

Biddenden Parish Council

UNAPPROVED Minutes of the Parish Council meeting held on Tuesday 7 November 2017 at 7.30 pm in the Old 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 E Stevenson-Rouse
Cllr J Tydeman
Cllr R Wayre

Mrs A Swannick (Clerk)
Cllr N Bell, ABC

Approximately 20 parishioners attended.

The Chairman stated that item 15, would be taken in closed session.

1. Apologies for absence

None .

2. Parishioners' Questions

Only questions not relating to the proposed Gladman development were taken. Any questions relating to the proposed development were taken under agenda item 8.

The Biddenden Allotment Society (BAA) thanked the parish council for looking at rewording the termination clause in the tenancy agreements. The suggested wording is currently being looked into.

BAA wish to proceed with installing small beehives on the allotments with the beekeeper they were discussing the issue with. The parish council **agreed** but this is conditional on the beekeeper being properly insured and qualified and that appropriate health and safety guidelines were put in place. BAA is currently researching the issue.

A parishioner asked about Biddenden doing a Neighbourhood Plan. It was stated that a Neighbourhood Plan would not help the current situation with Gladman as the final decision was likely to be through the Appeal process, so the decision would be given by a government inspector. The parishioner pointed out that other villages had them in place. The ongoing cost was discussed. The subject had been fully discussed at previous meetings and councillors had attended external meetings on the subject. A decision had already taken by the parish council not to revisit Neighbourhood Plans for the time being. The parish council did not agree to setting up a Working Group or other group to consider it as suggested by the parishioner. However, it was **agreed** that the parish council would revisit neighbourhood plans in July 2018 in order to see if councillors were any more convinced to change their views. What parishioners did in the meantime to build up a plan was entirely up to them and the council would not be involved. Therefore the parishioner was invited to present any new thoughts but it would need to be representative of the whole village not just a small group.

3. Any declarations of interest in items on the Agenda

Cllr Bizley: Planning application 17/01518/AS as it was next door

Cllr Harris: Planning application 17/01488/AS as it is opposite her home

4. Any alterations to Disclosure of Pecuniary Interests

None.

5. Approval of the unapproved minutes of the meeting held on 3 October 2017

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

6. Any matters for information not on the agenda

The number of signs on private land at Woolpack Corner is proving to be a distraction to drivers. Cllr Bell asked for information to be sent to him.

7. Report by Borough Councillor, ABC

Cllr Bell reported that another planning application relating to The Weavers had been put in. It was noted that a meeting with a planning officer was due to take place on 17 November with Cllr Bizley in a personal capacity. It was **agreed** that another councillor would attend. Cllr Bell offered to attend if required.

Cllr Bell stated that 309 objections had been received to the Gladman planning application. If the planning application is turned down, then it will go to the Planning Committee in January at the earliest. The Draft Local Plan is timetabled for consideration in early December and it will then be submitted for public inquiry. It is envisaged that Gladman will try to get the site put into the Local Plan. It is hoped that this will be turned down.

The Brabourne appeal will take place in January and it would be instructive for the parish council to attend.

Questions were taken from the floor. Ashford Borough Council does have enough land in the 5 year plan and has a 20% buffer in place. Much discussion took place regarding the process and timings and whether the Local Plan would have been approved by the time a possible Gladman appeal was heard. Discussion also took place regarding the possibility of the Parish Council wishing to appoint its own barrister to represent it at an appeal hearing. ABC had given Brabourne a loan to enable them to pay costs.

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

a) Update: ABC has released its official October Update on the local plan and development. This can be viewed on the BPC website or via www.ashford.gov.uk/development-update

b) Land to the East of North Street: The Parish Council lodged its formal objection to the Gladman application via the ABC Planning Portal. A separate letter was sent in to the Planning Officer.

