

UNAPPROVED

UNAPPROVED MINUTES OF THE BIDDENDEN PARISH COUNCIL MEETING HELD ON TUESDAY 3 OCTOBER 2017 AT 7.30 PM IN THE VILLAGE HALL, BIDDENDEN

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

Mrs A Swannick (Clerk)
Cllr N Bell, ABC

28 parishioners attended

1. Apologies for absence

Cllr E Stevenson-Rouse due to personal commitments
Cllr R Wayre due to business commitments

2. Parishioners' Questions

The Chair asked that any questions regarding the proposed Gladman development should be asked under item 7.

It was noted that an area in front of The Teasels was planted with flowers etc and looked after by the lady to the west end of Cloth Hall Gardens. Everyone appreciates the care taken and it was **agreed** that a letter be sent to the parishioner. The details will be given to the Clerk.

3. Any declarations of interest in items on the Agenda

None.

4. Any alterations to Disclosure of Pecuniary Interests

None

5. Approval of the unapproved minutes of the meeting held on 5 September 2017

There being no comments or amendments to the minutes, they were deemed to be a true and proper record of the meeting. Proposed by: Cllr S Parks Seconded by: Cllr A Lidgett. **Agreed** by those who attended the meeting.

6. Any matters for information not on the agenda

The telephone box at Worsenden has now been adopted by the PC. The group wishing to use it as a book swap has been informed. Disconnection of the box and removal of the telephone was due to take place on 3/10. A completion notice will then be issued and the Book Swap can go ahead.

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It was **agreed** that the Parish Council would purchase a wreath for Remembrance Sunday and that it would be laid by Cllr D Boulding on behalf of the PC.

7. Report by Borough Councillor, ABC

Cllr Bell reported that since the last meeting Gladman had submitted an outline planning application. Cllrs Friend and Lidgett went with Cllr Bell to a meeting with the Head of Strategic Planning to work out how best to oppose the application. From a planning authority point of view, ABC cannot pre-determine an application and cannot advise how to oppose an application but very helpfully highlighted the issues which were likely to be key.

ABC is aware of Gladman and typically they try to win application on appeal rather than within the local planning process. Gladman were successful on appeal with with 50 houses in Smarden, which had been identified in the local plan for only 25.

An application in Brabourne has been refused by ABC, however Gladman are appealing and the appeal, which is being vigorously opposed by ABC, is due to be heard in January 2018. ABC are using a leading planning barrister for advice and for fighting appeals.

Biddenden's strongest defence against an appeal will be if the draft local plan is accepted at public Inquiry. The current timescale for the ABC Local Plan is that a decision should be made in December and it will then move to a Public Inquiry in Spring 2018 and it is then hoped that the Inspector will accept it.

In terms of Gladman, ABC expect a decision to be made on the planning application by the end of December and expect it to go appeal much later in the year.

ABC expect the main issue for objection to be the impact on the countryside and landscape. The more people who write to ABC saying how much they value the countryside and how much they enjoy the landscape and walk it and use it, the better. Gladman has submitted a Landscape and Visual Appraisal and there are a few issues in that which may give information. Other issues to consider are: Biodiversity, Heritage and archaeology; The sheer scale of the development and the effect that might have on services, roads, GP services. Local clubs or groups which feel they may not be able to cope with the additional numbers of people/children would be a valid objection. It would be helpful if people wrote to ABC individually, in their own words, rather than a "template" letter or a petition.

When it comes to the Appeal, assuming there is a public inquiry, the parish council could plead its case as a formally separate party. Brabourne is going down that route and has hired a barrister to represent them, and they are getting a loan of £40,000 from ABC. It is certainly something to investigate and Cllr Bell recommended talking to Brabourne. It may be worth BPC going down that route.

It is hoped that ABC will have Local Plan by Spring or Easter.

Questions were asked about the increase in housing targets. ABC has spoken to the Planning Directorate and to Whitehall and the advice seems to be that if ABC can get its plan approved to the current timescale, then there would be at least a two year grace period in which it would hold, thereafter ABC would have to identify more sites across the borough for the next iteration of the local plan. ABC is currently working on the basis that it has a 20% buffer of housing land in the current plan.

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Questions were asked about having a Neighbourhood Plan. The Parish Council currently has a Community Plan which gave a number of houses required up to 2022, which has already been exceeded. It will also have the Ashford Local Plan. The discussion continued about the value of a Neighbourhood Plan or a Village Envelope. The Parish Council has already considered the issues of a Neighbourhood Plan and redefining the Village Envelope, and it was agreed not to pursue this for the moment as it would have no effect on the current situation. It may be that the Community Plan will need to be updated. It was pointed out by Cllr Bell that if Planning Officers drew a line around the village it would not protect Biddenden from having sites identified in a future local plan. If a Neighbourhood Plan were in place it would not make any difference. Discussion also took place regarding the NPPF (National Planning Policy Framework).

