

BETHERSDEN PARISH COUNCIL

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Minutes of the Bethersden Zoom Council Meeting held on the 10th March 2021 at 1900hrs.

PRESENT

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

IN ATTENDANCE

Cllrs J Blanford (ABC) and J Pickering (ABC) plus 5 Members of the public.

Reports

Please see Appendix B

15/2021 Apologies

Cllrs P Boyd and C Simkins (KCC)

16/2021 Chairman`s Opening Remarks

Please see Appendix A

17/2021 Declarations of Interest

Cllr K Mitchell (OSI)-Minute No.19/2021(c) 21/00167/AS

18/2021 Clerk`s Report

- a) The village sign has been repaired and is back in position. Our thanks goes to all concerned.
- b) ABC have decided to pay a one off transitional grant to replace the removal of the Concurrent Grant and Council Tax Support Grant. For Bethersden this will be £547.00 payable in April 2021.
- c) One of the goal nets at the recreation ground has been stolen as a result none will be left up in future.

At this point Cllr P Buss left the meeting

19/2021 Planning

- a) Permitted Planning Applications

20/00015/AS-Mannering Green Fm, Old Surrenden Manor Rd, Bethersden, TN26 3DJ

Erection of a 3bay cart shed.

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

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

b) Discharge of Conditions

18/00529/CONB/AS-Star Farmhouse, Wissenden Green, Bethersden, TN26 3EW
Discharge of condition 3 & 10.

c) Refused Planning Applications

20/01593/AS-Land between Tawny Owl Barn and Spitfire Oast, Smarden Fd, Bethersden
Change of use of land for the siting of gypsy mobile home.

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

d) To Consider the Following Applications

21/00167/AS-Pilgrims Rest, Old Surrenden Rd, Bethersden, TN26 3DJ
Proposed relocation of the stables building, together with (retrospective) ancillary service and preparation area, access, rainwater harvesting tank and landscaping.

The Parish Council recommends refusal. The access is contrary to previous planning applications which required an access further away from the existing private dwelling to be used. The use of this entrance is not suitable for use of lorries and cars passing so close to the bungalow whose resident of a shift time health worker. This planning application masks the fact that there is a further existing entrance a short distance West from the proposed entrance, but is not shown on the application. The site and its proximity to the neighbouring properties will cause environmental issues. The whole site problem is compounded by what we term as “industrial creep”, by continual individual applications mask the overall, over development of the rural site. It is noted that a manure heap close to the neighbours boundary which must surely be contrary to either planning and/or environmental regulations likely to cause distress to neighbours from flies and smell.

This is but one of several applications on this site recently, with some of the conditions of previous permissions not yet met. It is recommended that the entrance nearest the Bungalow should be closed off.

Should Officers recommend, approval then we would like this application “called-in”.

21/00314/AS-Forgefield Oast, Church Hill, Bethersden, TN26 3AQ
Proposed replacement garage

The Parish Council supports this application

21/00354/AS-Tuesnoad Grange, Tuesnoad Lane, Bethersden, TN26 3EH
Outdoor swimming pool

The Parish Council supports this application

21/00355/AS-Chaldon, Ashford Rd, Bethersden, TN26 3LB

Demolish existing garage, erection of 2 bay cart style garage with dormers, roof light, storage & office space.

Having viewed the proposed plans and we are unclear as to how the proposed new garage will appear in relation to the recently modified house and outbuilding. It would therefore have been helpful to have an elevation provided showing the overall view of the proposal from the A28- does not dominate the street scene as it is indicated on the approved drawing as being 5.8m high.

The Parish Council thinks it should need to be assured that the ridge level presently indicated is much lower and does not dominate the house, and that the provision of 3 roof lights and 2 dormer windows to light the attic space above the garage designated as an office is necessary and not excessive.

21/00371/AS & 21/00372/AS-Newtown, Ashford Rd, Bethersden, TN26 3AP

Proposed two-storey rear extension. Associated case 21/00372/AS.

Proposed two-storey rear extension, internal partition wall.

The Parish Council supports these applications following the redesign of the extension to the rear of the property and preserving the street scene the Parish Council is now supporting this application.

A note should be made that the surface drain for the Forge Hill and A28 properties to Kiln lane passes through an open channel to the rear of the property.

21/00384/AS-Lencroft, Ashford Rd, Bethersden, TN26 3BD

Erection of a single storey side extension. Re-submission of 21/00050/AS.

The Parish Council recommends refusal because it remains much the same as for the previous scheme and we think is still out of scale and dominates the existing modest bungalow. There is no reason why the eaves heights and ridge heights of the extension should not be the same as the existing house, and that the excessively large garage area and attic volume needs to be reduced significantly for the proposal to appear acceptable in this prominent location.

20/2021 Finance

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

Balances as at 1 st March 2021	£
Lloyds Bank - George Field Account	25,788.33
Lloyds Bank – Treasurer`s Account	52,112.42
Co-op Account	20,038.59

INCOME

Lloyds Bank Interest	0.20
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EXPENDITURE

C Tearle (Salary Feb)	1,102.59
C Tearle (Feb Expenses)	36.50
Countrywide (George Field Mar)	295.51
Countrywide (Mar)	225.01
Action with Communities in Rural Kent	80.00
Business Stream (Waste Water)	18.30
The Play Inspection Company	166.80
FareShare Kent C.I.C.	639.45
Leo Lyons Digital	180.00
Bethersden Tennis Club (Moss)	151.98

21/2021 Bethersden Community Group (Fairshare)

The scheme restarted in November 2020 with support from The Peter Adams Trust, Ward Councillors the Parish Council and fewer deliveries were made but more was required on each drop.

The scheme will cease to operate at the end of March and three months later destroy all personal data acquired under the Data Protection Regulations.

