

BETHERSDEN PARISH COUNCIL

Parish Clerk

Colin Tearle

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Minutes of the Parish Council Meeting held on the 14th November 2018 in Bethersden Village Hall at 1930hrs.

PRESENT

Councillors: A Boyd (Chairman), I Anderson, K Brannan, P Buss, K Cordrey, J Crannis, S Dacre, K Mitchell, R Orchard and C Tearle (Parish Clerk).

IN ATTENDANCE

2 PCSO`s and 11 members of the public.

Public questions and comments

Please refer to Appendix B.

190/2018 Apologies

Cllr A Pickering (ABC)

191/2018 Minutes of the Meeting of the 10th October 2018

It was resolved to approve them on a recorded vote.

In favor 5: Cllrs A Boyd, K Brannan, P Buss, J Crannis and K Mitchell.

Against 4: Cllrs I Anderson, K Cordrey, S Dacre and R Orchard.

192/2018 Declarations of Interest

C Tearle (Parish Clerk) a DPI on Minute No. 194/2018.

193/2018 Clerk`s Report

- a) The Small Work`s Contractor has started work as discussed. It is envisaged that he will do this once a month and will include a monthly play and recreation ground inspection report. Having checked this with our insurance company we then be fully compliant with the terms of our insurance policy.
- b) KCC Highways are undertaking a traffic survey on the A28 at the junction of Forge Hill to establish the speed and volume of traffic funded by Cllr C Simkins. This should be completed in the next 6 to 8 weeks.
- c) I have had a meeting at ABC to determine the S106 monies that are available to this parish and how to access them. Details of these are with the budget papers.
- d) I attended a meeting with Cllrs K Mitchell and A Boyd to discuss how the budget was set-up in previous years.
- e) I attended the all day KALC Finance Conference recently with the Chairman to make sure we were keeping up to date with any regulation changes.
- f) We have been notified of proposed changes to the boundary of the Woodchurch Surgery Practice which will affect the area adjacent to the Chilmington development. This will mean that any new person living there and wishing to join the Woodchurch Surgery will not be able to. This does not apply to the 12 people currently living in the area concerned.

At this point the Parish Clerk left the meeting.

194/2018 Parish Clerk`s Contract of Employment

A lawful attempt was made by the Chairman of the Council to bring this item forward for discussion to the start of the meeting as for the previous three meetings the agenda had not been completed because of the length of the Council meeting (something within his powers as Council Chairman). This was vociferously opposed by Cllrs I Anderson and R Orchard so therefore in an attempt to try to get the rest of the agenda completed he dropped the idea. In the event once again at 2220hrs the meeting stopped before getting to this item.

At Parish Clerk rejoined the meeting.

195/2018 Finance

- a) It was resolved to approve the schedule of payments and bank balances on a recorded vote:
In favor 5: Cllrs A Boyd, K Brannan, P Buss, K Cordrey, J Crannis and K Mitchell.
Against 4: Cllrs I Anderson, K Cordrey, S Dacre and R Orchard.

Balances as at 1 st November 2018	£
Lloyds Bank - George Field Account	53,758.58
Lloyds Bank – Treasurer`s Account	72,990.20
Co-op Account	20,038.69

INCOME

Lloyds Bank Interest	2.42
Southern Electric (refund)	64.42

EXPENDITURE

C Tearle – Locum Clerk (Oct 2018)	1,268.00
C Tearle – Expenses (Oct 2018)	166.30
Countrywide Grounds Maintenance (Nov 2018)	284.06
Countrywide Grounds Maintenance (Nov 2018)	216.30
Dewar Green (Domain Name Renewal)	18.00
Dewar Green (Annual website hosting, backup,etc.)	288.00
Keith Brannan (Remembrance Day)	11.85
KALC Finance Conference * 2	144.00
Leo Lyons Digital (Recording device & configuration)	84.99
K Beale (Small Works Contractor)	273.96
J Boyd (Remembrance Day)	36.65

- b) To review to current budget and the projected financial forecast for 2018/19. – deferred until the 12th December.
- c) To review the budget for the financial year 2019/20 and to make a Precept recommendation. – deferred until 12th December.
- d) It was resolved in the light of this deferment of the budget to have only a two item agenda for the Council Meeting on the 12th December 2018.
- i) Planning
 - ii) The budget

196/2018 Planning

- a) Permitted Planning Applications

18/00641/AS-Melrose Cottage, Ashford, Bethersden, TN26 3LF

Proposed detached 6 bedroom dwelling with detached double garage and improved site entrance (amended proposal to approved application 15/00081/AS).

