

Biddenden Parish Council

APPROVED MINUTES OF THE PARISH COUNCIL MEETING HELD ON
TUESDAY 5 NOVEMBER 2019 IN THE OLD VILLAGE HALL, BIDDENDEN

Present: Cllr J Tydeman (Chair) Cllr R Hunt
Cllr D Boulding Cllr G Latter
Cllr E Cansdale Cllr A Lidgett
Cllr M Clixby Cllr J Montgomery
Cllr C Friend Cllr J Wright

Mrs A Swannick (Clerk)
Borough Councillor Neil Bell

7 parishioners attended.

The Chairman stated agenda item 17 – Planning, would be taken after agenda item 5 due to the interest of those viewing the meeting.

1. Apologies for absence

None at the meeting but Cllr Bizley sent apologies received after the meeting.

2. Any declarations of interest in items on the Agenda

Cllr G Latter – Planning Application: 19/01429/AS
Cllr G Latter – Planning Application: 19/1367/AS

3. Any alterations to Disclosure of Pecuniary Interests

None

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

Brexit: Cllr Bell stated that ABC has spent a great deal of time planning for a “No Deal” Brexit scenario. It looks like this might not happen but it estimates that if No Deal were to take place then 1 in 5 trucks arriving at the Port of Dover would not have the right papers and ABC would have had to send them back to a customs point up the motorway. This would cause the whole area to be logjammed with traffic. Therefore plans have been made.

Spill Lands: There has been an enforcement notice issued against some of the trees. A permanent injunction is now in place allowing for no more than 65 caravans. Any attempt to do so means the action becomes a criminal one.

Corams Wood: A planning application has been made for a number of units, residential and business.

Benenden Hospital Housing: There are currently two proposals: the Benenden Neighbourhood Plan and Tunbridge Wells Local Plan. One of the problems caused will be that of traffic travelling in order to get to local services in Headcorn. The argument is that it is a Tunbridge Wells Housing brown field site. It is also in an area of outstanding natural beauty.

Cheeselands Regeneration: All funds have been used for local housing.

5. Parishioners’ Questions

None.

6. Approval of the unapproved minutes of the meeting held on 1 October 2019

There being no comments or amendments, the minutes were deemed to be a true and proper record of the meeting.
Proposed by: Cllr D Boulding Seconded by: Cllr C Friend. **Unanimous.**

7. Any matters for information not on the agenda

A poppy wreath had been purchased and Cllr Boulding will lay it at the War Memorial on behalf of the Parish Council on Remembrance Sunday.

8. Traffic Issues:

- Village Centre Road Junction: New drawings have been provided. These are on the website and attached to this document together with correspondence outlining discussions to-date. The village hall has been booked for a village consultation on Friday 22 November 7-9pm and Saturday 23 November 9.30 am – 12.30 pm. There was discussion regarding presenting a third option for a no right turn at the junction, which was not a Kent Highways proposal. It was noted that the Kent Highways funds were only available until March so agreement needed to be reached. **It was agreed**

to wait for a week before deciding whether to continue with the consultation in order to give Highways an opportunity to reply

- **North Street development road junction with North Street:** Nothing to report to-date, but the planning officer has been contacted for an update.

- **Castletons Oak Crossroads/Benenden Road:** The Parish Council's letter has been acknowledged by Cllr Hill's office, but nothing further has been heard. A letter to the local MP has been considered, but with an election in the near future, this will need to wait until after polling day. It was stated that a letter had been written to Cllr Hill regarding the parish council setting speed limits on local roads.

- **Other traffic issues:** Membership and terms of reference of the Traffic, Pedestrian and Footpaths working group was raised. The Working Groups policy was looked at. Membership of this working group would be checked by the Clerk.

9. Housing

See agenda item 17. A planning appeal was received for planning application 18/00518/AS This has been put on the Biddenden Community Facebook site to inform parishioners and allow them to make comments to the appeal if they wish to. The Parish Council has objected to this application twice (see agenda item 17).

10. Telecommunications Mast

UKPN was to visit the site on the 21/11 and works are due to complete on 27/11. The operators will be doing a site visit on 8 November just to see the site etc. The council is not required for this meeting.

The new project manager will be at the site at key dates and ensure that all works are completed to standard. He will be hosting a post build snagging meeting to look at the site and the dig route with all parties. Date TBC.

11. High Street – work caused by fire

Nothing to report.

12. Future of Post Office Building

A Working Group was agreed at the last meeting consisting of the following councillors:

Cllr J Tydeman (Chair)
Cllr E Cansdale
Cllr M Clixby
Cllr J Montgomery

Terms of reference are attached. However, this working group needs to be converted to a committee to allow it to agree which of the prospective tenants are compatible with the council's wishes for the building and to instruct solicitors, set rent etc and agree the issue as soon as possible. **It was** agreed that the Working Group be made into a Committee. This is because a working group cannot make decisions and would have to report back to the Council for any decisions, thus delaying the process further. Proposed by: Cllr C Friend
Seconded by: Cllr J Montgomery. **Unanimous.**

To-date two firm expressions of interest have been made in terms of submitting information. A meeting will be held shortly to interview parties and look at their applications. The Old Post Office could now be referred to as 1-3 High Street building.

13. VHSC LTIDP Working Group

A meeting is to be held shortly.

14. Area in front of the church lychgate

It has been agreed that aerial photos will be taken via a drone of the area so that it can form part of the council's proposal to Kent Highways. The cost is £200-£300. It will allow the council's proposals to be superimposed onto the map and will show a proper picture of the area involved. The aim is to use the photos for overlays.

