

## BIDDENDEN PARISH COUNCIL

### APPROVED Minutes of the Parish Council Meeting held on Tuesday 3 August 2021 at 7pm in the Old Village Hall, Biddenden

**Present:** Cllr J Wright (Chair)                      Cllr G Latter  
                 Cllr T Aikman                                      Cllr M Metcalfe  
                 Cllr T Bizley                                        Cllr J Montgomery  
                 Cllr D Boulding                                    Cllr S Newman  
                 Cllr E Cansdale

Borough Cllr Neil Bell  
Mrs A Swannick (Parish Clerk)

9 Parishioners attended.

A vote was taken to allow Cllr Wright to Chair the meeting in the absence of the Chairman. **Agreed.**

Cllr Wright stated that there would be changes to the order of the agenda. Item 5 would be deferred until after item 6 Parishioners' Questions. This would be split into two sections: general questions and questions relating to Planning application 21/0316/AS would be taken after Cllr Bell's report.

#### 1. Apologies for Absence

Cllr R Hunt due to illness

#### 2. Any Declarations of Interest in Items on the Agenda

Cllr T Aikman: A personal interest in Planning Application 21/0316/AS

Cllr M Metcalfe: A personal interest in Planning Application 21/0316/AS

Cllr D Boulding: A personal interest in Planning Application 21/0316/AS

These councillors will not vote in relation to Planning Application 21/0316/AS

#### 3. Any Alterations to Disclosures of Pecuniary Interests

None.

#### 4. Approval of the Unapproved minutes of the meeting held on 6 July 2021

The minutes had been circulated. There being no comments or amendments the minutes were deemed to be a true and proper record of the meeting. Proposed by: Cllr S Newman  
Seconded by: Cllr G Latter. **Unanimous.**

## **6. Parishioners' Questions – part 1**

A question was asked about the notice regarding public rights on the noticeboard in the High Street. The Clerk replied that it was an official notice inviting people to view the accounts during certain dates to satisfy public rights in relation to the external audit.

## **5. Report by Borough Councillor Neil Bell**

Cllr Bell detailed the issues created by phosphates and nitrates being found in the water at the Stodmarsh nature reserve. This had affected building in that part of Kent. In order to offset the issue Ashford Borough Council had agreed to buy wetlands. This issue affects a large part of Kent and other areas. Doing nothing was not an option as developers would come in with their own proposals. S106 payments will pay for it.

Cllr Bell updated the meeting on Spills Land. The current permission is for 65 stationary mobile homes and 6 touring caravans. This is reinforced by holiday use only. There was advertising for full residency and ABC took the owners to the High Court and sought an injunction as there was a breach of planning regulation. The works that can be seen relate to the agreed planning. Regarding the tree application, these applications are dealt with separately from building and it gained consent.

A history of Gladman planning applications was given and why the last application was turned down. The site remains the same, but the quantity is lower, but the same issue remains in that the site was not put forward in the call for sites for the ABC local plan. Discussion took place.

Councillor Bell reiterated that parishioners needed to make any comments to ABC by no later than 21 August.

## **6. Parishioners' Questions part 2**

Parishioners were invited to ask questions. Questions were asked regarding the River Stour, ABC policy HOU5, paths, sustainability, quantity, sewage issues in the village, traffic, speed, pavement widths.

The Chair stated that a Working Group would be set up to investigate the Gladman application. Membership was discussed and it would comprise Cllr Hunt, Cllr Wright, Cllr Metcalfe and Cllr Bizley. Parishioners would be invited to join at the public meeting. **Agreed.**

## 7. Planning

Case No	Parish	Location and Description	Decision
<a href="#">21/01138/AS</a>	Biddenden	<b>Birchley House, Fosten Lane, Biddenden, Ashford, Kent, TN27 8DZ</b> Construction of hard-surfaced tennis court with surround fencing	<b>Support</b>
<a href="#">21/01202/AS</a>	Biddenden	<b>8-10 High Street, Biddenden, Ashford, Kent, TN27 8AH</b> Proposed installation of roof lights and gable window to existing outbuilding	<b>Object</b> agreed by majority due to overlooking. Solution may be obscured glass and conservation windows with limited opening
<a href="#">21/01260/AS</a>	Biddenden	<b>2 High Street, Biddenden, Ashford, Kent, TN27 8AH</b> Provision of partition walls at first floor to create kitchen and ensuite bathroom, including drainage connection on rear elevation and running of drainage internally. Proposed like for like replacement of fascia and soffit to rear elevation.	<b>Support</b>
<a href="#">21/01321/AS</a>	Biddenden	<b>Oakside, Cranbrook Road, Biddenden, Ashford, Kent, TN27 8DN</b> Lawful development certificate - existing - use of building known as The Lodge as independent dwelling	<b>Support</b>
<a href="#">21/01283/AS</a>	Biddenden	<b>Little Omenden Barn, Biddenden, Ashford, TN27 8QP</b> Proposed new oak five bar gates and 2 oak posts to the entrance of the property; 2 front rooflights.	<b>Support</b>
<a href="#">21/01299/AS</a>	Biddenden	<b>Forge Field Oast, Cranbrook Road, Biddenden, Ashford, Kent, TN27 8ER</b> Variation of condition 2 on planning permission 13/01335/AS (Remove conditions 8, 9 and 10 of planning permission 02/01504/AS (conversion of an oast house to one holiday let)) to state: The front face of any fence or hedgerow to be no closer to the carriageway than that shown on drawing number A1686 D01 Rev 6 to maintain visibility splays to the east of Kingsmead and west of Forge Field Oast, in the interests of highway safety	<b>No Comment</b> due to there being enforcement, planning and highways issues