16/01072/AS-Island Barn, Ashford Rd, Bethersden, TN26 3BB
Discharge conditions 1,2,3 & 4.

18/01313/AS-2 Tuesnoad House, Tuesnoad Lane, Bethersden, TN26 2EH.
Lawful development certificate – Existing – Use of dwelling in breach of agricultural occupancy condition.
Existing use/development is lawful.

18/01383/AS-Bishops Oak, Ashford Rd, Bethersden TN26 3BD.
Proposed two storey side and single storey rear extension.

18/01408/AS-Agricultural Buildings at Etchden Barn, Etchden Rd, Bethersden.
Prior approval for change of use from agricultural barn and land within its curtilage to one dwelling house and associated operational development (revision to prior approval granted under 17/01287/AS).

b) Split Decision

18/01323/AS-Chaldon, Ashford Rd, Bethersden, Ashford, TN26 3LB
Lawful Development Certificate – Proposed – House re-model to include: Attic conversion, new dormers to rear elevation. New 1800 * 2300 link to existing annex outbuilding. New extension to annex building. New `Velux` roof lights to front &; rear elevation. Change existing fenestrations – replacement &; alteration to existing windows and door openings.

c) Refused Planning Applications

18/00136/TP-Journeys End, Brissenden Green Lane, Bethersden, TN26 3JX.
OAK (T9) – Crown reduction to shorten the branches by 4 metres.

d) To consider the following applications

18/00951/AS-Tawney Owl Barn, Smarden Rd, Bethersden, TN26 3HE
Part conversion & part rebuild of agricultural building to a dwelling house including PV panels together with associated hard standing and revised vehicular access.
It was resolved to make no comment.

18/01443/AS-Little Surrenden Workshop, Ashford Rd, Bethersden, TN26 3BG
Application for prior notification of the conversion of a commercial workshop building (B1 (c) use) to C3 dwelling house.
It was resolved to make no comment.

18/01493/AS-Land east of Village Hall, Forge Hill, Bethersden
Erection of 8 dwellings, new vehicular and pedestrian access, open space and landscaping.
Mr Tim Daniels of Millward Designer Homes addressed the meeting and answered questions from councillors and the public.

It was resolved to oppose this application on the following grounds:

- 1. It does not reflect the requirements of the emerging Bethersden Neighbourhood Plan.**
- 2. There is no affordable housing element in the application.**
- 3. There is a serious question on the height of the dwellings.**
- 4. This could cause serious drainage issues and subsequent flooding issues to neighbouring land and properties.**

18/01480/AS-Agricultural Building opposite Gascoigne Farm, Gascoigne Road, High Halden.
Prior approval for change of use of one agricultural barn and land within its curtilage to one dwelling house.

It was resolved to support this application.

18/01533/AS-Vine Hall Farm, Woodchurch Rd, Bethersden, TN26 3JY

The removal of internal partition walls, window redecoration to remodel existing ground WC/boot room.

It was resolved to support this application

18/01535/AS-Vine Hall Fm, Woodchurch Rd, Bethersden, TN26 3JY

Conversion of ground floor workshop/garage to office accommodation.

It was resolved to support this application.

18/01536/AS-Vine Hall Fm, Woodchurch Rd, Bethersden, TN26 3JY.

Listed Building Application

Internal works, of conversion of ground floor workshop/garage to office accommodation.

It was resolved to support this application.