A question was asked as to whether the proposed Gladman development was on land identified within the local plan. The land that Gladman wishes to develop was not put forward for consideration by ABC asked for site submissions. It is not in the ABC draft local plan. The only two sites in Biddenden are S27 and S43. S27 is the Millwood site to the west of North Street and this has received planning permission for 45 houses. S43 is for one additional gypsy/traveller pitch at an existing site at Priory Wood. Gladman will argue for their site to be included in the local plan, but again this will be opposed by ABC.

Does ABC have a strategy of where it wants to put housing? Cllr Bell stated that this is effectively what the local plan is. It has always worked towards siting the great majority of new homes around the town of Ashford. ABC has plans for additional motorway junctions to allow further development around Ashford, although this is going slower than planned but the strategy is to build around Ashford.

It was stated that parishioners could make their views known by using the ABC planning portal or by writing to ABC. The deadline is 22 October 2017.

8. Ashford Borough Council Local Plan to 2030 - Site submissions for Biddenden

a) Update

b) Land to the East of North Street.

- a) The Millwood amended planning application for 45 houses was heard at the ABC Planning Committee and planning permission was granted. Since then tree preservation orders have been put in place on specific trees on the land.
- b) The Clerk updated the meeting.

As Agreed at the last council meeting, a leaflet regarding how to object to the proposed Gladman development on the land east of North Street was distributed to the village. This was organised by a group of parishioners who distributed almost 1500 leaflets over a weekend and organised the printing of the PC leaflet. Their efforts are greatly appreciated.

Gladman had contacted ABC and asked for a pre-application meeting with ABC but then decided not to wait and to put in a planning application. This is on the planning schedule.

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The parish council has been chasing up the Tree Officer to look at the veteran hedgerows and trees on the land.

A letter has been written to the Chief Executive of Ashford Borough regarding the proposed Gladman development.

9. CCTV

In June, the Community Project Fund agreed to make a payment of £600 to Village Hall Sports Committee for the upgrading of its CCTV camera so that it could read number plates at night.

It has been clarified that the new CCTV system could be set up so that a named BPC person (presumably the Clerk) can access the camera.

It was agreed that the Clerk liaise with Jerry Slinn and the Squash Club. Should the club need more money toward the project they can apply to the CPF for further funding in the meantime the £600 from the Community Project Fund will remain with the PC.

10. Telecommunications Mast

The various site visits have taken place and a soil test will take place shortly. However, Shared Access have come back with a location which is very close to the existing football pitches and which may be too close to the proposed trail. It was suggested that perhaps Shared Access might consider moving the mast back towards the hedgerow although it appears this is not possible. It was **agreed** that a further meeting be held with Shared Access at the site to clarify matters and consider other options.

11. Land and wall at Cloth Hall Gardens

Nothing further has been heard from ABC to-date.

12. Reports from Group Chairmen

PO, Car park and toilets: Parking remains an issue. A notice has been sent to the parish magazine.

It was **agreed** that the sign in the car park be amended to say that cars may park overnight from 1800-0800.

White lines: A quote is awaited.

The new "Cleaning in Progress/Wet Floor" sign has again been taken. The cleaner has been asked to ensure that the signs are locked up in the disabled toilet or in the lock-up. It was **agreed** that a permanent sign be put up inside each toilet warning of a possible wet floor so that when the cleaner leaves she can lock the signs.

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Millennium Field and Jubilee Meadow: Nothing to report.

Traffic, Pedestrians and Footpaths: The large noticeboard needs a new hook on the inside of the door as it has snapped off. The small noticeboard by the village shop needs renovating as the paint is peeling and the wood has broken off on the left side or is rotting. It was **agreed** that quote be sought from the company that renovated the large noticeboard to do a copy of the original small noticeboard

Lychgate: The Chairman is awaiting a response for the name of a contact.

Gordon Jones Field and Play Area: Quotes for the play area fencing are being sought. There are items which Lars Laj needs to look at and the clerk has chased for a timeframe.

VHSC has asked for the trees and foliage to be tidied up within the fenced embankment area. The trees need to be cut as the existing CCTV cameras cannot see into the rear car park. This was agreed.

Police Liaison: PCSO Oliver Welch is now PCSO for Biddenden. He has been made aware of when the parish council meetings are held. He will be covering the following areas: Weald Central; Weald North; Biddenden; St Michaels; Tenterden North; Tenterden South; Rolvenden and Tenterden West; Isle of Oxney; Weald South.

