

BIDDENDEN PARISH COUNCIL

**UNAPPROVED Minutes of the Parish Council meeting held on
Tuesday 7 March 2017 at 7.30 pm in the Village Hall, Biddenden**

Present: Cllr C Friend Cllr A Lidgett
Cllr T Bizley Cllr E Stevenson-Rouse
Cllr D Boulding Cllr J Tydeman
Cllr E Cansdale Cllr R Wayre

Mrs A Swannick (Clerk)

20 parishioners attended

The Chairman welcomed everyone to the meeting and welcomed Cllr R Wayre to the Parish Council.

1. Apologies for absence

Cllr Scott Parks due to personal commitments
Cllr P Harris due to work commitments

2. Parishioners' questions

a) A question was asked about the possibility of having a zebra crossing across the High Street by the school. *There is a Tenterden Forum meeting on 23/3 and the Chairman will be talking to Cllr Mike Hill about the issue.*

b) The Great Get Together held on the Gordon Jones Playing Field on **17 and 18 June 2017**. It has been put together by the Jo Cox Foundation, The Big Lunch and other community groups and is being organised in Biddenden by The Friends of All Saints and other groups and individuals within the village. Any funds raised will be for John Mayne School and the elderly of Biddenden.

c) The Chair of Tenterden Dementia Friendly Community outlined the work of the Community. Tenterden Dementia Friendly Community invited businesses and residents of Biddenden to take part in a virtual reality dementia training session on **Thursday 18th May**. The event is kindly funded by Biddenden's Cllr Neil Bell, from his 'Community Fund'. A number of tickets have been reserved for Biddenden residents/councillors should they wish to attend.

It is hoped that Biddenden will take advantage of this opportunity to learn more about this disease and how to improve care, as an ever-increasing number of families have a relative who is afflicted.

The Virtual experience itself takes nearly 3 hours and includes the undertaking of several every-day tasks and instructions to be completed once senses have been adjusted. This is achieved by the wearing of glasses which amongst other things restrict peripheral vision, the insertion of spiked in-soles into shoes, specially adapted gloves, and finally headphones.

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After this virtual experience, participants receive an essential de-brief, in order to make sense of the experience and take away valuable, significant pointers to improve overall care giving, whether in the home or in shops and restaurants when out and about. Most of these improvements can be achieved through very small adjustments.

Completing this course carries with it time credits towards a Certificate of Professional Development for those involved in the Care Industry, but it is an invaluable experience for all. For more details on the course visit training2care.co.uk. If you feel that you as an individual or together with colleagues at work would benefit from and embrace the Virtual Dementia Tour experience, then please do get in touch: Hugh Richards (Chair, Tenterden Dementia Friendly Community) e-mail: hughr@john-lewis.com

It was stressed that these events are not just for those suffering with dementia but also for their carers.

d) A question was asked relating to the proposed North Street Development. The Chairman stated that this would be answered under the appropriate agenda item.

3. Any Declarations of Interest in items on the agenda

Cllr E Stevenson-Rouse due to planning application 17/00174/AS.

4. Any changes to Disclosure of Pecuniary Interests

None.

5. Minutes of the Parish Council meeting held on 7 February 2017

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

6. To Note the Unapproved Minutes of the Annual Parish Meeting held on 26 April 2016

Councillors noted the minutes. These can only be approved at the Annual Parish Meeting.

7. Matters for information not on the agenda

The contract document for the adoption of the telephone box have now been received and will be completed by the Clerk on behalf of the council.

8. Report by Cllr Bell, ABC

Cllr Bell stated that process was that sites had been identified in the draft local plan and the final plan would be produced by Ashford Borough Council. A developer would normally put then in an application. However, whilst the plan is still at the draft stage, the North Street site developer had unilaterally decided to put in a planning application in line with what is in the draft plan. Cllr Bell stated that he still hoped to reduce the number of houses or get the number of houses phased in rather than built at once. He

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stated that he ha been talking to ABC Strategic Planning officers and it looked like it would be a “tough ask” to reduce the amount of housing proposed.

