

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 8th March 2023 in Bethersden Village Hall at 1900hrs.

17/2023 Present

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

18/2023 Reports

Please see Appendix A

19/2023 Apologies

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

20/2023 Attending

Three members of the public.

21/2023 Declarations of Interest

None

22/2023 Minutes of the Meeting of the 8th February 2023

It was resolved to approve and sign these.

23/2023 Planning Applications

a) To consider the following applications

PA.2023/0201-Tuesnoad House, Annex, Tuesnoad Lane, Bethersden, TN26 3EH
Replacement dwelling and detached garage.

It was resolved to support this application.

PA/2023/0224-Land Opposite Mill House, Fridd Lane, Bethersden, TN26 3DB
Variation of Condition 2 (approved plans and documents) on planning permission 22/00875?as to alter the roof details on front gable ends to the front and side elevations. To alter fenestration and add a Juliette balcony and alter the internal configuration for the staircase and downstairs WC.

It was resolved to support this application.

PA/2023/0278-The Haven, Kiln Lane, Bethersden, TH26 3BA
Erection of new dwelling to replace dwelling/permission approved under Planning Permission 22/0100.

It was resolved to object to this application on the grounds of another example of creeping development in the open countryside.

PA/2023/0330-Heather Fm, Brissenden Green Lane, Bethersden, TN26 3JT
Proposed first floor extension replacing full-length rear dormer and single storey side extension.

It was resolved to support this application.

PA/2023/0333-Tearnden Oast, Smarden Rd, Bethersden, TN26 3HE
Conversion of the remainder of existing oasthouse (ground floor) incorporating existing residential dwelling with associated internal and external works. Extension to domestic curtilage.

It was resolved to support this application

PA/2023/0380-Tearnden Oast, Smarden Rd, Bethersden, TN26 3HE
Removal of half-height internal brickwork to kiln. New opening within existing first floor structure and internal wall to allow insertion of staircase. Removal of existing south facing doors and frame, replacement with timber glazed screen. New West opening to ground floor WC and insertion of timber window. Replacement of west ground floor window to a door. Insertion of timber window to kiln. Works to internal floors and walls including associated internal joinery to facilitate conversion of ground floor.

It was resolved to support this application.

PA/2022/2513-Land to the west of Forge Hill, Bethersden
To discuss the proposals from Thijs Bax for a tree management scheme associated with the above application.

Ahead of this application being debated, Members were given a presentation by the applicant about the proposed management of the trees between this site and the George Field. It was stated by the Applicant that they had been in discussions with the ABC Conservation Officer to raise the canopy of the trees to give vision through to both the developments. He pointed out that any future management of the site and the trees would be encompassed in the planning conditions. The company offered to take over all future responsibility for the trees at no cost to the parish council. Some members were concerned about the security of the trees and the George Field if the boundary fence was removed. Suggestions given were for a similar fence as to the George Grove Road being erected against the new development road. Clearing the vegetation boundary between the top of the George field, below Pond Cottages carpark, to open the area and access to the proposed development area was suggested.

The following applications have been approved

PA/2022/2007-Wissenden Corner, Unit 1, Wissenden Lane, Bethersden, TN26 3EL
Conversion of existing commercial unit into a single dwelling.

PA/2023/0115-8 Lovelace Court, Bethersden, TN26 3AY
Proposed two storey side extension and associated fenestration.

24/2023 Planning Applications PA/2022/3072&3073

The Chairman gave a report on the recent meeting which took place between representatives of Bethersden and High Halden Parish Councils with the two ABC councillors about the division of the S106 monies which will be derived from this proposed development.

As a result of this meeting, we have been informed that these two applications will be treated as one for S106 purposes and subject to the agreement of High Halden PC the split of the S106 funding will be in proportion to the number of dwellings that will be built in each parish. Currently a total of 31 are scheduled to be built, with 9 being in Bethersden.

25/2023 Parish Clerk`s Report

The date of the Annual Parish Meeting will be on the 12th April 2023 in Bethersden Village Hall at 1800hrs.

