

# *BETHERSDEN PARISH COUNCIL*

*Parish Clerk*

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## *NOTICE OF PARISH COUNCIL MEETING*

**There will be a meeting by Zoom of Bethersden Parish Council on Wednesday 10th February 2021 at 1900hrs.**

Join Zoom Meeting

<https://us02web.zoom.us/j/89050499716?pwd=amVNd2E3VUFCTk8rVWp4M3NPSHI6UT09>

Meeting ID: 890 5049 9716

Passcode: 743547

C D Tearle  
Parish Clerk

## **AGENDA**

Receive reports from County and Borough Councillors.

Public questions and comments on non-agenda and agenda items (this section will be limited to 15 minutes or otherwise at the discretion of the Chairman). Any member of the public wishing to speak at a virtual meeting must first give written notice to the Parish Clerk by 1500hrs on the second day before the meeting.

- 1. Apologies**
- 2. Chairman`s Opening Remarks**
- 3. Minutes of the meeting of the 9<sup>th</sup> December 2020.**

#### **4. Declarations of Interest**

A Councillor who declares a DPI in relation to any item on the agenda will need to leave the meeting for the whole of the item and not be able to speak or take part, unless a relevant dispensation has been granted.

A Councillor who declares an OSI will be able to speak on the item, but will be required to leave the meeting for the vote.

#### **5. Clerk`s Report**

#### **6. Planning Applications**

- a) Permitted Planning Applications

**20/01400/AS**-Barn at Faggs Mount, Smarden Rd, Bethersden

Demolition of existing agricultural buildings and the erection of a proposed barn conversion style dwelling, change of use of land and biodiversity and landscape enhancements (revision to planning permission 20/00454/AS)

**20/01436/AS**-Annex, Tuesnoad House, Tuesnoad Lane, Bethersden, TN26 3EH

Existing Use/Development is Lawful.

Certificate of lawful development – existing – use of land south of Tuesnoad House for the stationing of one caravan for independent residential use with adjoining land used for residential curtilage and parking area.

**20/01682/AS**-Las Cuevas, 10 Lovelace Court, Bethersden, TN26 3AY

Proposed shed/workshop

**20/01692/AS**-Wissenden Lodge Fm, Wissenden Lane, Bethersden, TN26 3EJ

Prior notification for the erection of a dung storage building to house cattle dung (manure).

**20/01767/AS**-ACE Sectional Buildings, Dynes Fm Buildings, Bethersden, TN26 3DZ

Conversion and change of use, of agricultural building to office and removal of existing canopy.

**20/00321/TC**-Hillside, Church Hill, Bethersden, TN26 3AQ

T1 – Holly to reduce from 9 metres down to 4 metres and reduce laterals from 2.5. to 1.5 metres

**20/00315/TP**-Hillside, Church Hill, Bethersden, Ashford, TN26 3AQ

G1 – 5 x Cypress forming hedge on boundary with 9 Forgefield, reduce height from 6 metres to 3 metres.

b) Discharge of Conditions

**20/00493/CONA/AS**-Duck House Fm, Old Surrenden Rd, Bethersden.

Discharge condition 4, 5.

**20/00501/CONA/AS**-Star Farmhouse, Wissenden House Fm, Wissenden Lane, Bethersden, TN26 3EL

Discharge of conditions 3, 4 & 5.

c) Refused Planning Application

**20/01102/AS**-Little Surrenden, Ashford Rd, Bethersden, TN26 3BG

Demolition of dwellings known as The Bothy, The Granary, The Stables and The Workshop (approved as a dwelling). Removal of lawful dwelling known as The Mobile Home and replacement of these with 4 new dwellings and extension and reconfiguration of The Dairy to form a larger dwelling.

**20/01713/AS**-Newtown, Ashford Rd, Bethersden, TN26 3AP

Proposed two-storey side extension.

**20/01714/AS**- Newtown, Ashford Rd, Bethersden, TN26 3AP

Proposed two-storey side extension, removal of walls at round floor, addition of wall and alteration to doors at second floor, secondary glazing.

d) To Consider the Following Applications

**20/01567/AS**-Baylis House, Pluckley Rd, Bethersden, TN26 3EW

Single storey rear extension

**The Parish Council supports this application.**

**20/01691/AS**-Wissenden Lodge Fm, Wissenden Lane, Bethersden, TN26 3EJ

Prior notification for the erection of a dung storage building to house cattle dung (manure)

DPI declared – Cllrs A Boyd and P Boyd.

