

Bethersden Parish Council

Parish Clerk: Mr Colin Tearle Sunny Lawns Densole Lane Densole CT18 7BL
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I hereby give you notice that a Parish Council Meeting will be held on Wednesday 13th September 2023 at 1900hrs in Bethersden Village Hall.

All members of the Council are hereby summoned to attend for the purpose of considering and resolving the business to be transacted at the meeting as set out under.

Dated this 8th day of September 2023.

**C D Tearle
Parish Clerk**

AGENDA

Receive reports from County and Borough Councillors. Public questions and comments on agenda and non-agenda items (this section will be limited to 15 minutes or otherwise at the discretion of the Chairman.

- 1. Apologies**
- 2. Declarations of Interest**

A Councillor who declares a DPI in relation to any item on the agenda will need to leave the meeting for the whole of the item and not be able to speak or take part, unless a relevant dispensation has been granted. A Councillor who declares an OSI will be able to speak on the item, but will be required to leave the meeting for the vote.

- 3. Minutes of the Meeting of the 12th July 2023**

- 4. Planning Applications**

To consider the following applications

PA/2023/1207-Hoads Wood, Etchden Rd, Bethersden, TN26 3DY
Chang of use from ancient woodland to a camping site, erection of two tree huts and retrospective planning permission for the existing tree hut on site.

**We note that this whole woodland is designated as an SSSI
It is noted that this application includes part of a track being raised by imported waste materials, raising and obliterating the level of the natural track.
This track, allows and leads, to a larger intrusion to the SSSI further into the woodland and the destruction of the ancient woodlands.**

A “tree house “structure was found which is substantial in size, built about 7 feet off the ground on wooden posts. There was no explanation as to the proposed use of need for, or for any of other structures in this application.

There is no obvious access into the site of the structure.

The ground cover is natural vegetation which the designated SSSI designation would suffer should extended human intrusion into the woodland.

Regarding policies: -

Policy SP6 – application is not for high-quality design – crudely built

Policy TRA5 – there is no pedestrian access

Policy TRA6 – there is no access for cycling

Policy ENV1 - Biodiversity – none added to existing natural evolution by this application

Policy ENV3a – landscape character and design – as this is SSSI ancient woodland evolved without disturbance of human intervention. This has now occurred. Total destruction on an area included in this application by raising the track with imported materials totally contrary to the SSSI designation.

Policy ENV4 – light pollution and promoting dark skies – natural tree canopy controls light unless the applicant intends to introduce artificial light.

Policy ENV5 – protecting important rural features – Serious breach - SSSI designation renders total destruction of ancient woodland on this site as illegal. the area this application covers, would introduce unnecessary intrusive structures into the ancient woodland

ENV11 sustainable design and construction – non-residential - the existing structure appeared to be deteriorating condition therefore not sustainable.

ENV12 – air quality – apart from pollution from earth import and moving equipment on site natural woodland air flow.

We submit our observations that this

- **It seriously breaches the terms of an SSSI, the existing intrusion of the existing structure is detrimental.**
- **The serious detrimental effect of this application on an SSSI.**
- **The detrimental effect of the other waste importation activities and developments on this and the adjoining site for this application.**
- **The detrimental effect of this application for further construction of tree houses into this SSSI ancient woodland**

Bethersden Parish Council submits that this application should be refused.

PA/2023/1268-Little Surrenden Farmhouse, Ashford Rd, Bethersden, TN26 3BG
Removal of conditions 6 (Precautionary mitigation measures – Reptiles) & 7 (Bats of permission PA/2023/2375 for “Erection of five replacement dwellings following demolition of existing dwellings and building as confirmation cannot be confirmed for the ecology which was incorrectly requested on the revised consent.

No comment

PA/2023/1286-Box Cottage, The Street, Bethersden, TN26 3AD
Alterations to a two storey outbuilding including the erection of an external staircase
Bethersden PC supports this application

PA/2023/1340-Land north east of Sewage Works, Norton Lane, Bethersden
Change of use of land from equestrian to residential. One detached two-storey dwelling with a detached access from Norton Lane, parking, landscaping and biodiversity enhancements.

The Parish Council maintain their strong objection to further development off Norton Lane and completely disagree with the case officers view that it will not be visually intrusive- This application has not been considered in relation to another large detached house approved by the same officer for the same applicant under reference PA/2022/2679 and again developing what had been previously approved for equestrian use with an original condition preventing it from becoming a residential plot. (This is what this Council considered to be Planning Creep)

This a narrow country lane used as a “rat run” for commercial traffic with no footpaths and directly serving both the primary school and Scout hut with young pedestrian traffic.