18/01592/AS-Ashford Golf Complex, Bears Lane, Bethersden, Ashford, TN26 3BZ

Outline application for the erection of 10 no. dwellings to consider access layout and landscaping (scale and appearance reserved).

It was resolved to make no comment.

18/01609/AS-Kimberley, Church Hill, Bethersden, TN 26 3AQ

Proposed two storey side extension with rear single storey extension. Re landscaping to front of dwelling to allow extra space.

It was resolved to support this application.

e) Tree Applications

18/00210/TP-12 Millfields Place, Bethersden, TN26 3AA

10 x Oak trees – Crown raise to 4m and reduce field size of the crown by a maximum of 2m.

14 x Maples – Crown raise to 4m. 8 x Hawthorn – Crown raise to 4m.

It was resolved to support this application.

197/2018 George Field

A review was undertaken of the quotations received to determine if the Council should go ahead with the repairs and renovations to the footpaths that cross this field. NB The funding required is available and is totally at the disposal of the Council under the current S 106 agreement.

A motion to close this debate to the press and public was defeated on a recorded vote.

In favor 4: Cllrs I Anderson, K Cordrey, S Dacre, and R Orchard.

Against 5: Cllrs A Boyd, K Brannan, P Buss, J Crannis, and K Mitchell.

It was resolved to accept the quote from company A on a recorded vote.

In favor 5: Cllr A Boyd, K Brannan, P Buss, J Crannis and K Mitchell.

Against 4: I Anderson, K Cordrey, S Dacre and R Orchard.

198/2018 Woodchurch Warriors

It was resolved to allow their under 10 year old team to use the recreation ground from September 2019 for a trial period of 12 months provided the ground conditions are suitable. The team will bring their own goals and mark the pitch out.

It was further resolved to permit the team to use the recreation ground in the evenings for training purposes until the end of December 2018.

199/2018 Recreation Ground

Cllr K Cordrey will send his written report to the Parish Clerk for distribution.

200/2018 George Grove

The Clerk reported that their solicitors had now made contact with ours.

201/2018 Tennis Club

The Parish Clerk hoped he would have the final document for distribution next week.

202/2018 Bus Shelter

The Council has agreed to apply for planning permission for a bus shelter on the green at the intersection of The Dene and Forge Hill and that Cllr K Brannan should undertake this work because of his experience in this field.

203/2018 To Review and Agree the Dates of the Meetings for the Forthcoming Year.

Please see Appendix A.

204/2018 Weight Restriction Pluckley Rd, Bethersden

Following a request to see if it was possible to extend the zone to the above, the Council decided to keep the situation under review.

At this point (2220hrs) the meeting was adjourned because of the lateness of the hour.

Appendix A

PARISH COUNCIL MEETING DATES DECEMBER 2018 TO DECEMBER 2019

2018

12th December

2019

13th February

13th March

10th April also the Annual Parish Meeting which will start at 1800hrs.

2nd May District and Parish Council Elections

15th May (Annual Council Meeting)

12th June

10th July

11th September

9th October

13th November

11th December

Appendix B

Public Questions and Comments

PCSO Report

Kate Richardson

They now have to look after many parishes. They urged the public to report all incidents by using 999, 101 or by using the Kent Police Website. The crime figures are two months behind, however in Bethersden only four incidents have been reported this year. However crime in general is on the increase as it normally does at this time of the year because of the shorter day length.

Mr O'Brien

Thanked the Parish Council and Members for organizing and staging the event on George Field at 1900hrs on the 11th November.

Mrs S Buckman

Had an issue with some of the items that had featured in the two publications that had been circulated at the previous Council meetings. She also said she had some issues and with those responsible for them.

- a) The site selection was done in committee and not behind closed doors.
- b) The Red Group which was responsible for this, nearly all live in the development zones.
- c) There have been complaints about delays to the plan, but the responsibility for that lay elsewhere and not with the committee.
- d) She questioned the authorship of the two anonymous leaflets that were distributed to Members and the public at the previous two council meetings.