**The Parish Council supports this application**

**20/01713/AS**-Newtown, Ashford Rd, Bethersden, TN26 3AP

Proposed two-storey side extension, removal of walls at ground floor; addition of wall and alteration to doors at second floor; secondary glazing.

**The Parish Council thinks this is generally acceptable but concerned with narrow gap created along western boundary with Forge House. We think this should be increased in width to at least 1.5m and also set back from the frontage by more than 1m. This would mean the extension could go into the rear garden area and give the proposed new bedroom 12sqm of floor space which is the current recommended minimum by Ashford for a double bedroom.**

**The apparent visual space between buildings would then be improved from the road elevation which is an important gateway into the village and one reason why the building is listed.**

**20/01714/AS**-Newtown, Ashford Rd, Bethersden, TN26 3AP

Listed Building Consent

**Proposed two-storey side extension, removal of walls at ground floor. Addition of wall and alteration to doors at second floor; secondary glazing. We think this is generally acceptable but concerned with narrow gap created along western boundary with Forge House. We think this should be increased in width to at least 1.5m and also set back from the frontage by more than 1m. This would mean the extension could go into the rear garden area and give the proposed new bedroom 12sqm of floor space which is the current recommended minimum by Ashford for a double bedroom.**

**The apparent visual space between buildings would then be improved from the road elevation which is an important gateway into the village and one reason why the building is listed.**

**20/01742/AS**-Land rear of London House, The Street, Bethersden

Proposed four bedroom house with garaging (resubmission of 20/00058/AS)

**The Parish Council have now fully considered this application and would like to register their objection to the current proposal for a 4 bedroom detached house on this site;**

- 1. The site falls within the designated conservation area where development is discouraged, and is also within the visual proximity, and probably curtilage, of a listed building .**
- 2. Access to this “back land site” is via a narrow access between Rose Cottage and the Post Office over privately owned land with limitations for shared access that would appear to be exceeded if this increased form of residential development were to be permitted.**
- 3. Over recent years the Post Office and Stores, which is a listed building, has been allowed to develop and provide several residential units all with access and parking requirements. This is in addition to the requirements for post office collection and deliveries, and frontage parking. The previous residential use of the first floor was a single flat occupied by the owner of the shop and post office with limited vehicle access requirements.**
- 4. The multiple occupancy of the building, also known as London House, should now be taken into account with an application of this nature with the access arrangement in the centre of the village where the Street is at its busiest throughout the day.**
- 5. Should other planning considerations be assessed as outweighing this principle access, and land use objection, we should like the application to be determined by the Plans committee and will notify our Borough Councillors that we should like them to activate a “Call-in” to the ABC planning committee for determination with verbal representation from Bethersden Parish Council**

**21/00015/AS**-Mannering Green Fm, Old Surrenden Manor Rd, Bethersden, TN26 3DJ

Erection of a three bay cart shed

**The Parish Council supports this application.**

**4**

**21/00050/AS**-Lencroft, Ashford Rd, Bethersden, TN26 3BD  
Ground floor side and rear extension

**21/00175/AS**-Barn 2, Stone Green Nurseries, Pluckley Rd, Bethersden.

Prior notification for proposed changes of use of existing barn and land within its curtilage to form two residential dwelling with associated operational development.

**21/00176/AS**-Barn 1, Stone Green Nurseries, Pluckley Rd, Bethersden.

Prior notification for proposed changes of use of existing barn and land within its curtilage to form two residential dwelling with associated operational development.

e) Tree Applications

**21/00010/TC**-Beacon House, The Street, Bethersden, Ashford, TN26 3AE

T1 Willow – proposed prune/control back to previous pollard point, 5m reduction in height and 3m reduction in spread.

**7. Finance**

- a) To approve the schedule of payments and the current bank balances (Appendix A)

**8. Twinning**

The Parish Clerk will give a progress report.

**9. A28 Working Group**

The Vice Chairman will update Members

**10. Housing Group Report**

To consider the above (Cllr K Brannan)

**11. The George Public House Car Park**

The Chairman will give an update.

**12. The George Field Attenuation Tank**

**13. Items for the Next Agenda**

**14. Date of the Next Meeting**

This will be on Wednesday 10<sup>th</sup> March 2021.

**15. Exclusion of the Public**

To resolve to exclude the public and the press from the meeting for the following item of business by virtue of the Public Bodies (Admission to Meetings) Act 1960, by reason of the confidential nature of the business to be transacted.

**16. Matters Pertaining to the Information Commissioner Office and Appeal Tribunal**