

# UNAPPROVED

## Biddenden Parish Council

### UNAPPROVED Minutes of the Parish Council Meeting held at 7.30 pm in the Old Village Hall on Tuesday 5 September 2017

**Present:** Cllr J Tydeman (Chair in the absence of the Chairman)  
Cllr T Bizley  
Cllr D Boulding  
Cllr Mrs E Cansdale  
Cllr S Parks  
Cllr A Lidgett  
Cllr R Wayre

10 parishioners attended

The Chairman stated that Agenda item 8 would be taken before Agenda item 7.

#### **1. Apologies for absence**

Cllr Friend due to personal commitments  
Cllr Stevenson-Rouse due to personal commitments  
Cllr Harris due to work commitments

#### **2. Parishioners' Questions**

No questions were asked.

#### **3. Any declarations of interest in items on the Agenda**

Cllr Lidgett stated that planning application 17/01246/AS was in his road.

#### **4. Any alterations to Disclosure of Pecuniary Interests**

No alterations to the Disclosures of Pecuniary Interests were advised.

#### **5. Approval of the unapproved minutes of the meeting held on 4 July 2017**

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

#### **6. Any matters for information not on the agenda**

None.

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

The Chairman checked with members of the public if anyone from Gladman was present. The reply was negative.

The Clerk updated the meeting on the current situation with Gladman.

Cllr Bell was asked to update the meeting. He stated that Gladman was known to ABC and to other councils up and down the country. They have now asked planning officers for a pre-application meeting, although no actual planning application has been submitted. The expectation is that Gladman will put in an application. They are looking at land across the borough and ABC is looking to defend Biddenden and other affected villages. Gladman will focus on the Appeal process.

The key question is the strength of the ABC local plan when it goes before the lawyers. ABC has a draft local plan and the question is of whether the strength of the plan is increased as time goes on. It will be tested and the Government inspector will go through the plan. The plan is currently in draft so it is hoped that the process will have been completed before a Gladman appeal comes up in Biddenden.

The next step for the Draft Local Plan is that it will go to an ABC Cabinet meeting in December then an inspector will come to a hearing at ABC.

The Chairman allowed questions to be taken from the floor.

A question was asked about the possible tightening up of the NPPF (National Planning and Policy Framework). Cllr Bell replied that the NPPF is published and pushed by the government. The government is pushing hard to get housing built as there is a shortage.

A question was asked regarding the ownership of the land east of North Street. It was pointed out that you don't have to own the land to seek planning permission on it. However, in this case it is understood that the landowner has given Gladman a four-year option to develop the land. The land itself has veteran hedgerows and trees on it. It is clay and becomes sodden and boggy in winter.

Cllr Bell stated that he would be attending a meeting with the Head of Development, Strategic Sites and Design, date to be agreed, and that two or three councillors were invited to join him. The Clerk agreed to check on Councillors availability.

**It was agreed that:**

- a) regarding the Gladman leaflets the parish council would put a note on the website and in the parish magazine suggesting that those wishing to object to the land just answer "No" or "Object" to the Gladman "public consultation". This would prevent any manipulation of text by Gladman;
- b) a letter should be written to the ABC Chief Executive regarding the proposed Gladman development.

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- c) The PC would look at extending the remit of the relevant working group to include the Gladman site.

### 7. Report by Borough Councillor, ABC

Cllr Bell had nothing more to report. Please see item 8 above.

### 9. Car Parking issues

The issue with car parking in the PO car park is ongoing. Agreement with one resident regarding parking cars in the car park has been reached.

However, letters have been put on cars who are obviously over the 4 hour limit but to no effect. The Clerk hand delivered letters to each business in the High Street requesting them to ask their employees to park in the Millennium Field car park. These letters have had no effect. **It was agreed** that a notice be put in the parish magazine asking local employees, parishioners to use the Millennium Field car park if they are going to be parked for more than four hours. It was noted that if customers to local businesses could not use the car park then custom would most likely be taken elsewhere.

As requested at the last meeting, details of a possible enforcement system were circulated to councillors.

A parishioner has asked if a mirror could be erected just outside the car park entrance to allow cars exiting to see what is coming down the drive running down the side as there have been some near misses. **It was agreed** that the Clerk should look at the cost but there was an issue of where to put it as no-one seems to own the land. It was suggested that perhaps white lines be put at the car park entrance.

