

# BETHERSDEN PARISH COUNCIL

*Parish Clerk*

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*Sunnyslawns*

*Densole Lane*

*Densole*

*Folkstone*

*CT18 7BL*

Minutes of the Bethersden Zoom Council Meeting held on the 10<sup>th</sup> February 2021 at 1900hrs.

## **PRESENT**

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

## **IN ATTENDANCE**

Cllrs J Blanford (ABC) and A Pickering (ABC) plus 3 members of the public.

## Reports

Please see Appendix B

## **01/2021 Apologies.**

None

## **02/2021 Chairman`s Opening Remarks**

Please see Appendix A

## **03/2021 Minutes of the Meeting of the 9<sup>th</sup> December 2020.**

It was resolved to approve them.

## **04/2021 Declarations of Interest**

Cllrs A Boyd and P Boyd a DPI (Minute No. 20/01692/AS)

## **05/2021 Planning**

### 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.**

**21/00050/AS**-Lencroft, Ashford Rd, Bethersden, TN26 3BD

Ground floor side and rear extension

**No Comment**

**21/00087/AS**-Unit 2, Wissenden Corner, Wissenden Lane, Bethersden, TN26 3EL

Outline planning application with all matters reserved for the demolition of existing building and construction of two replacement dwellings.

**The Parish Council supports this application**

**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.

**The Parish Council supports this application.**

**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.

**The Parish Council supports this application.**

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.

**It was resolved to support this application.**

**06/2021 Finance**

It was resolved to approve the schedule of payments and the current bank balances

Balances as at 30 <sup>th</sup> January 2021	£
Lloyds Bank - George Field Account	25,788.13
Lloyds Bank – Treasurer`s Account	55,216.57
Co-op Account	20,038.59

**INCOME**

Lloyds Bank Interest	0.23
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**EXPENDITURE**

C Tearle (Salary Dec)	1,102.59
C Tearle (Salary Jan)	1,102.39
C Tearle (Dec/Jan Expenses)	97.54
HMRC – PAYE	815.00
Countrywide George Field (Jan)	295.51
Countrywide (Jan)	225.01
All Clear Services (Dec)	736.68
All Clear Services (Jan)	212.85
Hallet & Co (Tennis Club Lease)	726.00
Zoom Video Communications	14.39
USSL (Car Park Bay Marking)	900.00
Information Commissioners Office (Annual Fee)	40.00
fgs agri (Flood Clearance)	720.00
Parish Online	32.40
Countrywide George Field (Feb)	295.51
Countrywide (Feb)	225.01
Fairshare Kent	378.45

**07/2021 Twinning - Gruson**

The Parish Clerk gave a resume of the progress to date. Apart from email traffic between ourselves and Gruson, the Chairman and the P/Clerk had initial talks via Zoom recently with the Mayor and his secretary. Next week at the request of the French, the P/Clerk will be having discussions with Mayor`s secretary ahead of their council meeting.

There has been a great deal of interest shown in this project to date with High Halden Parish Council expressing a desire to join the twinning with us and prepared to put in start-up funding. Gruson are happy with this idea. Bethersden Primary school is also keen on the idea.

**08/2021 Housing Group Report**

Cllr K Brannan reported that in his view ABC had not been very helpful. There had not been any progress made, therefore in the circumstances their little point in pursuing the proposal for a development on the field to the rear of the village hall.

The Parish Clerk has been asked to write to S Cole the Head of Planning at ABC. Cllr K Brannan is to forward papers relating to this matter to Cllr J Blanford (ABC) who will consult with Jo Russel (ABC) and revert to the Parish Council.

**09/2021 The George Public House Car Park**

The Chairman gave an update. (Please refer to appendix A)

**10/2021 The George Field Attenuation Tank**

Progress cannot be made until ABC appoint a drainage officer and we can get that person out on site. Cllr J Blanford is monitoring this situation.

**11/2021 Items for the Next Agenda**

Housing Group and the Playground survey

**12/2021 Date of the Next Meeting**

This will be on Wednesday 10<sup>th</sup> March 2021 at 1900hrs by Zoom.

**13/2021 Exclusion of the Public**

It was resolved 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.

**14/2021 Matters Pertaining to the Information Commissioner`s Office and Appeals Tribunal**

It was resolved to maintain the Council`s position.