As per the item above, approximately 300 objections from parishioners were lodged with ABC. A meeting of the Working Group took place to consider an email request from ABC regarding S106 money. The Working Group has met and its report, Biddenden Heritage Project was discussed. It was **agreed** to submit it to ABC as the council's preferred scheme for any S106 money in the event that Gladman received planning permission. Such a request is process led and the fact that the question has been asked does not mean that Gladman will get planning permission.

9. Telecommunications Mast

A meeting was held with Shared Access on Tuesday 24 October. The Clerk and Cllrs Friend, Lidgett and Tydeman attended at the Gordon Jones Playing Field. It was clear that the mast could not be sited in the car park due to the number of water and sewage pipes. It could not be sited by the tennis courts due to its proximity to the play area and the bowls club site was too close to the aforementioned pipes. Shared Access had then decided that a site at the west end of the Squash Club by the embankment fence would be suitable. The parish council was not happy with this as it blocked entry to the embankment and the bank is subsiding. The Parish Council put forward an alternative site further to the west, just past the five-bar-gate where the mast would be shielded by a dead ivy covered tree. Shared Access accepted this location subject to further soil tests and surveys being satisfactory. Councillors had been forwarded new drawings and papers.

Councillors were asked if they wished to proceed further and the Chairman asked each councillor in turn for their decision and if they wished to proceed. The outcome was 6 votes for and 4 against. Therefore it was **agreed** to proceed further. The Clerk was asked to let Shared Access know but also to ask them to increase their payment offer to £30,000 for 30 years rather than the £25,000 offered, and to clarify the situation regarding 4G as some councillors believed the version being proposed to not be full 4G.

Proposed by: Cllr J Tydeman Seconded by: Cllr E Cansdale. **Agreed**

10. Reports from Group Chairmen

PO, Car park and toilets: The quote for the white lines in the car park has been chased. The signs for toilets are being ordered.

Millennium Field and Jubilee Meadow: Quotes are being sought to cut back trees over the bottom dipping pond and hedgework at the left top of the field.

The post siting a dog bin at the bottom of the Millennium Field is rusting away. Ownership of the bin is being checked ie ABC or BPC and a new bin will be put in its place. If it is a BPC bin then an ordinary bin may be placed there.

Traffic, Pedestrians and Footpaths:

A quote is awaited for a new, small noticeboard to replace the one by the village shop.

Lychgate: The Chairman found a contact name and had tried to make contact. The Chairman has been in touch with Cllr Hill, who has given the name of the appropriate contact and is now awaiting contact from that person. An update was given to the Church.

Gordon Jones Field and Play Area: Quotes for the fencing are being sought.

A meeting had been held with Biddenden Juniors and the following actions considered:

- a) Placing a 5 – 6 metre netting adjacent to the top fencing of the tennis courts. This would stop the footballs going over into the Tennis Courts, also, create a shield, if the current hedge was completely removed.
- b) Placing a 5 – 6 metre high netting, with poles, behind the goals on the two pitches at the top end of field, sufficiently wide enough to stop footballs going into the hedge.

The above was **agreed**.

The parish council **agreed** to arrange for the hedges to be cut back to allow for the construction of all the above

Quotes have been sought to cut back the hedging at the top of the field and also to halve the width of the hedge behind the tennis courts. However, if this is done it is likely to kill the hedge and so the alternative is to remove it, but this would need to be discussed with VHMC.

The Grounds maintenance contractor has informed me that he will do one cut in November and then see what is needed. Almost all the 18 cuts requested have been done. The council considered the contract for 2018. The current contractor has agreed to keep fees the same as 2017 for 2018. He would consider a contract for a longer period ie two or three years. It was **agreed** to retain the contractor for another year as all parties were pleased with the work done. A longer contract may be considered after 2018. Proposed by: Cllr S Parks Seconded by: Cllr D Boulding. **Unanimous**.