The access is proposed to be shared with the Sewage Works and the Scout Hut and will present unnecessary danger to the existing children using the scout hut.

Its proximity to the Sewage works means it will suffer from pungent odours from the south westerly prevailing wind not withstanding the assertion of the “odour Report” to the contrary submitted with the scheme.

The drainage at this lowest part of Norton Lane is historically bad and suffers from a poorly constructed road culvert which often causes flooding to the house garden directly opposite this site-

So we consider the loss of yet another equestrian field to present an unacceptable form of development because of road safety, drainage and environmental considerations and should be refused.

PA/2023/1292-Ramsden Fm, Standard Lane, Bethersden, TN26 3JR
Erection of a replacement timber framed haybarn

No comment

PA/2023/1389-New property at The Cot, Ashford Rd, Bethersden, TN26 3BD
Single storey annex – to be used as an independent dwelling

PA/2023/1536-Orchard Field, Bethersden, TN26 3AN
Proposed garage conversion for new bedroom with en-suite.

PA/2023/1562-Pilgrims Rest, Old Surrenden Manor Rd, Bethersden, TN26 3DJ
Proposed wood storage building following demolition of stables

PA/2023/1529-Green Gables, Ashford Rd, Bethersden, TN26 3BB
Detached garage and fencing

PA/2023/1460-The Old Stables, Ashford Rd, Bethersden, TN26 3LE
Proposal for shed/garden room.

PA/2023/1599-Land adjacent to Riverside Fm, Etchden Rd, Bethersden, TN26 3DS
Change of use from agricultural to equestrian, erection of stables and barn; associated hard and soft landscaping.

NOT/2023/1631-Ashford Golf Centre, Bears Lane, Kent, TN23 3BW

Prior Notification – Telecommunications mast. The installation of a new sharable 25m lattice mast which is to replace an existing 15m monopole mast and compound. The tower is to host six antennas, two 600mm dishes which will be mounted to a ring frame.

5. ABC Local Plan 2041 – Call for sites

Please see document previously circulated

6. Bethersden Parish Plan

To see if there is any support to review it.

7. Chairman`s Report

8. Parish Clerk`s Report

- a) During September we have given the use of the recreation ground football pitch to a girls football team called Park Farm Rangers U13 whilst there normal playing facilities are being repaired. They are happy to use the ground as it is.

9. Finance

- a) To approve the schedule of payments and bank balances.

1st September 2023	£
Lloyds Bank – Treasurers Account	64,303.99
Lloyds Bank – George Field Account	14,143.27
Co-op Bank	21,128.01
Income	
Lloyds Bank (Int)	20.05
S106 – ABC	7219.00
Expenditure	
C Tearle (Salary July & Aug + Expenses)	2,366.78
*Wealden Wheels	20.00
*Business Stream	73.64
Countrywide Rec Grnd (526047 & 530435)	500.88
Countrywide George Field (525753 & 530145)	675.80
KALC (Training)	84.00
Zoom	15.59
Chris Buckman (Handyman)	165.00
Bethersden Primary School (S106 Agreement)	7000.00
*Southern Electric (Rec Grnd)	151.05
Leo Lyons Digital (Website, email Service & Maintenance Various)	330.00
Amazon (Printer/Copier/Colour)	417.05
InkXpress (Spare Cartridge)	74.40
Screwfix (2 Locks Recreation Grnd)	43.98
Bethersden Village Hall (Rent)	25.00
Gallagher (Annual Council Insurance)	2,030.16
The George (S106)	1,624.17
• Previously paid	

10. Councillor Training

To discuss following the circulation of the KALC training program, which course Members should attend.

11. The No.2 & No.2A Bus Services

12. Speed Meter

13. Wealden Wheels

14. Date of the next meeting

This will be on Wednesday 11th October 2023 in Bethersden Village Hall at 1900hrs.

15. Exclusion of the Public

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.

16. The Recreation Ground

- a) To receive an updated report on CCTV cameras.
- b) Repairs to vandalised floodlights
- c) Repairs to the childrens play area surface
- d) To fell one oak and one ash tree which have fungal infections and are shedding branches.

17. S106 Monies

To review the current situation

18. Misconduct Allegations

A verbal report will be given by the Parish Clerk

19. Confidential Correspondence