

BIDDENDEN PARISH COUNCIL

**APPROVED Minutes of the Parish Council meeting held on
Tuesday 13 October 2015 at 7.30 pm in the Village Hall, Biddenden**

Present: Cllr C Friend (Chair) Cllr S Parks
 Cllr D Boulding Cllr J Tydeman
 Cllr E Cansdale
 Cllr A Lidgett

Mrs A Swannick – Clerk
Cllr N Bell, ABC
Mr Simon Cole, ABC

5 parishioners were present

1. Apologies for absence

Apologies were received from:

Cllr P Harris due to holiday commitment
Cllr E Stevenson-Rouse due to personal commitment

2. Parishioners' questions

i) A question was asked about the stream at the back of Mansion House Close as it is blocking up again and more fly-tipping has taken place. It was discussed that the reinstatement of a stile which was removed due to disrepair some years ago would prevent fly-tipping by vans emptying their loads into the stream. *It is the responsibility of KCC rather than the Parish Council. However, the PC will request the KCC footpaths department to reinstate a stile and unblock the stream again. A copy will be sent to Cllr Bell.*

ii) A parishioner stated that he was applying to be accepted onto the First Response team and wondered if there would be a possibility of getting funding from BPC for his kit as only two kits were provided by the health authority. Discussion also took place regarding the use of a parish defibrillator for this purpose. *It was suggested that the parishioner should apply to the recycling fund when the time came.*

3. Any Declarations of Interest in items on the agenda

Cllr Boulding informed the meeting of an interest in an item on the Payment Schedule as it was a payment to his company.

4. Any changes to Disclosure of Pecuniary Interests

Cllr Parks noted that there had been a change. He agreed to email the details to the clerk who would inform Ashford Borough Council.

5. Minutes of the Parish Council meeting held on 8 September 2015

The minutes were presented. There being no comment or amendments, the minutes were accepted as a true and proper record of the Parish Council held on Tuesday 8 September. Proposed by: Cllr E Cansdale Seconded by: Cllr A Lidgett. **Unanimous.**

6. Matters for information not on the agenda

None.

7. Report by Cllr Bell, ABC

Cllr Bell stated that he could help the parish with the purchase of a defibrillator if required via his Member's Allowance.

The position relating to Ashford Borough Council taking in Syrian refugees was clarified by Cllr Bell. ABC has agreed to take 50 Syrian refugees in per year for the next five years. That means helping them with housing, jobs, schools, medical facilities etc and to generally integrate them fully and appropriately for their needs. Clarification was sought as to whether the United Nations definition of 50 people meant 50 families as their method for counting individuals and families was different.

8. Ashford Borough Council Local Plan to 2030 - Site submissions for Biddenden – ABC to attend meeting

Mr Simon Cole, Planning Policy Manager, was welcomed to the meeting. He started by explaining that eighteen months ago ABC was looking at the site submissions at an open meeting in Biddenden. It was a well-attended meeting. Since that time ABC has been sieving through all the sites submitted to ABC by developers and landowners for residential development. In Biddenden two sites were shortlisted: BD4 and BD8. The next stage is for ABC to decide which of those shortlisted will be included in the Local Plan. Not all the sites need to be allocated, so there is a genuine decision to be made. ABC is looking to get the position next Spring/Easter whereby a draft Local Plan can be submitted which would start the formal process of consultation. To-date the informal part of the process has been taking place. ABC wants to work with communities to try and clarify the position moving forward. It should be noted that any Gypsy/Traveller sites are not included at the moment as they are still being looked at. This relates to residential development only. Parish Councillors and Borough Councillors would be consulted.

Of the two sites in Biddenden the particularly strong site is on North Street. ABC has met with the prospective developers (Millwood Homes) and wants a dialogue with BPC as to how any proposals might relate to the Community Led Plan 2013 and to meet any community aspirations through the planning process. It was noted that Millwood Homes had put a doctors' surgery into their plan. The parish council has already canvassed all the local doctors and as none has expressed any interest in coming to Biddenden it is unlikely that a doctor's surgery will be built in Biddenden. However, the public may not be aware of this and see a doctors surgery as a benefit and, thus, be tempted by it.

The Chairman stated that the Parish Council would not be making a decision until it had seen how the parish felt.

