

Biddenden Parish Council

**APPROVED Minutes of the Parish Council Meeting held on
Tuesday 2 July 2019 at 7.30 pm in the Old Village Hall, Biddenden**

Present: Cllr J Tydeman (Chair) Cllr R Hunt
Cllr T Bizley Cllr G Latter
Cllr D Boulding Cllr A Lidgett
Cllr E Cansdale Cllr J Wright

Mrs A Swannick (Clerk)
Borough Cllr N Bell

2 parishioners attended

1. Apologies for absence

Cllr C Friend due to personal commitments.

2. Any declarations of interest in items on the Agenda

Cllr Lidgett re planning applications 19/00898/AS and 19/00900/AS
Cllr G Latter re planning application 19/00623/AS

3. Any alterations to Disclosure of Pecuniary Interests

None.

4. Report by Borough Councillor Neil Bell, ABC, to Parish Councillors

Cllr Bell stated that ABC portfolio holders had changed and that he was now involved in Finance, IT, heading compliance and enforcement and parish forums.

Damage had been done to a car in The Weavers by one of the small vans from the building site. Cllr Bell asked for a list of issues to be sent to him.

5. Parishioners' Questions

A question was asked about the speed limit on the Sissinghurst Road at the point where the speed limit changes as cars are travelling in excess of 60 mph and it is dangerous given the public footpath and people walking in that area. It was suggested that an SID be put there. The Chairman stated that the council had sought to extend the village confines up to Fosten Lane and has asked to bring the speed limit down to 30 mph. A discussion then took place regarding "A" Roads.

6. Approval of the unapproved minutes of the meeting held on 4 June 2019

There being no comments or alterations to the unapproved minutes of the council meeting held on 4 June 2019, the minutes were deemed a true and proper record of the meeting. Proposed by: Cllr J Wright Seconded by: Cllr T Bizley.
Unanimous.

7. Any matters for information not on the agenda

A request has been received from a parishioner working with the Hedgehog Preservation Society if official hedgehog signs from the HPS could be put up on the three approaches to the village. There is a healthy population of hedgehogs in Biddenden, but another dead hedgehog has been found at the junction of Cloth Hall Gardens and North Street. They are an endangered species. The parishioner is happy to pay for the signs. After discussion, **it was agreed** that Cllr Wright would speak to the parishioner as the council would need to know the size of the signs and where they were going to be put as there were restrictions in conservation areas and Highways restrictions.

8. Traffic Issues

- **Village Centre Road Junction:** Nothing further has been heard. However an email has been received from a parishioner regarding how dangerous it is with cars driving down past the village shop and turning right.

- **North Street development road junction with North Street:** A new consultation has been received from KCC and circulated to councillors. Councillors are asked to agree a response (See attached document).

- **Castletons Oak Crossroads:** Nothing further has been heard on this issue.

- **Other traffic issues:** The hedge at the junction of Benenden Rd and Tenterden Rd has been reported to KCC as it is obstructing vision onto the Tenterden Rd.

The Clerk was asked to report the hedge on the field where tractorfest is held.

9. Housing

Nothing to report.

10. Telecommunications Mast

The BT Wayleave Agreement was signed and returned to BT, Shared Access and the Council's solicitor. An updated work programme is awaited but the start date has been notified as 22nd July 2019.

The need for the lorry to collect the mobile toilet from the tennis club, entering through the five-bar-gate over to the hard standing by the basketball court has been communicated.

11. High Street – work caused by fire

The issues regarding the pavement have been communicated to KCC and Cllr Hill stated that he would be looking into it. Nothing further has been heard. Cllr Friend is in contact with KCC. The amount of contractor's advertising on the scaffolding was raised. The clerk was asked to write to Cllr Bell.