Police Liaison: Police UK shows 20 crimes reported in August 2017 (descriptions are included where its not immediately obvious what type of crime is being committed):

| | |
|---------------------------|---|
| Anti-Social Behaviour | 2 |
| Burglary | 2 |
| Criminal Damage and Arson | 1 |
| Other Theft | 1 |

Includes theft by an employee, blackmail and making off without payment

| | |
|-------------|---|
| Other Crime | 1 |
|-------------|---|

Includes forgery, perjury and other miscellaneous crime

| | |
|----------------------------|---|
| Public Order | 1 |
| Robbery | 1 |
| Shoplifting | 4 |
| Vehicle Crime | 1 |
| Violence & Sexual Offences | 6 |

Includes offences against the person such as common assaults, Grievous Bodily Harm and sexual offences

Further details of exact locations can be found on police UK <https://www.police.uk/kent/76/crime/>

The report shows no anti-social behaviour and yet the Biddenden Community Facebook page shows numerous instances which need to be reported to the police on 101 otherwise the incidents don't get logged. A reminder notice to the parish magazine will be sent reminding parishioners to report these crimes to police via 101.

It has also been noted that there has been an increase in anti-social behaviour from a group with a known core of ring-leaders who seem to be bringing attention to themselves on a regular basis. The reports of behaviour are reported on Facebook. Councillors should consider whether to inform the police and whether there are other routes, ie via the football club, where some may be members.

Cllr Lidgett has written to the Kent Police and Crime Commissioner and has received an email back agreeing to meet on 28 November.

KALC and Parish Forum: Cllrs Lidgett and Wayre will be attending the Crime and Safety Conference on 7 December.

Planning and Housing: Nothing to report.

Community Project Fund: One application has been received to-date for the fund. The deadline was 31 October. An extension will be made.

Allotments: At the last meeting it was agreed that the Clerk should draw up a form of wording to be approved by both BAA and the Parish Council as a change to the Tenancy Agreement. The new wording has been passed onto BAA for consideration.

Village Hall Management Committee: Nothing to report

Health and Safety: Nothing to report.

John Mayne School: The newsletter had been circulated.

11. Finance

a) Payment Schedule. The payment schedule was presented. Proposed by: Cllr T Bizley Seconded by: Cllr E Stevenson-Rouse. **Unanimous.**

b) b) Accounts to 31 October 2017 were noted.

12. Planning – to note decisions and any plans tabled

| Case No | Parish | Location and Description | Decision |
|-----------------------------|-----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------|
| 17/01488/AS | Biddenden | Ibornden Farm, Frittenden Road, Biddenden, Ashford, Kent, TN27 8LG Prior Approval for a proposed change of use of agricultural building and land within curtilage to 1no. dwelling house | Support |
| 17/01518/AS | Biddenden | Garage blocks between 16 and 17, The Weavers, Biddenden, Kent Construction of two chalet bungalows with associated parking: amendment to planning permission 15/01073/AS | Object following meeting 17/11/17 |
| 17/01637/AS | Biddenden | Tatu Barn, High Halden Road, Biddenden, Ashford, Kent, TN27 8JG Internal alterations & the formation of additional floor space at first floor level with new staircase | Support |
| 17/01542/AS | Biddenden | Agricultural Buildings at, Dashmond Farm, High Halden Road, Biddenden, Kent The conversion of a redundant rural building to a single dwelling and the provision of landscape and ecological enhancement measures | Support |

13. Correspondence

The Correspondence lists had been circulated. There were no requests to discuss or see copies of items.

14. Items for future consideration

Budget 2018/19
Foxes resident in the village

Cllrs were asked to take the following item in closed session. **Agreed.** Members of the public, press etc
Were asked to leave the meeting.

15. Post Office

Councillors were updated on the current situation at the Post Office and the lease.

16. Next meeting: Finance Committee meeting, Tuesday 28 November at 7.30 pm in the village hall
(cancelled)

Parish Council meeting, Tuesday 5 December at 7.30 pm in the Village Hall

The meeting closed at 10.00 pm

Alison Swannick
Parish Clerk