Police UK shows that 8 crimes were reported in July 2017:

Anti-Social Behaviour	1
Burglary	1
Criminal Damage	1
Vehicle Crime	1
Violence and Sexual Offences	4

At the last meeting it was suggested that the Clerk contact Kings Hill PC as a private security firm operated in the parish. This was done, but Kings Hill confirmed that the PC doesn't provide the security firm and that this is done by the property company.

It has been noted that parishioners are posting/reporting crimes on the Biddenden Community Facebook site. These crimes need to be reported formally to the police and a notice will go up on the website and will also be sent to the Parish Magazine.

KALC and Parish Forum: Nothing to report.

Planning and Housing: The Millwood Development in North Street has been granted planning permission.

Tapley Field. It has been confirmed Biddenden Consolidate Charity hopes to sign an option agreement with Southern Housing by the end of the year.

It was **agreed** to extend the remit of the S27 and S43 Working Group to include the proposed Gladman site.

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Community Project Fund: Please see agenda item 9. A notice for the next round of Community Project Fund applications should be in by the end of October.

Allotments: It was **agreed** that the wording of the Tenancy Agreement be changed relating to the tenancy terminating upon the death of the Tenant. The new wording should allow the spouse/partner of a tenant to take on the tenancy provided the BAA agree that they also actively worked the allotment plot on a regular basis and that BAA is in agreement. The change of wording will not allow for the allotment plots to become “family” plots. This means that the plot cannot be passed on to a son, daughter etc. The change of wording is to be agreed by the chairman of the BAA.

Village Hall Management Committee: Cllr Tydeman gave a report.

Health and Safety: Nothing to report.

John Mayne School: It was reported that the Head Teacher is off sick with a back injury. There are 117 children on the school roll which is lower than usual. School rolls are currently lower in the area

13. Finance

- a) Payment of cheques: The list was presented. Proposed by: Cllr S Parks Seconded by: Cllr A Lidgett. **Unanimous.**
- b) Note accounts to 30 September 2017. The statements were not available in time for the meeting so accounts will be sent out as soon as they are.

14. Planning – to note decisions and any plans tabled.

Case No	Parish	Location and Description	Decision
17/01385/AS	Biddenden	Pullen Barn Farm, Headcorn Road, Biddenden, Ashford, Kent, TN27 8JA Prior approval for proposed change of use of one agricultural barn and land within its curtilage to 2no. dwellings and associated operational development.	Support
17/01275/AS	Biddenden	Silver Birches, Tenterden Road, Biddenden, Ashford, Kent, TN27 8BH Alteration to roof of existing amenity block	Support
17/01322/AS Full Planning Permission.	Biddenden	The Weavers House, 11 High Street, Biddenden, Ashford, Kent, TN27 8AL Extension of wall at rear of house to provide space for new boiler accommodation; replacement peg tiled roof	Support
17/01371/AS	Biddenden	Little Dane, Pook Lane, Biddenden, Ashford, Kent, TN27 8JT Proposed replacement roof and windows to existing conservatory; conversion of existing stable/car port to ancillary annexe accommodation	Support
17/01372/AS	Biddenden	Little Dane, Pook Lane, Biddenden, Ashford, Kent, TN27 8JT Proposed replacement roof and windows to conservatory and demolition of a section of internal wall; conversion of existing stable/car port to ancillary annexe accommodation	Support

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Case No	Parish	Location and Description	Decision
17/01384/AS	Biddenden	Batchelors Barn, Sissinghurst Road, Biddenden, Ashford, Kent, TN27 8EX Construction of two bay car port	Support
17/01380/AS	Biddenden, Smarden	Great Omenden Farm, Smarden, Ashford, TN27 8QP Replacement of fire damaged agricultural workshop with a building that will be used for a workshop/ calf rearing and for general purpose agricultural storage relating to the dairy farm	Support
17/01446/AS	Biddenden	Land North East of 74, North Street, Biddenden, Kent Outline planning application for the erection of up to 110 dwellings with public open space, landscaping and sustainable drainage system (SuDS) and vehicular access point from North Street. All matters reserved except for means of access	Object. Separate additional letter to be written
17/01463/AS	Biddenden	Annexe, Batchelors Barn, Sissinghurst Road, Biddenden, Ashford, Kent, TN27 8EQ Reroofing of existing annexe and installation of two sun tunnels and two velux windows	Support

15. Correspondence: There were no comments on the list presented.

16. Items for future consideration

Budget

17. Next meeting: **Parish Council Meeting**, Tuesday 7 November 2017 at 7.30 pm in the Village Hall

All Welcome

Alison Swannick
Parish Clerk

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