Appendix A**CHAIRMAN`S REPORT****George Field**

The transfer of the land paperwork - nothing heard

**St Margaret`s Churchyard**

The project and papers are complete and the final accounts have been settled

**Village sign**

Preparations are being made for repair and refurbishment. The new oak post has been purchased by the council. We are very grateful to Mr Marc Stevenson who is helping with this project and has today offered to renovate the sign "We'll do it as part of our Gift to the village. Cheers Marc". I have expressed the Councils thanks for his kind offer.

**Bethersden Stream**

The stream between the School Road culvert and beyond, has coped very well with the heavy rains of this month with the water flowing very efficiently away to Lamberden Woods

**Baileys Fields**

Baileys Fields have suffered severe flooding 4 times since Christmas. During Storm Bella 28<sup>th</sup> December 780,000 litres of water were carted away not counting the volume Kent Fire & Rescue - at one time two appliances - pumped, all through the day into the night to pump the water over the brow down to Forge Corner. The resident`s houses were sitting in the middle of a lake. with water getting into the houses as well as around them. The parish Council arranged the attendance of a tanker on one occasion as the house holders did not have immediate attention of help from Kent Highways and their service went home before 5pm. "Our tanker" continued to late evening.

KCC declined to compensate the PC for the tanker hire costs as they had not authorised the work.

The parish council made strong representations to the Kent Highways about the general flooding situation. A highway engineer promptly attended and accompanied by the chairman & Mrs Fensome,

walked through - checking the drains and connections - from Baileys Fields to the School Road culvert. Attention is required in the rear gardens at Ashford road and Forge hill junction and rear of Forge Fields properties.

We are grateful that KCC Highways are now attending with contractors to replace and repair the drains along the A28 at Baileys Fields towards the village

The Baileys Fields householders are in great distress about the considerable continuing flood water damage to their properties from the constant flooding.

#### **The Development of The Beeches**

Still nothing has been heard from Ashford Borough Council about the development matter referred to Ashford Borough Council Planning Committee.

#### **The Street**

During Storm Bella the properties to the North of The Street also suffered flooding and the cause of this is being researched.

#### **The Village Hall and The Dene**

Complaints were also received regards flooding of the Village hall and The Dene with water coming through from the Beacon Field.

#### **St Margaret's Place Section 106**

The Section 106 monies is going through its processes in Ashford Borough Council prior to its release for the Graveyard and the Cricket Club.

#### **Bears Lane Development Section 106**

Nothing heard from Ashford Borough Council

#### **Bethersden Community Neighbourhood Support.**

##### **The Fab Five**

The community Neighbourhood Support group are helping up to 15 families and 10 older people each week. Their pastoral efforts continue too, thanks to the amazing team and volunteers here in the village. Today they delivered a 'perk up' bag to all those on our extended list, about 125 of the elderly and most vulnerable in the parish, they really hope that this will be the last one. Their efforts will then be directed to organising some community events when the time is right later this year, fingers crossed again. The Parish Council is funding the purchase of foods supplies from Fare Share

**Farm Watch** communication with rural dwellers continue to be a positive asset with successful recovery of goods and sanctions for offenders.

Nothing heard from Ashford Borough Council

#### **Bethersden Community Neighbourhood Support.**

##### **The Fab Five**

The community Neighbourhood Support group are helping up to 15 families and 10 older people each week. Their pastoral efforts continue too, thanks to the amazing team and volunteers here in the village. On Wednesday 10th they are delivering a 'perk up' bag to all those on our extended list, about 125 of the elderly and most vulnerable in the parish, they really hope that this will be the last one.

Their efforts will then be directed to organising some community events when the time is right later this year, fingers crossed again. The Parish Council is funding the purchase of foods supplies from Fare Share

**Farm Watch** communication with rural dwellers continue to be a positive asset with successful recovery of goods and sanctions for offend

#### **Appendix B**

Cllr A Pickering (ABC)

ABC is now involved with the new border facilities in Ashford. Currently they are now busy recruiting the staff which includes many vets. Employees will be working 24/7 shifts.

Currently most ABC employees are working from home. The waste collection service is still working in these weather conditions.

Cllr Pickering also pointed out that at the moment our Borough Council Ward, Weald Central, has 40% of all of ABC's gypsy sites and is now reviewing its policy about them.

Cllr J Blanford (ABC)

The Kent Crime Commissioner recently met with ABC councillors. In the last few years an additional 7000 more police have been employed.

Mr Simon Cole is now head of ABC planning.

Cllr Blanford will deal with the attenuation tank in George Field once ABC have employed a new drainage officer.

Mr Robin Draper

Raised the issue of the recurring problem of the surface of The Street and the blocked drains.