Case No	Parish	Location and Description	Decision
<a href="#">21/01308/AS</a>	Biddenden	<b>Magnolia, Sissinghurst Road, Biddenden, Ashford, Kent, TN27 8EQ</b> Single- storey rear and side extension.	<b>Support</b>
<a href="#">21/01264/AS</a>	Biddenden	<b>The Granary, Crosswell Farm, Cranbrook Road, Biddenden, Ashford, Kent, TN27 8ER</b> Lawful development certificate - existing - use of the building as residential dwelling	<b>Support</b>
<a href="#">21/01351/AS</a>	Biddenden	<b>Avery Cottage, 4 North Street, Biddenden, Ashford, Kent, TN27 8AQ</b> Erection of an oak-framed garden store	<b>Support</b>
<a href="#">21/01361/AS</a>	Biddenden	<b>Land North East of 74, North Street, Biddenden, Kent</b> Outline planning application (to consider access) for up to 50 dwellings (including 40% affordable housing), community orchard and allotments, informal public open space, sustainable drainage system, vehicular access point and associated ancillary works.	<b>Object</b> (see discussion in minutes)
<a href="#">21/01375/AS</a>	Biddenden	<b>Biddenden Reservoir, Benenden Road, Biddenden, Kent, TN27 8BX</b> Installation of a new turning circle within the existing operational site at Biddenden Reservoir and associated access resurfacing along the existing access route and parking area.	<b>Support</b>
<a href="#">21/01382/AS</a>	Biddenden	<b>Mannering Farm House, Benenden Road, Biddenden, Ashford, Kent, TN27 8BY</b> Single Storey Rear Extension	<b>Support</b>
21/01400/AS	Biddenden	<b>Copden House, Sissinghurst Road, Biddenden, Ashford, Kent, TN27 8HE</b> Conversion of and extension to outbuilding to form an annexe.	<b>Support</b>

Discussion took place on application 21/01361/AS. Councillors addressed many issues and the meeting was closed to allow parishioners to speak and then reopened. A vote was taken. Cllrs Aikman, Boulding and Metcalfe did not vote due to personal interests. **It was agreed to Object** to the planning application by a majority of 6 votes against. 3 did not vote (total councillors present, 9). However, **it was agreed** to delay sending in the objection until after the public meeting held on the 11<sup>th</sup> so that parishioner concerns could be included.

## 8. Benches

Following a meeting with the Chair of the Jubilee Meadow and Millennium Field Working group, a paper had been produced regarding the siting of a memorial bench on the Millennium Field. Councillors agreed the siting. Proposed by: Cllr E Cansdale Seconded by: Cllr D Boulding. **Unanimous.** The Clerk will inform the parties to go ahead.

A request had been made by a parishioner to raise money for a memorial bench for a well-known local lady. The preferred location is on the pavement by the village shop. The

pavement and the verges belong to Kent Highways and not the Parish Council. Permission therefore must be sought from KCC. It was agreed that a better place may be near the large notice board against the Rectory fence. As there was a bench at this site previously it may be easier to get permission. The Clerk is to contact the parishioner to see if the site is acceptable before approaching KCC.

## 9. Finance

The Payment List was presented. Proposed by: Cllr D Boulding Seconded by: Cllr G Latter.

*Community Project Fund:* Only one application was received during the last round of applications. An email had been received from a member of the working group for councillors to consider. **It was agreed** to give £500 towards the maintenance and mowing costs of the churchyard. Proposed by: Cllr D Boulding Seconded by: Cllr T Bizley.

**Unanimous.**

A vote was taken to go into closed session so that the Clerk could inform councillors of a budgetary implications of a personnel issue. Councillors agreed the actions taken.

**10. Next meeting: Parish Council Meeting** – Tuesday 7 September 2021 in the Old Village Hall.

Mrs A Swannick  
Parish Clerk