

BETHERSDEN PARISH COUNCIL

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Minutes of the Parish Council meeting held on the 21st June 2019 in Bethersden Village Hall at 1900hrs.

PRESENT

Councillors: A Boyd (Chairman), E Allen, K Brannan, P Boyd, S Buckman, G Burnett, P Buss, J Crannis and C Tearle (Parish Clerk).

IN ATTENDANCE

Cllrs J Blandford (ABC) and A Pickering (ABC) plus 14 members of the public.

Reports (please see appendix A).

60/2019 Apologies

Cllr K Mitchell

61/2019 Minutes of the meeting of the 16th May 2019 to approve and sign

It was resolved to approve these.

62/2019 Declarations of Interest

19/00518/AS – DPI Cllrs P Boyd and G Burnett.

63/2019 Clerk`s Report

- a) The Mill Road lay-by work is almost complete.
- b) S106 Update: Applications have been submitted to ABC for the following schemes:
 - i) Recreation Ground car-park and footpath
 - ii) Recreation Ground improvements (Fertiliser etc)
 - iii) Cemetery extension
 - iv) The Courtlands project with the school
 - v) Mill Rd lay-by renovation
 - vi) A meeting is being arranged with two ABC officers which will include the Parish Clerk, Chairman plus two nominated councillors.

64/2019 Finance

- a) It was resolved to approve the schedule of payments and bank balances.

| | |
|--|-----------|
| Balances as at 1 st June 2019 | £ |
| Lloyds Bank - George Field Account | 28,410.88 |
| Lloyds Bank – Treasurer`s Account | 61,144.11 |
| Co-op Account | 20,038.59 |

INCOME

| | |
|----------------------|----------|
| Lloyds Bank Interest | 1.17 |
| Tennis Club Rent | 3,700.00 |

EXPENDITURE

| | |
|---|----------|
| C Tearle – Parish Clerk (May 2019) | 1,050.18 |
| C Tearle – Expenses (May 2019) | 185.52 |
| Countrywide Grounds Maintenance (June 2019) | 286.91 |
| Countrywide Grounds Maintenance (June 2019) | 218.46 |
| C W Breakell (Rec Grnd – rolling and spreading fert.) | 150.00 |
| KCC – Highways (Advisory Weight Limit Signs) | 4,876.39 |
| Four Seasons Fencing (Picnic Bench Rec Grnd) | 282.25 |
| Satswana (DPO Service) | 180.00 |
| Rialtas Business Solutions (Accounts package) | 751.50 |
| KALC (Planning Conference) * 2 | 144.00 |
| L Robbins (Internal Auditor) | 75.00 |
| C W Breakall (Rolling of football pitch) | 48.00 |
| Besthost (SSL Certificate) | 24.00 |

- b) It was resolved to approve the report of the Internal Auditor 2018/19
- c) It was resolved to approve the statement of Internal Control which was signed by the Chairman.
- d) It was resolved that the Annual Governance Statement for the year ended 31st March 2019 be approved and signed by the Chairman as required by the Accounts and Audit (England) Regulations 2011.
- e) It was resolved that the Accounting Statement for the year ended 31st March 2019 be approved and signed by the Chairman as required by the Accounts and Audit (England) Regulations 2011.
- f) It was resolved to approve the Bank Reconciliation for the financial year 2018/19.

65/2019 Appointment of an Internal Auditor for the Forthcoming Municipal Year

It was resolved to appoint Mr L Robbins as the Internal Auditor.

66/2019 Future Procedure for Planning Applications

The Council has agreed that there is a need to re-organise the handling of planning application in the interests of transparency and fairness to applicants. The present legal position is that the Parish Clerk is required to notify the Council Chairman within three working days of all applications with the appropriate documents for him/her to assess them. What are needed at the meeting are proper site reports. In order to achieve this, the Council has agreed to divide the parish into four and designate two Councillors for each area with the responsibility of reporting to the Council. No Councillor would look at applications in their own area.

It was resolved to implement the above scheme and review the situation in February 2020.

AREA 1

Chester Ave
Church Hill
Forge Hill
George Grove
Mill Lane
Norton Rd
School Rd
The Street

COUNCILLORS

P Boyd
K Brannan
K Mitchel

AREA 2

Bayliss Rd
Etchden Rd
Fridd Lane

COUNCILLORS

E Allen
P Buss

Hothfield Rd
Old Surrenden Rd
Park Lane
Pluckley Rd
Sparrow Hatch Rd
Tuesnod Lane
Vitners Oak
Wissenden Lane

AREA 3

Ashford Rd
Bethersden Rd, Shadockhurst
Bethersden Rd, Smarden
Bull Lane
Kiln Lane
Potkiln Lane
Smarden Rd, Bethersden
Woodchurch Rd

COUNCILLORS

K Brannan
G Burnett

AREA 4

Brissenden Green Lane
Green Lane
Gascoigne Lane
Royal Standard
Tenterden Rd A28

COUNCILLORS

A Boyd
S Buckman

67/2019 Planning

a) Permitted planning applications

16/01271/CONC/AS-Land at Courtlands, Church Hill, Bethersden,
Discharge of conditions 3,5,7,9,11,18 & 33.

18/00218/AS-Church Cottage, The Street, Bethersden, TN26 3AD.
Install replacement windows to property.

18/00459/CONA/AS-Darling Buds Fm. Tuesnod Lane, Bethersden, TN26 3EQ
Discharge of condition 3.