12. Future of Post Office Building

The Post Office is now in the village shop and the old building remains empty. Councillors discussed what businesses they would like to see renting the space. Interest has been shown by:

- a) A fish & chip shop. They would deal with planning and any renovations.
- b) The owners of Marden Farm Shop wishing to set up a similar operation in Biddenden (Rachel Chappell)
- c) Ben Eames would like to rent it as an office/meeting space. They would deal with planning.
- d) Furniture Renovation (Stephanie Glanville)
- e) A call was received regarding a possible bakery
- f) A barber
- g) An enquiry was received about a gift shop

The DVS report in 2014 recommended a value commensurate with other retail shops of £150 per square metre. Inflation rate over last 5 years is 7.8% which gives a ballpark figure of around £4370 per annum. It was suggested that it might be useful to tie in the amount received to what the parish council gives out in terms of grants to clubs etc? Councillors considered the issue. **It was agreed** that a change of use be applied for by the parish council. Proposed by: Cllr R Hunt Seconded by: Cllr E Cansdale. **Agreed (one abstention)**. The clerk look at getting an rental value from an estate agent.

13. VHSC LTIDP Working Group

Nothing to report.

14. Reports from Group Chairmen (if necessary):

PO, Car park and toilets: A new bulb has been requested for the streetlamp in the car park. A request has been made for the hedge to be cut.

CCTV: Whilst the purchase order is currently with Cllr Boulding to pass onto the cctv contractor, one issue remains unresolved, ie whether the council wishes to change the system so that footage may be viewed from the operators home rather than sitting in the car park with a laptop. In the absence of the contractor getting back to Cllr Boulding, he had researched costs, and these were detailed to councillors. **It was agreed** to delay a decision until the telecommunications mast is up.

Millennium Field and Jubilee Meadow: There has been damage to one of the five-bar gates, and a contractor has been asked to quote for its repair.

Traffic, Pedestrians and Footpaths: Nothing to report. Specific items have been brought up under agenda item 8.

A post has been knocked over on the village green and a contractor has been asked to quote for its repair.

Gordon Jones Field and Play Area: Work is currently being carried out to re-stain the wooden equipment.

Police Liaison: Police UK is showing three crimes being reported in April 2019:

Anti-Social Behaviour	1
Burglary	1
Vehicle Crime	1

An incident recently took place in the Millennium Field/Car Park area and the council has been in contact with the boy's father. Councillors have been informed. A factual account has been requested from the police of what took place and what action they are taking.

The tennis court have been broken into.

Neighbourhood Watch: Cllr Lidgett reported that over seventy people attended the NHW Ashford event on 22 June. A mini digger and trailer have been reported stolen, but the police have not been out yet.

KALC: Nothing to report.

Tenterden Forum: Nothing to report.

Community Project Fund: The cheques have been sent out but costs for the tennis club netting are still awaited, so this item has not been paid.

Allotments: Nothing to report.

Village Hall Management Committee: The next meeting will be the VHSC AGM on 3 July. This will be followed by a small reception to mark the completion of the New Hall Roofing Project. The AGM and reception are open to all parishioners and councillors are invited to attend.

Health and Safety: A report was circulated. The fixings for a bench that was removed by a third party was added to the list for resolution.

Working Group Reports:

Regeneration Working Group – Meeting notes had been circulated. Cllr Wright discussed the aims of the working group and informed the meeting of the various options the working group had identified to improve the open space. Discussion took place about original houses in Chulkhurst being almost 100 years old and a possible event to mark this anniversary.

Play Area Working Group re multi-purpose track: The first draft of the recreation ground all weather surface layout plan has been done and sent to Cllr Bizley and circulated to councillors. A meeting will now be organised to look at the issue further.

15. Finance

a) Payment List: The list was presented. Proposed by: Cllr A Lidgett Seconded by: Cllr D Boulding. **Unanimous.**

b) Note accounts to 30 June 2019: The monthly statements were not available in time for the meeting.