The Council expressed a Vote of Thanks to all involved.

22/2021 Bethersden Tennis Club

Members were informed that the Chairman and the P/Clerk were waiting to have a meeting with representatives from the Tennis Club to discuss the report submitted before doing anything. In the meantime a reminder needs to be given that no work involving cost to the Parish Council must be carried out without Parish Council authority.

23/2021 Twinning (Gruson France)

Work is continuing with a meeting shortly with representatives of High Halden Parish Council.

24/2021 A28 Working Group

Work in progress

25/2021 Housing Group Report

The Parish Council has agreed to drop any further work on a scheme to develop the land next to the village hall. Cllr K Brannan was authorized to write to Mr Whittle informing him.

26/2021 Children`s Play Area

Cllrs K Allen and S Buckman gave an update on the progress to date after their work with their on-line campaign. The views of the Parish Council will be sought for their preferred option at the next Council Meeting, and then an exhibition will be held at the next Parish Meeting.

27/2021 Action with Communities in Rural Kent

It was resolved to continue membership.

28/2021 Date of the Next Meeting

This will be on Wednesday 12th April 2021 at 1900hrs by Zoom.

29/2021 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.

30/2021 Matters Pertaining to the Information Commissioner Office and Appeal Tribunal

Following on from the Council decision at the last meeting the Parish Chairman and Clerk updated Members on the progress to date.

The Council resolved that they were happy with developments to date and delegated to the Chairman and Clerk all decision making authority to progress the issues involved. An update will be given at the next meeting.

APPENDIX A

CHAIRMAN'S REPORT

Leslie Rye

Leisley was Clerk to this council for a long time and has been quite poorly recently and is now in the Kent and Canterbury Hospital – I propose that we send her our good wishes and a bouquet of flowers

George Field

The transfer of the land paperwork - nothing heard

Village sign

Now re-erected thanks to Cllrs Phil Buss, Philip Boyd Gareth Burnett and Marc & Tony Stevenson who painted put the components together at no charge to the parish – thank you.

A second casting of the village sign is I understand in the village hall and we may wish to erect it somewhere else in the village

Bethersden Stream

The owner of a property has been in contact and the council is meeting him next week regards the short length of the stream in their back garden, that is silted up, with a request for it to be cleaned out. An offer of assistance has been given. A contractor has agreed to attend next week. The resolution of this depends on approval of the parish council

This channel carries the surface water from Kiln Lane, A28 properties, Forge Hill through into the Bethersden Stream at the rear of Forge Fields. The Environment Agency has looked at the stream but the council has not had any proposals

Baileys Fields

Baileys Fields Further reconstruction work has taken place on the side of the road in front of Baileys Field to repair a “bellying” of the old pipe. It is sincerely hoped that, with the replacement work on the North side of the A28 this will help to prevent flooding in the future. The parish council is very grateful to Jo Davies and Phillip Chapple of KCC Highways who have overseen this work KCC has been approached to claim back the cost of the previous tanker hire – nothing heard yet.

The Development of The Beeches

Still nothing has been heard.

The Street

A meeting with Cllr Buss and affected occupiers from recent flooding has been held. Pipes and ditches were investigated and restricted flow points identified. Land owners downstream of the properties

have been approached and have given positive responses regards them clearing out the stream adjoining their property where it is impeding water flow. It is hoped to clear out the stream to the Norton Lane. The council is grateful for Cllr Buss's efforts in negotiating this work.

The Village Hall and The Dene

Consideration is being given to find a way of mitigating the surface water flow from the land above the Village Hall to prevent damage to the Hall and properties in the Dene. Possibly a shallow ditch along the boundary to take the water away each side of the site.

A complaint has been logged with KCC Highways regarding the surface of The Street and the blocked road gully', the council has had no response. It is noted that the surface work was logged onto the HIP plan quite a while ago.

St Margaret's Place Section 106

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

Bears Lane Development Section 106 monies

Nothing heard from Ashford Borough Council

Bethersden Community Neighbourhood Support.

The Fab Five

The Parish Council is funding the purchase of food supplies from Fare Share.

They write "We are planning on stopping all support by the end of March and will communicate this to the village in the middle of the month. We have discussed disconnecting the phone, destroying sim card with any personal information and shredding any lists we have. We have enough funds to cover the March expenses for FareShare and then we will have spent most of the grants we have received.

KALC

- Minutes have been circulated
- ABC had been threatened with losing its planning function ('competent authority status') to PINS because of shortcomings
- New secretary Mrs Cowperthwaite, Assistant Clerk at Great Chart and Singleton Parish Council (one of the largest Parish Councils in Ashford), was the only applicant and was appointed to the post.
- remote Council meetings are not re-authorized beyond 7th May
- New Model Code of Conduct. The new Model goes beyond the Nolan Principles, which may afford opportunities for constant complaints to the Monitoring Officer. NALC also wants Parish Councils to be accountable to the government Ombudsman, which is presently not the case
- Use of s106 rather than the CIL was recommended at KALC planning meeting; the former would stay with the parish. It was noted that both could be available

APPENDIX B

Cllr A Pickering

UK border control has now started at Sevington with 23 people and is shortly to go live with Dover. Ashford is still the lowest Community Charge Authority in Kent and managed to maintain its services during the last year. It is also the best recycling authority in Kent.

The ABC planning department is being reorganized under a new head.

Cllr J Blanford

The waste collection service is shortly to go out to retendering.

Discovery Park with its new sports and leisure facilities at Chilmington is on track.

S106 issues have come to the fore and a group is to be set up to involve parish and town councils in the decision making process.

The nutrient issues in the Stour Valley catchment area might have an impact on the 5 year housing supply.