

# Bethersden Parish Council

Parish Clerk: Mr Colin Tearle Sunny Lawns Densole Lane Densole CT18 7BL  
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## Minutes of the Bethersden Parish Council meeting held on the 13<sup>th</sup> July 2022 at 1900hrs in Bethersden Village Hall.

### 61/2022 Reports

Please see Appendix A

### 62/2022 Present

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

### 63/2022 Attending

PCSO L Jones and 4 members of the public.

### 64/2022 Apologies of Absence

Cllrs P Boyd, A Pickering (ABC) and J Blanford (ABC)

### 65/2022 Minutes of the Meeting held on the 8<sup>th</sup> June 2022

It was resolved to approve and sign these.

### 66/2022 Declarations of Interest

None

### 67/2022 Planning Applications

a) The following applications have been permitted

**22/00573/AS**-33 Forgefield, Bethersden, TN26 3BL  
Proposed two storey extension including removal of garage.

b) To consider the following applications

**22/00875/AS**-Land opposite Mill House, Fridd Lane, Bethersden, TN26 3DB  
Change of use and proposed erection of a detached two storey dwelling; detached double garage with garden store, installation of solar PV panels on both garage and dwelling, associated access and landscaping works.

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

**1. The site in question was considered during the Neighbourhood Plan process, and while not recommended for development does have a location that could provide housing for the village alongside the existing modest small scale Bateman Corner cottages.**

**2. The proposal for a single wide frontage large house and garage Members think would be out of scale in this setting and given that the ridge height is**

almost 8m, Members also think the current proposal would be unnecessarily prominent in the landscape.

3. Members would prefer a lower scale form of development and perhaps 2 or even 3 smaller 2 storey dwellings which would meet the present requirements of the village as identified in the Local Housing Needs survey and have a greater chance of providing "affordable" forms of dwellings.

4. Members think they should therefore support the land use change for housing but oppose the current proposed house and garage.

**22/00942/AS**-Sandford, Smarden Rd, Bethersden, TN26 3HE  
Proposed single storey garden store.

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

**22/00972/AS**-New Barn Fm, Pluckley Rd, Bethersden, TN256 3EU  
Proposed erection of three new dwellings including landscape/biodiversity enhancements and demolition of existing barns. (Utilising fall back position of deemed consent 21/01920/AS).

**Whilst the Parish Council resolved to support this application, Members thinks the following need addressing:**

- a) **Sight Lines at the end of the access drive at its junction with Pluckley Road present a traffic hazard and further vehicle movements would increase the risks.**
- b) **Adequate Garden area for each property is required.**
- c) **Possible overlooking issues from neighbouring – to be – developed properties.**

**22/00975/AS**-Bat Roost Barn, Ashford Rd, Bethersden, TN26 3LF  
Addition of rear balconies.

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

**22/00980/AS**-London House, The Street, Bethersden, TN26 3AD  
Proposed four bedroom house with garaging.

**The Council resolved to oppose this application on the grounds of:**

- a) **Back land development**
- b) **It will overlook the neighbouring properties**
- c) **It is in a conservation area as defined in the nominated Bethersden Design Statement and Parish Plan.**
- d) **The access to the site is over the right of way owned by Box Cottage and NOT in the ownership of the applicant, which could cause damage to its surface during construction and afterwards and vehicle congestion both during and after construction.**
- e) **It is over development.**
- f) **The junction access site line onto The Street from the proposed development needs to be suitable to meet the needs of the additional traffic.**

**22/00989/AS**-Lazy Meadow Fm, Smarden Rd, Bethersden, TN26 3HE  
Prior notification for the change of use of agricultural building and land within its curtilage to a dwelling house and associated operational development.

