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 23th November 2022 at 1900hrs in Bethersden Village Hall.

Reports

Please see Appendix A

112/2022 Present

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

113/2022 Attending

Cllr J Blanford (ABC), and 8 members of the public.

114/2022 Apologies of Absence

Cllrs P Boyd and K Mitchell.

115/2022 Declarations of Interest

Cllr K Brannan OSI Min No: 117/2022 (a) (PA/2022/2618)
Cllr G Burnett OSI Min No: 117/2022 (a) PA/2022/2679

116/2022 Minutes of the meeting held on the 12th October 2022

It was resolved to approve and sign these.

117/2022 The George Public House

Mr R Draper gave a report on the success of potentially purchasing The George. A price has been agreed with the owner. There is currently £250K available from the government in a match funding grant. To date £200K has come in from other sources and a further £100K is needed to complete the purchase plus associated legal costs and working capital. The project will need a further £46k in grants and are hoping for an input from the Parish Council.
Last Sunday there were aprox. 100 people in the village hall to hear a presentation and a TV interview will be made on Friday 25th November.
The price/share is £500 with a closing date of the 15th December 2022.

118/2022 Planning Applications

a) To consider the following applications

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. (Amendments to include Solar Panels and store/plant room to be incorporated into the scheme and position of the dwelling to be repositioned further north east within the site to allow for a greater separation distance between the existing trees to improve the solar efficiency on the building).
The Parish Council supports this application.

NOT/2022/2597-Brissenden Fm, Ashford Rd, Brissenden Green, TN26 2BQ
Prior notification for proposed erection of fertiliser storage tank.
It was decided to support this application.

PA/2022/2618-Wissenden Corner, Wissenden Lane, Bethersden, TN26 3EL
Proposed single storey extension to connect annex to dwelling, conversion of garage and proposed two storey garage block.
The Parish Council has no objections to this application.

***PA/2022/2716-**Bean Place, Ashford Rd, Bethersden, TN26 3AZ
Extension to and replacement of two stables with associated hardstanding to the south of the yard. No stables to the east.
It was resolved to support this application.

At this point Cllr G Burnett left the meeting
PA/2022/2679-Brook Meadow, Wissenden Lane, Bethersden, TN26 3AJ
Change of use of part of the land for the erection of one detached dwelling with associated landscaping. Revised scheme to application 22/00444/AS.
It was resolved not to support this application as it another example of "planning creep".

NOT/2022/2755-Tearnden Fm, Smarden Rd, Bethersden, TN26 3HE
Prior approval for change of use of existing agricultural building to allow flexible use as workshop, Light units covered under E(g)(iii).
It was resolved to support this application.

PA/2022/2764-Bethersden Business Centre, Unit 5g, Chequer Tree Lane, Bethersden TN26 3JL.
Replacement of lawful scaffold store with general purpose storage building.
It was resolved to support this application.

At this point Cllr G Burnett returned to the meeting
PA/2022/2770-Field End, Gascoigne Rd, High Halden, TN26 3EY
Extension to existing detached garage with store and entrance lobby.
It was resolved to support this application.

At this point Cllr K Brannan left the meeting
PA/2022/2780-The Barn, New Barn Fm, Pluckley Rd, Bethersden, TN26 3EU
Certificate of Lawful Development: Existing – Occupation of the property in breach of an Agricultural Occupancy Condition.
It was resolved to support this application as domestic dwellings with agricultural ties are out of date in today`s world.

At this point Cllr K Brannan returned to the meeting
PA/2022/2847-Etchden Barn, Etchden Rd, Bethersden, TN26 3DS
Retrospective change of use of land to residential amenity (garden) and proposed annex.
It was resolved to make no comment.

b) The following applications have been approved

22/00445/AS-Lakes on land NE of Longs Corner Fm, Bull Lane, Bethersden
Change of use from pasture land to a fishing lake with associated infrastructure including car parking, a pedestrian path around the lake and fishing pegs.

22/01000/AS-The Haven, Kiln Lane, Bethersden, TN26 3BA
Change of use of annex to separate dwelling by subdivision of existing dwelling into two dwellings.

119/2022 Chairman`s Report

I have been asked to keep this report brief as it takes up meeting time.
The chairman attended a face-to-face KALC Finance seminar here at the hall. We were advised of an electronic payment system to avoid the clerk having to send cheques - this will be presented later in the meeting
Recruitment attempts for Flood wardens continues. Recent heavy rains have not brought forward reports of flooding, hopefully this risk has been reduced by the extensive work carried out on the surface drainage systems. KCC Highways have been making considerable investment in repair and replacing drainage pipes on the Ashford side of the A28. A letter of appreciation has been sent. Time will now tell if it is successful
The EA have been asked for a report of the situation on the Bethersden Stream but that is still awaited.
The highways speed meter officer has visited the manufacturers he is said to be happy with the unit but the problem may still remain with placement sites, no solution has yet been offered.
I wish to declare an OSI regards the following matter. - The Ashford Scout Commissioner has given notice to the cub, guides, brownies, and rainbows – over 40 users - at the Scout Hut, that he intends to close and remove the hut after December. This is a very unhelpful proposal to the youth of our community and I will be seeking your observations regards either the community offering to purchasing the old Nissen scout hut or applying for a Community Asset order on it to protect the building for the future use by young people in our community.
A campaign to renovate the Church Bells and Frame is in progress, this is a fund requiring £79000 net, to be created and controlled by the bell ringers to finance the restoration work, funds have already been offered and it is hoped that they have the Parish Councils support.
The pavilion roof was so damaged by vandalism that immediate action was required to secure the building from water damage. On police advice anti climb paint and spikes have

