

BIDDENDEN PARISH COUNCIL

APPROVED Minutes of the Parish Council meeting held on Tuesday 7 January 2020 in the Old Village Hall Biddenden at 7.30 pm

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

Mrs A Swannick (Clerk)

3 parishioners attended.

1. Apologies for absence

Cllr T Bizley due to work commitments
Cllr A Lidgett due to personal commitments
Borough Cllr N Bell due to work commitments

2. Any declarations of interest in items on the Agenda

None.

3. Any alterations to Disclosure of Pecuniary Interests

None.

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

In Cllr Bell's absence, the Clerk read out his report, giving details of the proposed works on the new houses in The Weavers.

5. Parishioners' Questions

A parishioner asked how to become a parish councillor, and the process regarding vacancies was explained.

It was agreed by all that a parishioner's question which was related to agenda item 12 would be put off until then.

The poor state of the noticeboard on the side of the pavilion at the Gordon Jones Playing Field was noted, as was the Pathways noticeboard by the Old Post Office. It was agreed to see if the noticeboard by the Old Post Office could be moved onto the grass in front of the wall so that it could be seen more easily. It was also noted that the large notice board on the High Street was peeling and required work. The Clerk will look at all the noticeboards to see what work is required.

6. Approval of the unapproved minutes of the meeting held on 3 December 2019

The unapproved minutes of the meeting held on 3 December were deemed to be a true and proper record of the meeting. Proposed by: Cllr C Friend Seconded by: Cllr M Clixby.
Unanimous.

7. Any matters for information not on the agenda

The first draft of the Open Spaces Policy had been circulated for councillors' initial comments, and councillors were encouraged to let the Chairman have their thoughts. It was hoped that the policy could be brought back as a second draft for agreement in February

Nominations for the KALC Community Awards Scheme are required by 31 January. Details for the scheme had been circulated. **It was agreed** to discuss the item after agenda item 21.

8. Traffic Issues:

- Village Centre Road Junction

A meeting took place with Cllr Hill on 13 December and minutes had been circulated.

- North Street development road junction with North Street: Nothing further has been heard and Cllr Bell has been asked for his input and is dealing with the matter. Councillors expressed concern that the developer expected new residents to move into completed houses by March and that the access was already being used and that consultation with the Parish Council had not taken place regarding North Street. The last that the parish council heard was that discussions were still taking place with KCC. The use of the access and the increased use of North Street would impact the village. The Clerk was asked to pass on councillors' concerns.

- Castletons Oak Crossroads/Benenden Road: Nothing to report as

- Other traffic issues. The possibility of a speed check is to be chased up.

9. Housing

The parish council has given permission for two local connection moves from Southern Housing. Details were given to councillors.

10. Telecommunications Mast

A careful eye is being kept on the state of the soil so that reparations can take place as soon as possible. A grabber has been on site to remove the spoil from the top part of the Millennium Field Car Park, and the Build Manager is going to assess the potholes the week of 6/1. It has been agreed with Shared Access that they will fill the potholes as the council believes the heavy vehicles have impacted on the condition of them.

The second instalment of the money for the mast is expected shortly and the Clerk was asked to enquire.

11. High Street – work caused by fire

It is expected that the scaffolding will be removed during January. The meeting was briefly closed to allow a parishioner to give an update.

12. Future of Post Office Building

The committee met and has chosen a tenant. Councillors were updated on the situation.

A parishioner asked a question regarding the rental of the Old Post Office to a new tenant and why they were chosen over a local applicant whose profits would go to the school. It was pointed out that all applications were from local residents. It was explained that only three applications had been received and all three applicants were interviewed by a selected committee of councillors including some with considerable business experience. All three

applicants put forward excellent cases and whilst the committee liked all three business proposals they had to make a decision. The choice was primarily made according to the strength of the business plans, appropriateness to such a central site and the footfall that could be attracted into the centre of the village. It was explained that individual letters had been sent to both the unsuccessful applicants explaining why they had not been granted the tenancy.

13. VHSC LTIDP Working Group

The Bowls Club toilet project is now complete. All the documents requested as part of the conditions of the grant have been received and are in order. Therefore, the £4000 has been paid to VHSC.

An email had been received from VHSC regarding putting portaloos on the playing field. Cllrs Hunt and Friend to look into this.

14. Multipurpose Trail

Cllr Bizley has submitted a report in his absence. An email had been sent an email to KDS (Kent Design Studio) regarding the trail and Cllr Bizley will be getting in touch with the trail build group at Bedgebury for further information/advice. He hopes to have the information on quotes and detailed requirements for the February deadline.

15. Area in front of the church lychgate

The drone photographs and topographical survey are complete and Kent Design Studio are being approached for a drawing. KDS will be approached to overlay some drawings onto the aerial photographs. Planning permission will need to be sought before any work can be carried out.

16. Group Reports:

a) Working Group Reports

i) Millennium Field and Jubilee Meadow (Cllr Friend)

Nothing to report. A meeting will be held in February.

ii) Traffic, Pedestrians and Footpaths (Cllr Lidgett)

See agenda item 8.

The bollards at the top of AT254 have been removed as KCC planned. However, the parish council has contacted KCC regarding its concerns in terms of 4x4s using it again now that they have been removed. A reply has been received stating that KCC is continuing to monitor the byway and will close it again on a temporary basis should damage start to occur. Following the consultation in 2019 a proposal will be made to the Kent Countryside Access Forum early this year proposing the seasonal closure of the byway to 4x4 traffic.