**Whilst this is a planning application for a change a use for an agricultural building, the recent planning application 21/2028/AS granted a driveway for this building granted for agricultural use only. The planning officer`s attention is drawn to condition 3 in the grant of permission that should the agricultural use cease within 10 years this track should be removed and land restored.**

**22/00995/AS**-Little Oak Fm, Ashford Rd, Bethersden, TN26 3BQ  
Application for the relocation of an agricultural and domestic access, closure of access along with landscape improvements to the setting of Ancient Woodland.  
**It was resolved this application to support**

**22/01000/AS**-The Haven, Kiln Lane, Bethersden, TN26 3BA  
Change of use of Annex to separate dwelling by sub-division of existing dwelling into two dwelling.  
**It was resolved to support this application.**

### **68/2022 Chairman`s Report**

A telephone conversation was held between County Councillor Charlie Simkins and the Chairman regards A28 matter of the Kent County Council officer`s response to a Speed Indicator Device and a possible solution for the safe crossing of the A28 - their replies have been circulated to members.

Further welcome exploratory works have been carried out on the surface water drainage by contractors on behalf of KCC Highways - a request for information to be shared with the Parish Council and public has been made.

The problem with the unacceptable drainage of the tennis clubs new court surface is still not resolved. The contractor has pressure washed the new surface but in wet situations the water still lies on the surface. The tennis club has been complaining that it is losing its revenue from tennis courses run by the new coach.

There is still no resolution regarding the net posts on the perimeter of the cricket pitch. Ashford Borough Council has not yet held a planning meeting to decide the matter. The planning application was made 18th November 2021.

A meeting with Ashford Borough Council planning regards the graveyard extension – the planning officer is indicating that he requires a large boundary between the hedge, tree and the graves, to prevent root damage. It is frustrating that this elongated process has taken years to resolve and get the graveyard in a useable form.

The boundary transfer of The George Field is still uncomplete, Representation from the solicitor of George Grove developer is still awaited.

A list of Parish Assets has started to be prepared.

Nothing has been heard regards the plaque for the Jubilee monument – time has passed and it may be more appropriate to abandon this enterprise and allocate the funds to current enterprises.

Concerns regarding the re-equipping the community Defribs still continues - parts are very difficult to locate

Investigation into the possible provision of a monitored CCTV system with ABC for the recreation field following vandalism has started.

KCC has been asked to repair and realign the road signs at the top of School Road

## 69/2022 Finance

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

<b>Balances as at 02/07/2022</b>	<b>£</b>
<b>Co-op Account</b>	<b>20,038.59</b>
<b>Lloyds Bank – Treasurers Account</b>	<b>34,548.90</b>
<b>Lloyds Bank – George Field Account</b>	<b>21,128.01</b>
<b>INCOME</b>	
Bank Interest	0.18
Bethersden Tennis Club (Annual Rent)	4093.50
<b>EXPENDITURE</b>	
C Tearle (Salary June)	995.30
C Tearle (Expenses June)	74.41
HMRC (PAYE)	852.00
All Clear Services (May)	368.64
Countrywide (July George Field)	310.28
Countrywide (July Rec Grnd)	236.27
Zoom Video Communications	14.36
Leo Lyons Digital	150.00
MMP Accounting Solutions	126.00
Best Host (SSL Cert)	24.00
Rialtas (Annual Support & Maintenance License)	154.80
All Clear Services (June Payment)	326.00
Business Stream (Water) - D/Debit	27.72
Southern Electric – D/Debit	812.75
TK Max	9.99
Bethersden Community Cinema	583.00

## 70/2022 Minor Assets Register

It was resolved to set up a Minor Assets Register after it became apparent during the preparation for the Jubilee celebrations that there were items (Parish Council property) that were used which are being stored at a number of sites. This needed to be collated.

### **71/2022 Bethersden Village Hall**

- a) It was resolved to appoint Cllr K Brannan to replace Cllr J Crannis to the village hall committee. Members thanked Cllr J Crannis for the many years of service she had given.
- b) It was resolved to donate £583.00 to the Bethersden Community Cinema to upgrade the sound system of the village hall which would also improve the sound quality of the films shown.

### **72/2022 A28 (Cllr K Brannan)**

A wide ranging discussion was had regarding the lack of progress regarding the lack of provision of a pedestrian crossing.