been fixed to the catslide at the rear. A warning notice is fixed on the wall below the spikes. The road hedge will be reduced to expose any mischievous behaviour at this point.
The youth shelter graffiti has still not been removed
The timber trail at the recreation ground was found in parts to be rotten and damaged and to be a safety risk – work has been instructed to repair and replace parts that are required.
The contractor for the tennis court has finally had the report back from the tarmac suppliers who have accepted responsibility for faulty materials. The contractor proposes to again pierce the new surface for sub-drainage and relay yet another layer of new permeable tarmac on the top of the previous surface and temporally paint white lines. Then repaint court colours next spring. Tennis players are complaining of the water standing on the existing enclosed court. Suggestions are that some players maybe travelling to Charing with the tennis coach. Further lighting tokens have been issued.
Requested details have been received from the Parish Church Council regards possible funding request for the cost of the extra survey work that is required within the planning approval condition on the graveyard. This matter will be addressed later in the meeting.
A Christmas tree has been purchased for the church yard and as last year erected in there. It will be picked up on 1st December.
The Fab Five have indicated their willingness to decorate it.
KALC and SICLA has agreed the National Clerks Salary award for 2022-23
The George Community Pub is looking forward to financial assistance when it is successful in the purchase of the Pub

The clerk has received the following email and request from High Halden PC this is following the previous minute - “82/2022 - Planning Applications

“Stevenson Brothers Site – Members were not very impressed with High Halden wanting to put all the social housing associated with the scheme proposed for High Halden, being built in Bethersden. The terms and division of the Sect. 106 is to be determined and will influence Bethersden Parish Councils view regarding supporting the proposal - especially if the money for extra facilities could be CIL which will go to Ashford BC rather than S106 which will be for the parish”

The Clerk has received the following email from High Halden Parish council
My Council would be grateful if you could share the contents of this email with the Chair and other Members of Bethersden Parish Council. Item 82/2022 Planning Applications d) Stevenson Brothers Site, contained in the minutes of your Parish Council meeting, held on 28 September 2022, has been drawn to our attention. We are not impressed with the accusation that High Halden, by which we assume you mean High Halden Parish Council, is wanting all the social housing associated with this scheme to be built in Bethersden. This planning proposal, which is entirely the Stevenson Brothers own work, has not been discussed by High Halden Parish Council. We have, as yet not seen a submitted planning application and will not discuss it until that point. We did host a presentation by the Stevenson Brothers in High Halden Village Hall on the 17 September 2022 which was for information purposes only. This was not an indication of support or otherwise for their proposals. We would be grateful if you could acknowledge our objection to your comments at your next parish council meeting. When there is an actual planning application submitted we would be more than willing to hold a joint discussion with Bethersden to cover the issues affecting both villages including the S106 position.

120/2022 Finance

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

Balances as at 02/11/2022	**£**
Co-op Account	**21,128.01**
Lloyds Bank – Treasurers Account	**68,507.97**
Lloyds Bank – George Field Account	**17,585.45**
INCOME	
Bank Interest	0.75
Bethersden Tennis Club	1085.00
T May (Tennis Court Refund)	9000.00
EXPENDITURE	
C Tearle (Salary Oct)	995.30
C Tearle (Expenses Oct)	90.88
All Clear Services 0044 (Sept)	234.00
All Clear Services 0045 (Oct)	272.50
Bethersden Village Hall (WI)	75.00
Countrywide (Nov George Field)	310.28
Countrywide (Nov Rec Grnd)	236.27
Zoom Video Communications (Nov)	14.36
Bethersden Village Hall (C/Meeting Inv 2021/2) Paid	154.00
Bridgeland Ltd (Pavilion Roof Repairs)	4,097.16
ABIS – (UK Road Mirror)	129.54

b) An in depth review was carried out of the current financial position, projected cashflow to March 2023 and the various projects previously identified with approximate costings. As a result it resolved to ask ABC for a parish Precept of £40,000

c) It was resolved to purchase a Defib replacement for the village hall estimated at an approximate cost of £745.

d) It was agreed to start to put in the ability to transfer to on-line banking in May 2023. This will be for the Council in May 2023 to implement if it so choses.

121/2022 Recreation Ground

a) A report was given on the progress made with the tennis club court resurfacing. This is scheduled to commence week commencing 28th November 2022.

b) A Teams meeting is shortly to be had with the Chairman to obtain some resolution on the CCTV project. This will be reported back at the next meeting.

c) Repairs to the Play Area Timber Trail have been agreed with Four Seasons as it had become a health and safety issue.

d) A report was received on the repairs to the Pavilion Roof which had to be repaired.

e) It was resolved to reduce the height of the recreation ground hedge which boarders Mill Rd to one metre.

122/2022 A28 Speed Review

The Chairman gave a report on his recent contact with T Butler of KCC Highways and the company from which we purchased our Speed Indicator Device.

123/2022 Bethersden Churchyard

We have just received two indications of the implementing the planning conditions imposed on the extension to the churchyard at St Margarets Church. We await the deliberations of the PCC.

124/2022 Matters of concern or matters to be added to the next agenda.

Potential funding for the George Public House.

125/2022Date of the Next Meeting

This will be on Wednesday 14th December 2022 in Bethersden Village Hall at 1900hrs.

Appendix A

Cllr J Blanford
A carnival will be held in Ashford Town Centre on Saturday 26th November.
ABC is initiating a small business start-up scheme.
S Cole (ABC Head of Planning) is happy to meet with the council chairman to discuss drainage issues.

Mr M McBrien
Brought to attention of the council the recent proposals to scale back the number of PCSO`s.