enquiry regarding the rumoured change of use of the Butcher's shop to an Undertakers. The reply was that An Undertakers falls within the same Use class as a retail shop i.e. A1 – so planning permission would not be required for the change of use.

KALC and Parish Forum: Report circulated. Discussion took place about taking over the planning role from ABC. It was stated that parish council's do not have enough input regarding planning applications and this issue needs to be looked at. However, parish councils do not have the planning professionals to rely upon. Cllrs Lupton and Lidgett have been to training days. The Chairman encouraged Councillors to attend training and information days to familiarise themselves with the new legislation.

Recycling: A Recycling Group meeting was held on 7th February, and the notes of the meeting had been circulated to all Councillors.

It was proposed that £1800 in donations be approved as follows:

- Biddenden Horticultural Society: contribution towards decorating village green for the Jubilee Celebrations £250

- Biddenden Squash Club: contribution towards costs of eye goggles for juniors and water damage to gents toilet £200
- Biddenden History Society: contribution towards exhibition for Jubilee Celebrations £150
- Weald of Kent Computer Club: contribution towards cost of equipment storage container £100
- Biddenden Allotment Association: contribution towards cost of strimmer £100
- BEST: contribution towards Jubilee Celebrations £1000

Proposed by: Cllr H Ruse Seconded: Cllr E Cansdale **Unanimous**

Jubilee Celebrations: An update was given. Details of activities have been put in the parish magazine. Permission was sought to light the beacon on the evening of Monday 4th June. **Agreed.** However, the only consideration is to ensure that the site access is arranged.

Village Hall Management Committee: The new signs for the Squash Court wall are almost ready.

Community Led Plan: A meeting for all volunteers and interested parties was held on 26 January and a Steering Group meeting was held on 2nd February to discuss the way forward. A meeting is to be held with Action with Communities in Rural Kent in order to proceed further. The next meeting of the Steering Group is to be held on 15th March and the next meeting to include volunteers is to be held on 29th March, both at 8pm in the New Hall.

12. Approval of cheques for payment

The list of payments was submitted for approval, together with the accounts for the ten months to 1st February 2012. The donation to Biddenden Horticultural Society was added to the schedule. It was noted that the Reserve Account was above the £85,000 guarantee level. It was proposed to approve the list of cheques for payment. Proposed by: Cllr Hewitt Seconded by Cllr D Boulding.

Unanimous.

13. Planning

Cllr Hunt left the room until the applications relating to Roberts Farm had been considered.

Case No	Parish	Location and Description	Decision
12/00013/AS	Biddenden	Rovael, Tenterden Road, Biddenden, Ashford, Kent, TN27 8BJ Erection of new dwelling and detached garage	Support
11/01442/AS	Biddenden	North Street Farm, 1 Headcorn Road, Biddenden, Ashford, Kent, TN27 8JA Erection of a two storey rear extension	Support
12/00029/AS	Biddenden	2 Biddenden Cottages, Sissinghurst Road, Biddenden, Ashford, Kent, TN27 8EJ Demolition of single storey timber framed rear extension. Construction of two storey rear & part side extension, single storey side extension & front porch.	Support
12/00012/AS	Biddenden	Khios, Tenterden Road, Biddenden, Ashford, Kent, TN27 8BL Replacement dwelling	Support
12/00035/AS	Biddenden	Cackle Hill Lakes, Headcorn Road, Biddenden, Kent The siting of two new mobile wooden fishing lodges	Support
12/00094/AS	Biddenden	Roberts Farm, Smarden Road, Biddenden, Ashford, TN27 8QJ Demolish temporary boarding to front of barn, construct new timber propping inside a Wagon Porch, replace all concrete roof tiles with Kent peg tiles.	Support
12/00093/AS	Biddenden	Roberts Farm, Smarden Road, Biddenden, Ashford, TN27 8QJ Demolish temporary boarding to front of barn, construct new timber propping inside a Wagon Porch, replace all concrete roof tiles with Kent peg tiles.	Support

Case No	Parish	Location and Description	Decision
12/00106/AS	Biddenden	1 Old Mill Court, Biddenden, Ashford, Kent, TN27 8DD Provision of single garage together with two car ports with conversion of existing integral garage into family room	Site visit. Support
12/00121/AS	Biddenden	Curteis Barn, 25 Headcorn Road, Biddenden, Ashford, Kent, TN27 8JN Single storey side extension (Retrospective)	Support

TREE APPLICATIONS

Case No	Parish	Location and Description	Decision
12/00007/TC	Biddenden	Avery Cottage, 4 North Street, Biddenden, Ashford, Kent, TN27 8AQ T1 - Willow	Support

APPEAL

Proposal: Without planning permission, the making of a material change of use of the Land to a mixed use of horse grazing and a residential caravan site comprising the stationing of a caravan (“the Change of Use”)

Location: Three Chimneys Stud, Hareplain Road, Biddenden, Ashford, Kent, TN27 8LW

An Enforcement appeal has been received against the issue of an Enforcement Notice by Ashford Borough Council relation to a breach of planning control under paragraph (a) of section 171(A)(1) or the above Act, at the land described above.

It was agreed not to comment further upon this appeal.

14. Correspondence

The correspondence list was presented. The following correspondence was for action

13 January KALC Learning Development. No one wished to attend.

16 January Trial Closure of Oak Grove Lane. Discussion took place and the Clerk requested to write to Kent Highways to object.

25 January Email from KALC re community Resilience and Emergency Planning. Workshop on 21 or 29 February in Lenham. No one wished to attend.

There were no further comments regarding correspondence.

15. Items for future consideration

Prior to the Annual Statutory meeting, the Chairman asked that a return to a committee structure be discussed.

16. Date of next meeting: Parish Council Meeting, Tuesday 10 April 2012,
7.30 pm in the Village Hall. All Welcome

Annual Parish Meeting, Tuesday 24 April 2012
7.00 pm in the Village Hall. All Welcome

The meeting closed at 10.25 pm

Alison Swannick 07783 223450
Parish Clerk