### **73/2022 Recreation Ground**

- a) The Council has not yet received the necessary information to evaluate following last month`s request to ask Cllr A Pickering and the Parish Clerk to look into the feasibility of setting up CCTV cameras to assist in identifying those causing the ongoing vandalism.

It was decided to do nothing for the moment and monitor the situation.

- b) It was resolved to request the Tennis Club to put up the notices that point out the MUGA court availability to the general public as it is required to do under the terms of the lease. Cllr K Brannan is to send to the P/Clerk a redesigned colour chart for sending on.

### **74/2022 Date of the Next Meeting**

This will be on Wednesday 14<sup>th</sup> September 2022 in Bethersden Village Hall at 1900hrs.

### Appendix A

Cllr J Blanford (ABC)

Planning Consent was given for Chilmington Secondary School in June. Improvements have been made to the access and parking. A new roundabout and access road from the A28 have to be completed before the school is opened possibly in 2024. The junction between Chilmington Green Road and the A28 will be closed. There are still issues with conflicting traffic using Mock Lane to reach the Primary School and the Secondary School but these will have to be sorted out nearer the time of opening. Although some colour has been added to the end of the school building. I am still disappointed that the frontage is so drab. However, I am told that the prefabricated panels from which the school will be built only come in a limited colour palate.

ABC is launching a new computer system called Arcus. This will replace the existing computer programme we all know and love so well. Two training sessions have already been postponed due to gremlins in the works. I can't say I welcome this new system but I suppose I will get used to it. It will be available to Parish Councils and residents.

The Possingham Farm application on the A28 is likely to come to the Planning Cttee in August. I will speak about it at the planning meeting but am unlikely to be able to vote as I have expressed my views in public. I believe the recommendation is for refusal.

The Wates appeal on Limes Land at Tenterden: ABC decided to challenge this Inspector's decision to grant this appeal on various grounds including a difference of opinion on the 5 year land supply issue. Before you can go to Judicial Review you have to get permission from an independent judge. Unfortunately, the judge did not give permission. After careful consideration the Council has decided not to go further in this matter as the chances of success were always very small. It should be borne in mind that the Council has refused this application twice and opposed Wates' appeal. It fully understands the feelings of Tenterden people on this matter.

Stodmarsh: the Wates appeal decision throws light on the Stodmarsh issue which, you will remember, involves pollution by phosphates and nitrogen through agricultural run-off and domestic waste getting into the River Stour which flows through the internationally important Stodmarsh wetlands site near Canterbury. ABC is pressing ahead with mitigation measures involving buying a site on which reed beds can be developed for cleaning water from the Stour. It is also working with developers for individual arrangements for larger scale developments. Unfortunately, as development cannot currently take place in the Stour catchment area mostly east of Ashford developers see the opportunity of applying for permission in the west of the Borough on sites not included in the Ashford Local Plan and hoping that, as Ashford has to maintain its 5 year housing supply land, that permission will be granted.

Yesterday I attended the Kent Design workshop held at the Turner Centre, Margate. The subject was garden communities. The presentations showed Ebbsfleet (12,000 houses) developed as five village-types. I was impressed with the character and design work and also (since it is built on the site of the erstwhile quarry) the ability of having undercroft car parking for buildings such as supermarkets. Presentations were also given on Heathlands, Lenham (5,000 houses) and Otterpool, Folkestone (10,000 houses). Dan Daley from ABC talked about Chilmington Green and the South Ashford Garden Community as a whole and the opportunities of bringing new and existing residents together through developing cultural and art activities.

I am sorry that there is not more about Bethersden in this report but most of the issues do have a bearing on Bethersden.

PCSO Luke Jones

He reminded Members that at present there were only four PCSO`s covering the Ashford Borough Council area.

There were not too many issues in Bethersden at present.

He reminded people to be careful about leaving windows open in this hot weather as in general rural crime was increasing.

In the future neighbourhood policing might change, something that will be determined in January.