There is a shortage of housing nationally and if you are a young person, the price of housing is very expensive and so the government has taken the view that more houses are needed. This means that Biddenden is open to other developments – is always open to them. ABC is trying to identify sites to protect villages but because of the shortage of housing land supply ABC has fallen foul, although space has been given around Ashford it has not been built on yet so pressure is put on the villages for sites. ABC is trying to get its five year land supply.

Cllr Bell then took questions:

- a) As the draft local plan become delayed, the North Street site has become a windfall site and there is nothing to stop 30-40 houses being built. *It is not a windfall site. Cllr Bell hoped that no further sites would come forward.*
- b) A question was asked about the 40% affordable housing. *Cllr Bell stated that he had spoken with the officer in charge of this issue and there may now be some local connection built into it, whereas before there had not.*
- c) A question was asked about the hybrid description of the application. *It is termed Hybrid because of the commercial element of an office and community facility.*

A parishioner stated that the parish would end up paying for the commercial facility in terms of maintenance, electricity, having to rent it out, administration connected with it. The parish had already taken on the toilets and the car park and these would be handed back to ABC at the end of the lease as they don't own them. It would just be another cost.

Discussion took place regarding concerns councillors still had with issues that ABC had still not addressed: sewerage, drainage and water run-off, traffic calming. It was **agreed that** the Clerk would again stress these concerns to ABC along with any decision on the planning application.

The final draft of the ABC Local plan is due to go to Cabinet in June and the final document will be out between October and early 2018.

- d) Would a Neighbourhood Plan or redefining the village envelope provide more security against development? *No not now due to the pressure to find land. Perhaps in 5 years' time.*

9. Ashford Borough Council Local Plan to 2030 – Site submissions for Biddenden

The Clerk and Chairman received the email detailed below on 1 March from Cllr Bell who had arranged a meeting on 6th March at ABC with Tom Lupton and ABC officers. The Chairman read out the minutes taken at that meeting. The Parish Council had been asked to come up with ideas for community gain. However, these projects had to be submitted and fully costed by the end of the consultation process. Discussion took place over the dates as it was not clear whether the projects had to be in at the end of March or in May. The Clerk was asked to get confirmation. If the date was May then a notice

would go into the parish magazine, website and on noticeboards asking for suggestions. If the date is March, then suggestions on the questionnaire papers will need to be looked at due to time limit.

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

Car Park, Toilets and Post Office: Both strikes on the men's and ladies' outer doors have been replaced.

A quotation of £300 plus VAT has been agreed so that the pothole at the entrance of the PO car park can be filled with tarmac.

Millennium Field and Jubilee Meadow: The bin in the Millennium Field car park has now been properly fixed to a large paving slab to stop it being moved.

The hedge at the bottom of the Jubilee Meadow, where the tractor can't get at it, will be cut on Monday 6th March.

Traffic, Pedestrians and Footpaths: Discussions and meetings with All Saints Church, Action with Communities in Rural Kent regarding the restoration of the lych-gate (church responsibility) and the area in front of the lych-gate. This doesn't seem to belong to anyone, but the parish council has undertaken necessary work on it in the past. Papers relating to this are attached. The next meeting will take place on 13th March.

Work has started on the large noticeboard. However, there have been problems as the varnish has been cleaned off with the state of the original wood. The wood is discoloured in places and the noticeboard will now need staining due to the discolouration in order to make it look better. New flashboard needs to be fitted as water is coming in and new back boards need to be sourced. Councillors had been circulated with the quotation and this was **agreed**. Proposed by: Cllr J Tydeman
Seconded by: Cllr A Lidgett. **Unanimous.**

The following issues have been reported:

A262 Tenterden Rd: The northern bollard's internal light is not working

A274 North Street: The light for the "beacon" and the two lights illuminating Keep Left arrows on the beacon pole are not working.

Gordon Jones Playing Field and Play Area: Cllrs asked for an additional quotation to be obtained from Aspire and a contractor to revise his quotation relating to gang mowing the playing field. Aspire came back stating that they were unable to quote. The tendering contractor has come back with a revised quotation for cutting the playing field. Councillors had been circulated with all relevant papers. **It was agreed** to work with Mr Oakeley. Proposed by: Cllr E Stevenson-Rouse. Seconded by: Cllr E Cansdale. **Unanimous.**

Planning and Local Housing: A letter from Planning Enforcement was received regarding Parsons Estate Agents at 30 High Street as follows and the developer has been asked to submit an application for change of use to a dwelling.