### 10. Telecommunications Mast

Shared Access has been in touch on behalf of the service providers regarding a telecommunications mast on PC land. An initial meeting was held with them and it was agreed that a multi-skill site visit be organised and this will take place on 8 September. They are keen to instruct solicitors as soon as possible, but the Clerk has informed them that no agreement can be given or instruction to solicitors given until the full council discusses the outcome of the site visit and looks at any documents at the meeting on 3 October. However, Shared Access has come back asking for BPC to agree pre-consultation letters to be sent out at its meeting on 5/9. **It was agreed** that this could be done.

### 11. Land and wall at Cloth Hall Gardens

Enquiries were made to ABC to find out if they owned the land and the wall at Cloth Hall gardens. The land belongs to the Housing Department and the Clerk met with the Graduate Area Manager on 5<sup>th</sup> September. She agreed to speak to their grounds maintenance people about tidying up the wall and clarifying their ownership. The Clerk expressed the council's concerns regarding the possible state of the wall underneath the foliage.

## 12. Reports from Group Chairmen

**PO, Car park and toilets:** The new toilet seat has been fitted in the men's toilet and a new soap dispenser is to be fitted in the ladies as the old one was unscrewed and removed from the wall by person(s) unknown. New "Danger wet floor/Cleaning in Progress" signs have also been purchased as the old sign was taken.

Repainting of white lines is ongoing.

**Millennium Field and Jubilee Meadow:** Nothing to report.

**Traffic, Pedestrians and Footpaths:** The Chairman and Cllr Lidgett met with Cllr Mike Hill and a Highways engineer a 0900 on Wednesday 16 August to discuss Highways issues. The possibility of two zebra crossings was discussed but the cost would be £18k so it is unlikely that two will be agreed. Discussion also took place about speed limits on the Sissinghurst and Tenterden Roads.

Another serious accident between High Halden Rd junction and the 30mph limit signs. Around 2pm on 18/8 a cyclist knocked off their bike into the ditch. Ambulance and medics were still attending at 3pm.

**Lychgate:** The Chairman is chasing up the KCC contact.

**Gordon Jones Field and Play Area:** The play area has been inspected and is low risk overall. There are a couple of issues and Lars Lag will come back to the council on them.

A quote has been given by Lars Laj for the work to extend the fencing. However, it is likely to be more expensive than getting someone locally and so quotes will be sought from local firms.

The sofa has been removed from the playing field by Biddenden Juniors.

Biddenden Juniors are budgeted to pay £365 for pitch hire between September and May 2017/18. They use the field for training all year and have been using it for charity events. Biddenden Juniors have offered to pay a slightly increased amount per year for exclusive use of the field. However, this amount would not be sufficient for exclusive use. A set of rules and procedures needs to be written up and put in place to ensure that the parish council is asked to use the pitches and charges outside of the pitch hire can be levied where appropriate. The Clerk was asked to draft up a document

**Police Liaison:** Chase-up emails have been sent out to local parish councils regarding meeting the Kent Crime and Police Commissioner. To-date only High Halden and Smarden have replied agreeing to join a meeting despite being given the update on PCSOs. The Clerk at High Halden is also the secretary for Ashford KALC and I have agreed that perhaps KALC should be involved to work together. A reply is now awaited.

Police.UK shows 8 crimes reported in Biddenden in June 2017:

Anti-Social Behaviour	3
Burglary	1
Criminal Damage & Arson	1

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Vehicle Crime	1
Violence and Sexual Offences	2

It has been suggested that the parish looks at Kings Hill which has private security. The issue was discussed. The council hopes to pursue the issue regarding the Police and Crime Commissioner as discussed above and hopes to have a PCSO allocated shortly.

It was reported that the Tractorfest signs were vandalised. Questions arose about the use of CCTV but as it is not murder or terrorism the police will not do anything about it.

**KALC and Parish Forum:** Chairman's Information Day – 23 September 2017. The Chairman will attend.

The Ashford Forum (formerly the Parish & Urban Forum) will take place on 3 October at Aldington Eco Centre, Goldwell Lane, Aldington, TN25 7DX, from 0930 until 1500ish.

**Planning and Housing:** The Chairman has chased Cllr Bell regarding the Weavers development. He has agreed to provide an update.