It was pointed out that that the Townland Close site was closer to the village. Townland Close had not been discounted and it had been looked at in more detail but the opportunity to deliver community benefits was not as great. However the community benefits needed to be looked at to ascertain whether they are real or a mirage.

The meeting was closed to allow parishioners attending the meeting to speak. It was stated that Biddenden had already had significant building taking place. There had been the new development off Sandeman Way, the bungalows in Cheeslands, the two proposed homes in Weavers Close and the Local Needs Housing proposed for the Tapley Field. There was also the retrospective planning application at Woodlands holiday homes. The meeting was reopened.

It was noted that if these sites are not agreed upon, there is another chance to look at them again in four or five years' time as the end of the local plan is 2030 and it is revisited every four to five years. Mr Cole stated that there was nothing to stop developers submitting planning applications. Applicants are advised to look at the local plans and developers who press ahead with a development without doing so may find it counterproductive not to work with the PC and ABC.

Simon Cole stated that ABC was open minded and the parish council could make a decision to go with one site, go with both or go with none.

Cllr Bell was concerned with the two Gypsy and Traveller sites which had started to expand already. He asked if ABC was actively acting on this as there were too many retrospective planning applications to those two sites getting in through the back door. Simon Cole stated that the local planning process needed to be brought forward. There is a robust plan in place which needs to be "beefed" up.

Cllrs Park and Lidgett had attended a planning conference where a planning officer had told them that they were not interested in pressing enforcements. Simon Cole stated that the Administration had made it clear to officers that they wanted a more proactive enforcement regime. An Enforcement Team is being started up to work in partnership with parish councils. This may be a disincentive to some people but not to all.

Moving back to the North Street site, the Chairman stated that the development seemed to have got bigger. Mr Cole stated that one option was not to allocate the whole site.

It was **agreed** that the developers should organise an open meeting, preferably on a Saturday, in the parish before Christmas in order that parishioners could see presentations by both developers and an opportunity to ask questions. Although the Townland Close developer had not submitted any proposals they should be given an opportunity to put forward any ideas. The Clerk would write to Simon Cole confirming the decision regarding an open meeting.

9. Meeting Dates for 2016

The meeting dates for 2016 were agreed as presented. Proposed by: Cllr D Boulding
Seconded by: Cllr J Tydeman. **Unanimous.**

10. Defibrillators

After discussion and the experience of other parishes taken into account regarding the security of the equipment, it was **agreed** that Cllr Tydeman and the Clerk should liaise and purchase a defibrillator and an outdoor case on behalf of the parish council. It should be sited within the scope of the CCTV camera. Proposed by: Cllr J Tydeman Seconded by: Cllr E Cansdale. **Unanimous.**

The meeting was closed for refreshments at 21.00 and re-opened at 21.25.

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

Car Park, Toilets and Post Office: The plumber was called to unblock the men's toilet of paper. A new contractor has been contacted regarding cutting the hedges around the car park.

The graffiti on the back of the men's toilet cubicle door has been painted out.

Millennium Field and Jubilee Meadow: A new contractor has been contacted regarding strimming around the memorial trees.

The tree work will be carried out on 26th October.

Traffic, Pedestrians and Footpaths: The request for a replacement posts by The Rectory with KCC has been chased. The pothole by the PO Car Park has been filled.

Cllr Hill agreed to look into the traffic flow around the village green. This remains ongoing.

Noticeboards: Comments have been received that all 3 noticeboards need to be refurbished again. Cllrs were asked if they knew of any joiners who could do the work. The Clerk will look into the matter.

Gordon Jones Playing Field and Play Area: Three quotations have been sought from contractors for a new play area. These are currently being collated and will be looked at by the Play Area Working Group.

ABC had been contacted with regard to donating money towards a new play area as per Cllr Bell's suggestion. A reply had been received offering two levels of support: a) up to £10,000 as a single capital project and b) up to £40,000 but this funding was currently closed and would not reopen again until April 2016/17. It was **agreed** to apply for funding up to £40,000.

The new post has been put in at the GJ car park and clips ordered for the fence. The rocker and the fence have been mended.