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The planning application for the extension of the telecommunications mast in North Street has been withdrawn. The Clerk has contacted the planning department to see if there is a reason why. Shared Access are still keen to pursue a telecommunication mast in the Millennium Field car park, or where council agrees to it, and are looking into why the application was withdrawn.

S27 and S43 Working Group: Nothing to report.

Police Liaison and Neighbourhood Watch: Nine crimes were reported in December 2016:

Burglary	2
Criminal Damage & Arson	1
Other Theft	2
Vehicle Crime	1
Violence & Sexual Offences	3

The Chairman will raise the issue of policing and PCSOs with Cllr Hill.

KALC: Planning Conference 23 March 2017, 9.00 am at West Faversham Community Centre
The Dynamic Councillor: Tuesday 23 May 2017 - West Faversham Community Centre 1pm to 4:30pm (other dates available)

Parish & Urban Forum: Tenterden Forum meeting 23 March, Tenterden Town Hall

Community Project Fund; Notices are being sent out.

Village Hall Management Committee: Next meeting is on 8 March 2017

Health and Safety: A report was circulated. Lars Laj will be coming out before Easter to look at the dip in the matting at the bottom of the helter skelter slide.

Allotments: Renewal notices are going out.

John Mayne School: See newsletters.

11. Finance

a) Approval of cheques for payment. Proposed by: Cllr D Boulding Seconded by: Cllr J Tydeman.

Councillors were reminded that no withdrawals were permitted from the 1 year fixed term business savings account.

b) Note accounts to 1 March 2017. Noted

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12. Planning – to note decisions and any plans tabled

Case No	Parish	Location and Description	Decision
17/00174/AS	Biddenden	Summerhill Oast Farm, Cranbrook Road, Biddenden, Ashford, Kent, TN27 8ER Single storey extension, addition of conservation rooflight on west elevation and dormer window to east elevation; erection of detached double garage.	Support
17/00171/AS	Biddenden	Barn at, Hare Plain Farm, Hareplain Road, Biddenden, Kent Change of use of the land for keeping horses and erection of stable block and collection point for manure (revision to application 16/01805/AS)	Site Visit Support
17/00180/AS	Biddenden	Agricultural buildings at New House Farm, Gribble Bridge Lane, Biddenden, Kent Prior approval of proposed change of use of an agricultural building to a dwellinghouse and associated operational development (resubmission of 16/01638/AS)	Support
17/00172/AS	Tenterden, Biddenden	Buildings and Yard opposite Laurenden, Cranbrook Road, Tenterden, Kent Erection of three dwellings with ecological enhancement and associated garaging.	Support
17/00219/AS	Biddenden	Land between Worsenden Lodge and 1 Worsenden, Sissinghurst Road, Biddenden, Kent Outline application for the construction of a single dwelling	Support
17/00258/AS	Biddenden	Land rear of Rose Cottage Farm, North Street, Biddenden, Kent A Hybrid Application comprising a detailed application for the erection of 45 dwellings, of which 40% will be affordable, together access and associated works, and an Outline Application for the erection of a Community Facility/B1 building with design, scale and massing as reserved matters.	Object
17/00254/AS	Biddenden	Ebenezer Chapel, Headcorn Road, Biddenden, Kent, TN27 8JZ Erection of 1 No. non-illuminated replacement signboard.	Support

13. Correspondence

There were no comments or requests for papers.

It was agreed to take the next item in closed session

14. Staffing

The pension arrangements are now complete. The regulatory requirements are now complete and payments are now being made.

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The Clerk's annual review was discussed.

15. Information items

A reply to the Parish Council's emails to the church office of 15/12/16 and 13/1/17 regarding BPC contributions towards the cost of the full parish distribution, has been received.

Broadband issues were discussed.

16. Items for future consideration

17. **Date of Next Meeting:** Parish Council Meeting, Tuesday 4 April 2017 at 7.30 pm in the Village Hall.
Annual Parish Meeting, Tuesday 18 April 2017 at 7.00 pm in the Village Hall

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