18/01339/AS-Buss Fm, Tuesnod Lane, Bethersden, TN26 3EQ.
Change of use and conversion of agricultural building to residential dwelling.

18/01536/CONC/AS-Vine Hall Fm, Woodchurch Rd, Bethersden, TN26 3JY
Discharge conditions 2a & 2b.

19/00113/AS-Chaldon, Ashford Rd, Bethersden, TN26 3LB.
Side link extension with roof lights; extension and roof lights to annex.

19/00471/AS-The Stables, Etchden Rd, Bethersden, TN26 3DS.
Change of use of land to residential curtilage.

19/00573/AS-Llangibby, Ashford Rd, Bethersden, TN26
Erection of a Two- Bay Car Barn.

a) Planning Appeal

18/00286/AS-Odiam Barn, Smarden Rd, Bethersden, TN26 3HE.

DOE Ref: APP/E2205/Y/18/3218073

Alteration to the mezzanine level of the existing barn including the insertion of an en-suite: insertion of partition wall and opaque paneling: partial removal of existing balustrade to be replaced with opaque paneling above and below tie beam; new internal door.

c) Withdrawn by applicant

19/00113/AS-Wissenden Corner, Wissenden Lane, Bethersden, TN26 3EL

Conversion of commercial storage building into two residential units and change of use of adjoining land (in association with prior approval reference 18/00096/AS)****Amended Red Line Boundary.

d) To consider the following applications

16/01271/CONF/AS-Courtlands, Church Hill, Bethersden, TN26 3AQ

Discharge Condition 3.

No comment

18/01329/CONA/AS-Old Cottage, Cottage, Ashford Rd, Bethersden, TN26 3LF

Discharge of conditions 3,4,5,6 & 7.

No comment

18/01592/AS-Ashford Golf Complex, Bears Lane, Bethersden, TN 23 3 BZ

Outline application for the erection of 10 dwellings to consider access, Layout and landscaping (scale and appearance reserved).

No comment

At this point Cllrs P Boyd and G Burnett declared a DPI and left the meeting.

19/00518/AS-Etchden Court Fm, Etchden Rd, Bethersden, TN26 3DS

Change of use of land to provide boarding kennels and proposed dog kennel building.

It was resolved to support this application

At this point Cllrs P Boyd and G Burnett rejoined the meeting.

19/00698/AS-Green Lane Bungalow, Green Lane, Bethersden, TN26 3LG

Conversion of an existing workshop barn into a residential dwelling with associated parking and garden

It was resolved to support this application.

19/00711/AS-Woodfield House, Pot Kiln Lane, Bethersden, TN26 3HH

Construction of a swimming pool and associated single storey outbuilding.

In view of the sheltered nature of the site it was resolved to support this application.

19/00733/AS-Land at Chilmington Green, Ashford Rd, Great Chart, Kent.

Construction of an electricity sub-station within Main AAP Phase 1, Land Parcel H at Chilmington Green, Ashford.

No comment

19/00779/AS-Kitsbridge Fm, Ashford Rd, Bethersden TN26 3LF

Certificate of Lawful Development – Proposed – Construction of residential garage/outbuilding.

No comment

19/00780/AS-Kitsbridge Fm, Ashford Rd, Bethersden, TN26 3LF

Proposed part conversion of existing outbuilding to form extension to existing ancillary accommodation to form home office/annex.

It was resolved to support this application

19/00861/AS-Agricultural Building at Madronna Nursery, Pluckley Rd. Bethersden.

Prior approval for change of use from one agricultural building and land within its curtilage to two dwelling houses and associated operational development.

It was resolved to support this application.

68/2019 KALC

A report was given by Cllr A Boyd of the last meeting as previously circulated.

69/2019 The Use of Council Facilities by Organisations and Bodies

Currently the Council does not have a policy in place to codify this, and in recent days it has become apparent that there is a need especially when a request might need to be dealt with between Council Meetings.

The Clerk was asked draw up a Code of Practice for the Council and potential users.

70/2019 Village Sign

To discuss the possible refurbishment of the village sign.

This was deferred to the next meeting.

71/2019 Bus Shelter Siting and Planning Application

The possible siting of one near the intersection of the A28 with Forge Hill at the Dene.

However before matters can proceed there will be a need to organize a meeting with ABC planners as they own the land in question and also with the bus company.

72/2019 Playground/Recreation Ground Working Group

Following a report by Cllr S Buckman about the initial `wish list`, Cllrs E Allen, S Buckman and K Garwood will join the Chairman and Clerk at a meeting with ABC S106 officers.

73/2019 A28 Working Group Progress Report

Cllr G Burnett gave an overview of the report previously circulated. He said there was a requirement for an up to date survey to establish the need to a pedestrian crossing as any request to KCC Highways has to be based on facts and not emotion

74/2019 Date of the Next Meeting

This will be Wednesday 10th July 2019 at 1900hrs in Bethersden Village Hall.

Appendix A

Cllr A Pickering (ABC)

He reported that he continues to hold the Cabinet Portfolio for the environment.

A recent survey has shown that there is an 83% satisfaction level with ABC and that by 2030 24% of the population will be over 65 years old with an above average life expectancy.

Small businesses account for 83% of business activity.

ABC also has the highest prosecution rate for fly-tipping in the County.

Cllr J Blandford (ABC)

After her term of office finished as Mayor, she is now the Deputy Portfolio holder for planning.