16. Planning

17. Case No	Parish	Location and Description	Decision
19/00755/AS	Biddenden	Pebblings, Sissinghurst Road, Biddenden, Ashford, Kent, TN27 8EH Demolition of existing rear lean to garage and outbuilding; Proposed single and two storey rear extension; Proposed single storey side extension and attached garage; Proposed Juliet Balcony to North Elevation; Proposed patio.	Support
19/00704/AS	Biddenden	The Den, Shortswood Cottage, Tenterden Road, Biddenden, Ashford, Kent, TN27 8DW Lawful development certificate - existing - use of The Den for residential use	Support
19/00686/AS	Biddenden	Gorse Farm, Pook Lane, Biddenden, Ashford, Kent, TN27 8JJ Proposed replacement dwelling and part change of use from agricultural land to residential.	Support
19/00696/AS	Biddenden	5 Woolpack Corner, Benenden Road, Biddenden, Ashford, Kent, TN27 8BU Proposed Conversion of Existing Outbuilding into Holiday Accommodation.	Support
19/00798/AS	Biddenden	Orchard Barn, Gribble Bridge Lane, Biddenden, Ashford, Kent, TN27 8DH Revised scheme to 16/00239/AS (part-retrospective) for the change of use from agricultural barn and land within its curtilage to one dwelling house and associated operation development. Addition of 1.8m rear extension, fenestration changes and other minor changes. Construction of outbuilding. Incorporation of additional land within domestic curtilage. Temporary stationing of two static caravans and two cabins for duration of build.	Support
19/00822/AS	Biddenden	Lilac House, 27 North Street, Biddenden, Ashford, Kent, TN27 8AG Single storey rear extension.	Support
19/00823/AS <i>Listed Building Consent</i>	Biddenden	Lilac House, 27 North Street, Biddenden, Ashford, Kent, TN27 8AG Erection of single storey rear extension and glazed link; removal of window and door to south elevation; removal of rafters in kitchen.	Support
19/00849/AS	Biddenden	Pullen Barn Farm, Headcorn Road, Biddenden, Ashford, Kent, TN27 8JA Demolition of existing concrete framed barn and the erection of a pair of semi-detached dwellings, together with associated garages and landscape and ecological enhancements	Support
19/00623/AS	Biddenden	Priory Wood, Tenterden Road, Biddenden, Ashford, Kent, TN27 8BH Placing 2 x mobile homes on the site	Support

Case No	Parish	Location and Description	Decision
19/00888/AS	Biddenden	Castweazle Farm, Fosten Lane, Biddenden, Ashford, Kent, TN27 8EL Proposed agricultural storage building	Support
19/00893/AS	Biddenden	Oaklands Farm, Cranbrook Road, Biddenden, Ashford, Kent, TN27 8ER The stationing of an additional mobile home for son as part time carer for disabled and elderly parents and part time farm help. (Retrospective).	Support
19/00898/AS	Biddenden	Building A, Podkin Farm House, High Halden Road, Biddenden, Kent Prior approval for change of use from one agricultural barn and land within its curtilage to one dwelling house and associated operational development	Support
19/00900/AS	Biddenden	Building B, Podkin Farm House, High Halden Road, Biddenden, Kent Prior approval for change of use from one agricultural barn and land within its curtilage to one dwelling house and associated operational development	Support
19/00852/AS	Biddenden	Stede Quarter Oast, High Halden Road, Biddenden, Ashford, Kent, TN27 8JG Proposed side extension; installation of shutters to front elevation, Timber Bi-Fold doors to side and rear elevations and French Doors to rear elevations	Support
19/00938/AS	Biddenden	Land East of 15, Cot Lane, Biddenden, Kent, TN27 8JB Proposed dwelling, garage and highways access with associated landscape and biodiversity enhancements	Support

17. Correspondence

The Correspondence List was circulated and there were no comments or requests for information.

18. Items for future consideration

The signage for the village shop was raised and **it was agreed** that the clerk should write to the owners to ensure they realised that the shop was in a conservation area and that there were guidelines affecting signage, exterior paint colour and window displays.

- 19. Next meeting:** **Parish Council meeting**, Tuesday 3 September 2019
No meeting in August
Provisional date of 6 August for Full Council or Planning Committee

All Welcome

The meeting closed at 21:55.

Alison Swannick 07783 223450
Parish Clerk