The defibrillator in the village car park has been used and new pads are being purchased.

A bollard on the village green has been knocked over again and a contractor has been asked to replace it.

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

A quotation has been accepted for contractors to fill in the potholes in the tarmac in the Gordon Jones Car Park.

The grounds maintenance contractor gave notice just before Christmas that he would no longer be able to continue with the contract. Fortunately this coincided with the beginning of the 2020 contract which would usually start in March. A contractor who the council has done hedging work before applied for the contract when it went out for tender. His quotation was compared to the prices paid to the current contractor and he has agreed to match it as he was more expensive for some services. He is therefore being retained.

iv) Regeneration (Cllr Wright)

As agreed at the last meeting, a ballot/suggestion box has been purchased for the recruitment of a focus group regarding the Cheeslands field, and it is situated in The Bakehouse together with a questionnaire/application form. Further forms have been placed in the church. A report will be given at the meeting. Cllr Wright updated the meeting and the workshops to be held on 8 February.

Discussion took place regarding the fence onto the field from The Meadows. It requires repair/replacement for safety reasons. Pictures will be taken and passed to the Clerk so that ABC can be informed of work required and will be dealt with separately to the Working Group.

v) Community Project Fund (Cllr Friend)

The next round of applications will be in April. The deadline for applications will be mid-March.

vi) LTIDP (Cllr Hunt) – see agenda item 13.

b) Other reports:

i) Police Liaison/NHW (Cllr Lidgett)

5 crimes were recorded in November 2019:

Burglary	2
Other Crime	1
Violence & Sexual Offences	2

The next Police Rural Forum meeting will take place on 16 January 2020 at 19:00 in Tenterden Town Hall.

ii) KALC (Cllr Hunt/Cllr Bizley)

Nothing to report.

iii) PO, Car park and toilets (Clerk)

The car park hedge has been cut. The white lines are to be chased up.

iv) Tenterden Forum (Cllr Friend)

Nothing to report:

v) Village Hall Management Committee (Cllr Friend)

Nothing to report.

vi) Health and Safety (Clerk)

The H&S report had been circulated.

vii) Allotments

Notice has been given on an allotment tenancy and a new tenant is being sought from the waiting list.

Agenda item 18 was taken before Finance.

18. Planning – to note decisions and any plans tabled

Case No	Parish	Location and Description	Decision
19/00025/OLE/AS	Biddenden	New Underground Electricity line at rear of Broadoaks, Fosten Lane, Biddenden, Kent Installation of two high voltage electricity terminal poles and to remove two intermediate poles and associated overhead line to be replaced by underground cable to be excavated, laid and reinstated in the approximate positions shown on the enclosed plan.	Support
19/01677/AS	Biddenden	10 Glebelands, Biddenden, Ashford, Kent, TN27 8EA Erection of single storey rear extension; timber decking; rear dormer window; rooflight to front elevation.	Support
19/01702/AS	Biddenden	Little Manor, Sissinghurst Road, Biddenden, Ashford, Kent, TN27 8EX Conversion of garage parking area within existing outbuilding to habitable accommodation to include changes to fenestration. Erection of detached 3 bay oak framed garage with room over. Alterations to driveway	Support
19/01716/AS	Biddenden	Gorse Farm, Pook Lane, Biddenden, Ashford, Kent, TN27 8JJ Proposed detached garage.	Support
19/01719/AS	Biddenden	Trelowen, Weeks Lane, Biddenden, Ashford, Kent, TN27 8JX Erection of proposed shed and garden wall.	Support
19/01725/AS	Biddenden	The Barn Oast, North Street, Biddenden, Ashford, Kent, TN27 8BA Conversion of, and extension to, redundant garage barn into annexed accommodation and addition of flue	Support

Case No	Parish	Location and Description	Decision
19/01739/AS	Biddenden	Little Omenden Farm, Biddenden, Ashford, TN27 8QP Demolition of agricultural barn and erection of two dwellings (revision to 18/01052/AS)	Support
19/01690/AS	Biddenden	Land east of Chestnuts, Tenterden Road, Biddenden, Kent Single detached dwelling	Support
19/00686/CONA/AS	Biddenden	Gorse Farm, Pook Lane, Biddenden, Ashford, Kent, TN27 8JJ Discharge of condition 2,5,9,10	Support
19/01786/AS	Biddenden	Cott Farm, Cot Lane, Biddenden, Ashford, Kent, TN27 8JD 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

17. Finance

- a) **Payment List** : The list was presented. Proposed by: Cllr R Hunt Seconded by: Cllr D Boulding. **Unanimous.**
- b) **Note accounts to 31 December 2019:** The accounts were noted
- c) **Budget 2020/21:** Councillors went through the budget line by line. Amendments were made. The precept had been agreed at the meeting held on 3 December 2019. The budget was **agreed** subject to the agreed changes being made. Proposed by: Cllr C Friend Seconded by: Cllr R Hunt.

19. Correspondence

There were no queries or comments regarding the Correspondence List.

20. Items for future consideration

CCTV
Financial Regulations
Toilets on the GJ Playing Field
Open Spaces Policy

A vote was taken to go into Closed Session. Agreed.

21. Staffing – Closed Session

The Cleaner's annual salary review took place and a rise awarded.

22. Next meeting: Parish Council meeting, Tuesday 4 February 2020 – All Welcome

The KALC Community wards were discussed and nominations made for the individual and Group categories. The Clerk was asked to draft an entry for both.

The meeting closed at 21:30.

Alison Swannick 07783 223450
Parish Clerk