

# Bethersden Parish Council

Parish Clerk: Mr Colin Tearle Sunny Lawns Densole Lane Densole CT18 7BL  
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## Minutes of the Bethersden Council Meeting held on the 12<sup>th</sup> October 2022 at 1900hrs in Bethersden Village Hall.

### Reports

Please see Appendix A

### 95/2022 Present

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

### 96/2022 Attending

Cllr J Pickering (ABC) and 5 members of the public

### 97/2022 Apologies of Absence

Cllrs P Boyd, P Buss, G Burnett and J Blanford (ABC)

### 98/2022 Declarations of Interest

Cllr A Boyd Minute No; 100/2022(a) PA/2022/2244 (DPI)  
Cllr K Brannan Minute No: 100/2022(a) PA/2022/2371; PA 2022/2375; PA 2022/2513 (DPI)  
Cllr S Buckman Minute No:111/2022 (DPI).

### 99/2022 Minutes of the Meeting held on the 28<sup>th</sup> September 2022

It was resolved to approve these following changing S Buckman to K Brannan in Minute No:82/2022 (PA/2022/2077)

### 100/2022 Planning Applications

- a) To consider the following applications

**PA/2022/2244**-The Beeches, Ashford Rd, Bethersden, TN26 3AS

Variation of condition 8 (details of drainage works) of approved planning Application 18/00251/AS (provision of four detached, three and four bedroom dwellings, with garaging/carports and amenity curtilages). We are proposing a new surface water drainage proposal that follows the surface water drainage by utilising onsite filtration rather than discharge into the public sewer network.

**It was resolved to object to this application as there are serious issues linked to poor drainage on the site which are well known and as yet unresolved. These proposed drainage tanks empty into the existing pond drainage pipe to the ditch at the rear of Baileys Fields which ultimately flows through the garden of 6 Bailey Fields to the A28 area where serious flooding occurred five times during 2021.**

**PA/2022/2304**-Rose Cottage, The Street, Bethersden, TN26 3AD  
Repair to water damaged beam.

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

**PA/2022/2322**-Burnt Oak Fm, Ashford Rd, Bethersden, TN26 3BQ  
Proposed single storey rear orangery extension.

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

**PA/2022/2416**-Old Chequer Tree Fm, Chequer Tree Lane, Bethersden, TN263JR  
Lawful Development Certificate – Existing – Single static caravan/mobile home, ancillary use to main home.

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

**PA/2022/2375**-Little Surrenden, Ashford Rd, Bethersden, TN26 3BG  
Erection of four replacement dwellings following demolition of existing dwellings and buildings and reconfiguration and extension to one existing dwelling on site.

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

**PA/2022/2437**-Melville House, The Street, Bethersden, TN26 3AE  
Replacement outbuilding garage.

**It was resolved to support this application**

**PA/2022/2545**-Vitters Oak, Agricultural Buildings at, Old Surrenden Manor Rd, Bethersden, TN26 3DW  
Section 73 application for the variation of condition two of planning permission 21/01746/AS.

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

*At this point Cllr A Boyd and K Brannan left the meeting*

**PA/2022/2269**-Wissenden Lodge Fm, Holiday Lets At, Wissenden Lane, Bethersden, TN26 3EJ  
Replacement holiday accommodation.

**It was resolved to support this application**

*At this point Cllr A Boyd re-joined the meeting.*

**PA/2022/2513**-Land to the west of Forge Hill  
Erection of four residential homes and two bungalows, associated access, parking, landscaping.

**It was resolved to object to this planning application as this parish is in need of affordable homes as highlighted in our aborted Neighbourhood Plan.**

**PA/2022/2371**-Tyde Brook Fm, Wissenden Lane, TN26 3EN

Lawful development certificate – Existing – for the use of land for the siting of a residential mobile home.

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

*At this point Cllr K Brannan re-joined the meeting.*

The following applications have been approved

**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.

**22/00989/AS**-Lazy Meadow Fm, Smarden Rd, Bethersden, TN26 3HE

Change of use of agricultural building and land within its curtilage to a dwelling house and associated operational development.

### **101/2022 Chairman`s Report**

KCC regards the Speed indicator device - a face to face meeting is being arranged for the week commencing 24<sup>th</sup> October 2022, with the KCC officer in charge of the SID's in Kent

Regards the safe crossing of the A28 - Nothing further to report.

Exploratory works on the Bethersden Stream by the Environment Agency, nothing further to report

KCC Highways has been supporting the community by making extensive remedial works on the A28, replacing pipe works. The EA and KCC are to extend their scope to investigate the drainage system in the area North of The Street. These residents have now asked to be included on the main body of discussion and investigations with KCC on the A28 and the Bethersden Stream with the Environment Agency

A great deal of concern has been raised in the Baileys Fields area. The developer of The Beeches has applied for changes in the drainage systems planned for the site, but it is reported that drainage works into the ditch to the rear of Baileys Fields has started causing concerns that extra water would be introduced aggravating the flood risk to the area of Baileys Fields. This matter has been referred to the Environment and KCC Highways drainage departments.

The problem with the unacceptable non-drainage of one of the tennis clubs new court surfaces is still not resolved. The contractor is awaiting the report from the tarmac suppliers but has made it clear that they accept the surface is not fit for purpose and they will stand by the correction of the matter.