26/2023 Finance

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

Balances as at 02/03/2023	£
Co-op Account	21,128.01
Lloyds Bank – Treasurers Account	37,368.99
Lloyds Bank – George Field Account	18,608.96
INCOME	
Bank Interest	9.58
FGS (Donation received in error)	1000.00
EXPENDITURE	
C Tearle Salary & Expenses	1,200.58
Countryside Grnds Maint (Rec Grnd)	236.27
Countrywide Grnds Maint (George Field)	310.28
Four Jays Group	204.00
Parish Online	32.40
All Clear Services	212.40
*St Margaret`s Bell Fund (Redirected)	1000.00
*Business Stream (T/Club Water)	51.64
Timpson (Keys T/Club)	20.00
Timpson (Keys/Cylinder & Mortice for T/Club Pavilion)	87.00
C Buckman – 1	150.00
C Buckman – 2	165.00
FSS UK (Fire Extinguisher & Fire Blanket)	51.99

27/2023 Bethersden Churchyard

Both Mr A Gammon and the Parish Clerk gave Members an update on the progress being made to fulfilling the planning conditions. The P/Clerk is to arrange S106 monies from the St Margarets development (graveyard allocation) to cover the cost.

The Council expressed a Vote of Thanks to Mr A Gammon for all the work he has done on this issue.

28/2023 The Coronation Celebration Plans

The Parish Council agreed to make available £1K to help facilitate the event. The Council Chairman gave a report on how efforts to close The Street were being frustrated by KCC Highways Officers who appear to have claimed that increase traffic renders road closure unacceptable since the last time there was a street party in 2012. This despite National encouragement for Street Party.

29/2023 Recreation Ground

A discussion was had over the tennis club proposals to build a Paddle Court next to the football pitch. It was agreed that the proposed siting needed to be at least one yard nearer the hedge line to protect the football pitch run-off area.

30/2023 Electric Car Charging Points

This was deferred to the Annual Parish Meeting.

31/2023 Date of the next Meeting

This will be on Wednesday 12th April 2023 at 1900hrs. or immediately after the Annual Parish Meeting which starts at 1800hrs.

Appendix A

Chairman`s Report

The graffiti has not been painted over on the Youth Shelter. The goal mouths have been repaired. The Village Hall Defribulator has now been replaced and available, the new Defribulator was purchased utilising the "Circuit" grant of £300. Nothing heard regards planning permission for the cricket ground nets

The Environment Agency - regards the Bethersden Stream, has indicated that the planning work is nearly completed and will be available after it has been signed off. Recent heavy rains have not resulted in extensive local flooding and the work on the Baileys fields had water in the gardens which indicates that the drainage work on the A28 have been positive, for which we are very grateful.

The scout hut appears to be remaining and open for the use of the Scouts, Cubs Brownies, Rainbows and Guides. Community Asset Order for the scout hut has been applied for

Nothing further regards the possible installation of CCTV on the Recreation ground following £17,000 quote

The Village Hall is booked for the Kings Coronation celebrations on 6 & 7th May 2023 - help with the organisation for both days would be appreciated. Tracy Laws - traceylaws1965@gmail.com 07814657778 and Louise Stubbs 07759600307 – Sam Buckman Jan Guntrip & Adle Williams would appreciate your support for the event. Application for road closure has been refused by KCC Steetscene– further action parish Council action taking pace. Consideration is taking place for the Tennis Club to provide a Paddle Court at the Recreation Field

Playground – annual safety check showed no concerns, Chris Buckman the Parish handyman is busy in his duties including repairing the play area and goal mouths

Bull stables – Enforcement action is being sort to rectify the damage to the building. Serious concern is expressed regards the stability of the structure and water damage

First Aid course and defrib demonstration planned for Sunday 12th March from 9.30 am

Concerns have been expressed to ABC regards the latest planning applications for Chilmington regards surface water drainage retention on site to avoid adverse effects on Bethersden from extra water draining into the Beult from the Chilmington site.

Vandal damage to the electricity supply box at the pavilion is being replaced

The meeting next month will be proceeded by the Annual Parish Meeting at 6pm Bethersden Village hall where members of the public are welcome to express their thoughts

The matter of the practice and use speed indicator and speedwatch instruments appear to have been referred up to a higher level at KCC.

Village hall is now booked second Wednesday of the month until; December except for May [Election] and August [holiday].

Members of the council met with members of High Halden and Borough Council members to discuss Section 106 matters

Members met representatives of the Jarvis group re development area above Village Hall

Mark McBrine - Complained about the apparent lack of protection for the listed building at The Stables, Bethersden.

Mrs Roots - Thought a notice board ought to be put into the parish council`s new bus shelter at the intersection of The Dene and Forge Hill.