**Community Project Fund:** The donation to VHMC re CCTV has not been paid out. Please see the correspondence attached. The money will not be released until all the issues are solved and there is a clear understanding of access to information and what the actual project is. If additional funds are required any such request will be considered by the parish council.

**Allotments:** All plot rentals have been paid. An update regarding the BAA request for bees is awaited.

**Village Hall Management Committee:** Next meeting is to be held on 27<sup>th</sup> September.

**Health and Safety:** Circulated to councillors.

**John Mayne School:** Newsletter circulated.

### 13. Finance

a) Payment Schedule Proposed by: Cllr A Lidgett Seconded by: Cllr D Boulding.  
**Unanimous**

b) Note accounts to 31 August 2017. The statements have not yet been received and figures will be provided as soon as possible.

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

Case No	Parish	Location and Description	Decision
<a href="http://planning.ashford.gov.uk/Planning/details.aspx?systemkey=105730&amp;pageindex=0">17/00258/AS</a>	Biddenden	<b>Land rear of Rose Cottage Farm, North Street, Biddenden, Kent.</b> <b>A Hybrid Application comprising a full application for the erection of 45 dwellings, of which 35% are affordable, access and associated works, and an outline application for the erection of a B1 office building with design, scale and massing as reserved matters (Description amended 31.07.2017</b>	<b>Object</b>
<a href="#">17/01119/AS</a>	Biddenden	<b>Agricultural Building at, Great Batchelors Lodge, Sissinghurst Road, Biddenden, Kent</b> The conversion of a redundant rural building to a single dwelling and the provision of landscape and ecological enhancement measures	<b>Support</b>
<a href="#">17/01172/AS</a>	Biddenden	<b>4 Woolpack Corner, Benenden Road, Biddenden, Ashford, Kent, TN27 8BU</b> Proposed single storey rear extension with a link to the existing outbuilding and two windows on south elevation	<b>Support</b>
<a href="#">17/01200/AS</a>	Biddenden	<b>River Hall Oast, River Hall Lane, Biddenden, Ashford, Kent, TN27 8JE</b> Proposed construction of garage and stable building and change of use of land to residential curtilage, Resubmission of application 16/00827/AS.	<b>Support</b>
<a href="#">17/01218/AS</a>	Biddenden	<b>The Studio, Frogshole Farm, Sissinghurst Road, Biddenden, Kent</b> The installation of an independent small 1-5 person sewage treatment plant	<b>Support</b>
<a href="#">17/01246/AS</a>	Biddenden	<b>Tatu Barn, High Halden Road, Biddenden, Ashford, Kent, TN27 8JG</b> Two storey rear extension incorporating works approved under planning approval ref: 17/00757/AS.	<b>Support</b>
<a href="#">17/01247/AS</a>	Biddenden High Halden	<b>Hornbeams, High Halden Lane, Biddenden, Ashford, TN26 3HP</b> Increased height of pitched roof to create first floor with 2 storey extension incorporating bedroom, dormer windows & velux windows. Conversion of garage to living accommodation. Conversion of existing detached studio/office to ancillary annexe with increased roof height.	<b>Support</b>
<a href="#">17/01249/AS</a>	Biddenden	<b>Ibornden Farmhouse, Frittenden Road, Biddenden, Ashford, Kent, TN27 8LG</b> Single storey oak framed garden room extension to rear following demolition of existing conservatory	<b>Support</b>
<a href="#">17/01244/AS</a>	Biddenden	<b>Broadoaks, Fosten Lane, Biddenden, Ashford, Kent, TN27 8EL</b> Demolition of existing outbuildings with new two storey side extension and first floor extension to rear to form annex.	<b>Support</b>
<a href="#">17/01196/AS</a>	Biddenden	<b>The Weavers House, 11 High Street, Biddenden, Ashford, Kent, TN27 8AL</b>	<b>Support</b>

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		Extension of wall at rear of house to provide space for new boiler accommodation; replacement peg tiled roof	
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Note. A vote was taken regarding 17/00258/AS and the provision of a commercial unit and it was **agreed** by majority in favour of the unit. The Clerk agreed to check against the previous council objections for continuity.

### 15. Correspondence.

The list was noted.

### 16. Items for future consideration

Extending the remit of the S27 and S43 Working Group.

### 17. Next meeting: **Parish Council Meeting**, Tuesday 3 October 2017 at 7.30 pm in the Village Hall

*All Welcome*

Alison Swannick  
Parish Clerk

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