The car park has not yet been put back to how it was prior to the repairs contracted by VHMC due to a water leak between the squash club and the main road. The trial pits have not been permanently filled in just in case they are needed again. VHMC are currently waiting for their insurers to get back to them before any further work takes place. Several parishioners have complained about the work not being completed and have been told the current position.

A parishioner has complained that some of the stones from the trench have been dumped by their hedge just on the playing field side which is causing problem mowing. The clerk has looked into this and could only find a few bricks.

Planning and Local Housing: Cllrs Lidgett and Parks attended the Planning Training held at ABC on 7th October. They covered enforcement issues within agenda item 8.

Police Liaison: Police UK lists 8 reported crimes for August 2015

Anti-Social Behaviour	1
Burglary	3
Other Theft	1
Violence & Sexual Offences	3

The new PCSO, Oliver Welch, was asked for the up-to-date breakdowns which PCSO Burden provided, but he has not been authorised to provide those figures.

Cllr Tydeman attended the PCC & Chief Constable Roadshow in Staplehurst on 23 September.

The rude sign on the Tenterden Road has been chased up. The police have spoken to the resident and it is understood that it is the landowner's intention to remove the sign following the visit.

KALC: Nothing to report.

Parish & Urban Forum: The date of the next meeting is 28 October 2015 @ 7pm in the Council Chamber.

Recycling: A meeting is to be held shortly to consider applications

Village Hall Management Committee: The next meeting is Thursday 10th December 2015

Health and Safety: The report was circulated

Allotments: Nothing to report. There is now one person on the waiting list.

John Mayne School: The September Newsletter can be found at: http://www.john-mayne.kent.sch.uk/docs/newsletters/September_Newsletter_2015.pdf.

12. Finance

- a) Approval of cheques for payment. Cllr Boulding left the room. The payment schedule was agreed. Proposed by: Cllr J Tydeman Seconded by: Cllr A Lidgett. **Agreed.** Cllr Boulding returned to the meeting.
- b) The accounts to 30 September 2015 were noted.
- c) Budget 2016/17. The budget is being worked on

13. Planning – to note decisions and any plans tabled

14. Case No	Parish	Location and Description	Decision
<u>15/01208/AS</u>	Biddenden	Standen Oast, Weeks Lane, Biddenden, Ashford, Kent, TN27 8JX Conversion of garages 1 & 2 to living accommodation, conversion of garage 3 to annexe, erection of porches to southeast and northwest elevations; replacement and enlargement of windows, new window to northwest elevation; erection of balustrade to existing roof terrace	Support
<u>15/01253/AS</u>	Biddenden	Seal Oast, Cranbrook Road, Biddenden, Ashford, Kent, TN27 8DY Conversion of an agricultural building into a single residential dwelling	Support
<u>15/01261/AS</u>	Biddenden	Birchdene, Benenden Road, Biddenden, Ashford, Kent, TN27 8DJ Single storey rear infill extension; roof extension with front and rear dormer windows; replacement front porch	Support
<u>15/01265/AS</u>	Biddenden	North Street Farm, Headcorn Road, Biddenden, Ashford, Kent, TN27 8JA Erection of rear porch as an amendment to approved Listed Building Consent 11/00520/AS and replacement of windows with rectangular leaded-lights in timber frame as an amendment to Listed Building Consent 11/00519/AS.	Support
<u>15/01298/AS</u>	Biddenden	Shorts Wood House, Tenterden Road, Biddenden, Ashford, Kent, TN27 8DW Erection of a gazebo	Support

15. Correspondence

- 9/10 KALC AGM – Saturday 21/11, Ditton Community Centre. Talks 9.30 – 12.30, Lunch Then AGM at 2pm, finishing at approximately 4pm. *Cllrs unable to attend*
- 18/10 Kent County Playing Fields Association AGM – 30/10 @ 12.30 pm, Sevenoaks. *Cllrs unable to attend*
- 22/9 KCC LED Street lighting conversion consultation (circulated). Deadline 29/11. *No further action*

16. Items for future consideration

No items to put forward.

17. Date of Next Meeting: **Parish Council Meeting**, Tuesday 10 November 2015
at 7.30 pm in the Village Hall. *All Welcome*

The meeting closed at 22.15

Alison Swannick
Parish Clerk