15. Group Reports:

a) Working Group Reports

i) Millennium Field and Jubilee Meadow (Cllr Friend)

Nothing to report.

ii) Traffic, Pedestrians and Footpaths (Cllr Lidgett)

The byway from the Millennium Field still had an issue with a stile. The byway number is to be forwarded to the Clerk for reporting.

iii) Gordon Jones Playing Field and Play Area (Cllr Bizley)

The telecoms mast works are due, as previously reported, be due to complete on 27/11.

Play Area: The RoSPA report on the play area was sent to Lars Laj for comment and quotation. The quotation has come back at £644 plus VAT to replace mats, some timbers, bolts etc. **It was agreed** to go ahead with these repairs

Multipurpose Trail: A meeting was held on 20 September and a new set of drawings has now been received. In Cllr Bizley's absence the report on the item was postponed. This item will be under a separate heading.

iv) Regeneration (Cllr Wright)

A meeting of the working group took place on 23 October. The meeting notes from this meeting were circulated together with a document to read and discuss. Money was required for a topographical survey and for concept drawings. Quotations are required before proceeding. **It was agreed** to put a figure of £10,000 in the 2020/21 budget.

v) Community Project Fund (Cllr Friend)

The deadline has now passed and applications are to be sent to the working group for consideration with recommendations to be presented at the December meeting.

vi) LTIDP (Cllr Hunt) – see item 13

A meeting is being organised.

b) Other reports:

i) Police Liaison/NHW (Cllr Lidgett)

A police report from PCSO Richards had been circulated.

No crime figures were available for October 2019.

Neighbourhood Watch: Cllr Lidgett attended the Police Crime Forum. At that meeting there was a presentation from CCTV Monitoring Services for ABC and the gentleman was willing to provide the names of three companies for the PC to look at. He was also happy to speak at a meeting. **It was agreed that** CCTV would be discussed further under a separate agenda item.

ii) KALC (Cllr Hunt/Cllr Bizley)

The next Ashford KALC meeting has been brought forward to 20th November at the Civic Centre. The general election means that there are no rooms available at the previously notified time. Cllr Hunt had attended the KALC Finance and Transport conferences on behalf of the parish council.

iii) PO, Car park and toilets (Clerk)

Work on the toilets is complete. Cllrs Lidgett and Friend inspected the work and were happy. An invoice is now awaited for payment.

iv) Tenterden Forum (Cllr Friend)

A meeting was held on 22 October and it was a useful meeting. Paul Carter had stepped down as Leader of KCC and had been replaced by Roger Gough. Cllr Friend summarised the key points of the meeting. There is a new Highways Director and it was suggested that he be contacted regarding speed

limits.

v) **Village Hall Management Committee (Cllr Friend)**

Nothing to report

vi) **Health and Safety (Clerk)**

A report had been circulated.

16. Finance

a) **Payment List**

The payment list was presented and agreed.

b) **Note accounts to 31 October 2019**

Noted. **It was agreed** that the Clerk should move an additional £30,000 from the current account to the Business Instant Access Savings account. Proposed by: Cllr C Friend Seconded by: Cllr J Wright. **Unanimous.**

17. Planning – to note decisions and any plans tabled

Case No	Parish	Location and Description	Decision
19/01364/AS	Biddenden	Agricultural Building at, Great Batchelors Lodge, Sissinghurst Road, Biddenden, Kent Conversion of a redundant agricultural building to a four bedroom dwelling and construction of detached car barn/bat loft	Support
19/01367/AS	Biddenden	Spill Land Caravan Park, Benenden Road, Biddenden, Ashford, Kent, TN27 8BX Proposed Clubhouse at Spill Land Farm Country Park.	Object
19/01393/AS	Biddenden	Agricultural building at, West Ongley Farm, Ongley Lane, Biddenden, Kent Prior approval for the change of use of an agricultural building and land within its curtilage to one residential dwelling and associated operational development	Support
19/01429/AS	Biddenden	Corams Wood Business Park, Tenterden Road, Biddenden, Ashford, Kent, TN27 8BH Demolition of existing commercial buildings and proposed mixed use development of site comprising the erection of 7 dwellings and office block (B1) with associated parking/garages and landscaping - existing access to be utilised	Object
19/01477/AS This is retrospective. See correspondence With planning officer attached.	Biddenden	Little Greenacres Meadow, Sissinghurst Road, Biddenden, Ashford, Kent, TN27 8EH Change of use of the stables for ancillary accommodation and for storage in connection with the applicant's business; Stationing of a log cabin for residential use	Object

New Tree Applications

Case No	Parish	Ward	Location and Description	Decision
19/00214/TP	Biddenden	Biddenden Ward	Spill Land Caravan Park, Benenden Road, Biddenden, Ashford, Kent, TN27 8BX T1, T2, T3, T4 - all Oak - request to reduce crown by	Object
19/00230/TP	Biddenden	Biddenden Ward	Youngs Timber and Builders Merchants, Benenden Road, Biddenden, Ashford, Kent, TN27 8DX Approximately x10 no. Oak trees to be cut back as they are excessively overhanging property and workshops	Support

18. Correspondence

There were no comments or requests for further information.

19. Items for future consideration

Budget
CCTV
Financial Regulations

19. Next meeting: Parish Council meeting, Tuesday 3 December 2019 – All Welcome

The meeting closed at 22:08.

Alison Swannick 07783 223450
Parish Clerk