Mischief continues in the village, intrusions to ladies' events in the village hall, road closed signs being erected on roads that are not closed causing bus diversions and so it goes on and on. The roof of the pavilion is so badly damaged that many tiles are needing to be replace and lead is now missing. A quotation for the emergency repairs has been obtained. The Police have recommended anti-climb paint and fence spikes being placed on the perimeter of the roof, all this at extra cost to the community tax.

Investigation into the possible provision of a monitored CCTV system continues. Two youths went into the village hall while a class was being held and made a pest of themselves until they were locked out. Youths put out a road closed sign at the end of the street causing the bus service to stop, turn round and go away- a continuing waste of public services. The fire extinguisher at the pavilion has been replaced at a cost to the

community of £58 – great fun for the youths but again at public expense from the Parish community charge.

The graveyard extension costs to be resolved at this meeting.

The boundary transfer of The George Field - nothing further to report. Yet again the fence has been hit and posts bent – this has been repaired by the parish handyman.

The George Field attenuation tank despite years of communication, the matter stands as it did at the last meeting. We await a meeting with ABC and their officers, a further written report prepared for ABC from October 2013 supporting the Parish Council's position have been forwarded to ABC.

No further reports regarding the future of the George Public House

Consideration needs to be made regarding the purchase of a replacement defibrillator.

ABC have not removed the obscene graffiti from the rear of the youth shelter or on the tarmac on the carpark

The road through Lambden Woods, Wissenden Lane is still not repaired.

Looking forward into the Winter months and the expected stress on our community both economically and socially, should we be looking to assist the vulnerable in our community?

A councillors Conference is being held at Ditton Community Centre. It is appropriate for the Parish to submit a KALC AGM November resolution re. speed / safety matter - to be discussed later in the meeting

### **102/2022 Clerk`s Report**

We have received the following street naming suggestion for the development at Stone Green Nurseries, Bethersden. This is Stone Green. Members were happy with the suggestion from ABC.

### **103/2022 Finance**

a) To approve the schedule of payments and bank balances shown in appendix A.

<b>Balances as at 02/10/2022</b>	<b>£</b>
<b>Co-op Account</b>	<b>21,128.01</b>
<b>Lloyds Bank – Treasurers Account</b>	<b>67,539.64</b>
<b>Lloyds Bank – George Field Account</b>	<b>17,584.70</b>
<b>INCOME</b>	
Bank Interest	0.75
ABC Precept	21000.00
<b>EXPENDITURE</b>	
C Tearle (Salary Sept)	995.30
C Tearle (Expenses Sept)	72.78
HMRC – PAYE	746.40
Kent County Playing Fields Ass	20.00
Countrywide (Oct George Field)	310.28
Countrywide (Oct Rec Grnd)	236.27
Zoom Video Communications (Sept)	14.36
Bethersden Village Hall (C/Meeting)	25.00

- b) To appraise the Parish Clerk of any proposed budget plans ahead of setting the budget.
- c) A discussion followed with various ideas floated around.

#### **104/2022 Recreation Ground**

- a) CCTV – To review the situation in view of the recent vandalism and the need to protect our assets and the public. A report was given on the current progress being made.  
Following vandalism and damage to the roof and cowl of the pavilion it was resolved to proceed with repairs on the basis of the quotation from Bridgeland as this is an emergency issue. A delay in waiting for three repair quotes would cause an unacceptable risk of water ingress damage to the building.
- b) To review the situation with the new tennis court surface.

A refund is currently being negotiated before the situation on the ground is corrected. Discussions also followed about how the tennis club are using playing times outside the agreed times allocated for tennis on the MUGA. The Parish Clerk was asked to write to the tennis club pointing this out.

- c) To discuss future provision for the children`s play area next to the tennis courts. Although a quote has been received from the preferred company Members requested two more quotes.

#### **105/2022 Bethersden Churchyard**

The Parish Clerk is still awaiting a response from St Margaret`s PCC to a request for information.

#### **106/2022 George Field**

It was decided to defer for six months a proposal to construct a shelter in the field as a memorial to the late Queen Elizabeth II.

#### **107/2022 Twinning Gruson**

Following a public meeting on the 3<sup>rd</sup> October it was resolved not to go ahead.

#### **108/2022 A28 Speed Review**

A meeting has been arranged with KCC Highways personnel to attempt to resolve the apparent impasse at the moment.

#### **109/2022 Date of the Next Meeting**

The next scheduled meeting will be on Wednesday 23<sup>rd</sup> November 2022 in Bethersden Village Hall at 1900hrs.

#### **110/2022 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.

*At this point Cllr S Buckman left the meeting.*

## **111/2022 Small Works Contract**

Despite approaches to various individuals and companies locally only one applicant has come forward for the position of Village Handyman. It was therefore resolved to accept this candidate and not conduct a formal council interview with the person concerned. Subject to receiving a satisfactory copy of the applicants Public Liability Certificate, it was resolved to:

- a) To appoint the new contractor
- b) To terminate the current arrangements on the 1<sup>st</sup> December 2022.

### Appendix A

Cllr A Pickering said there was not a lot to report this month, except the proposed meeting for Councillors, Parish Clerks and Chairmen to have a quick briefing on the new computer planning system on the afternoon of Tuesday 8<sup>th</sup> October in the ABC offices.

He also expressed his disappointment that the proposed twinning with Gruson would not now go ahead.