

Bethersden Parish Council

Parish Clerk: Mr Colin Tearle Sunny Lawns Densole Lane Densole CT18 7BL
email: parish.clerk@bethersden-pc.gov.uk tel: 01303 892621

I hereby give you notice that a Parish Council Meeting will be held on Wednesday 13th December 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 December 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 8th November 2023**
- 4. Election by Co-option of a Parish Councillor**
- 5. Planning Applications**

To consider the following applications

PA/2023/1562-Pilgrims Rest, Old Surrenden Manor Rd, Bethersden, TN276 3DJ
Change of use of land to storage and erection of a wood storage building in association with existing timber salvaging, recycling and furniture making business.

Area

The letter recently submitted by Kent Chamber of Commerce does not alter the opinion previously expressed about this application by the Parish Council. Should the planning officer be minded to approve it, then the Parish Council request to be “called-in” still stands.

We note this application is more in a string of applications for this site and continues the further “creeping industrialisation in the countryside”.

This original was an orchard and latterly an agricultural small holding of 10 acres with hay storage and stables for up to three horses. Over recent years there have been a number of planning applications.

An agricultural barn for hay storage, however the local farmer harvests the hay and takes it away. No animals have ever been kept here by the current owner, thus there is room here for storage if required.

There has been an application for roads and a building for reusing, pre-used wood for making product as a source of employment for disabled people. This application was considered by the P/Council at a meeting where it was stated that the building would provide them with work. This representation swayed Members to support the application. It has been noted that little or no such use has been made of this building since construction. Along with this application an additional entrance was put in to access this part of the property which was strongly opposed by the P/Council as it was so close to an adjoining property (one metre). This was upheld by ABC.

We now draw your attention to the results of planning application 21/00167/AS. ABC recognised the “industrial creep” on this site and imposed two key conditions. This was an application to move the existing stables to the position of the current building application area. This was granted, but never implemented. The proposed application is a “green field” site, and the proposition is that it supports the siting of the current application. This I not accepted.

Condition 3 – The entrance next to Wrens Nest Cottage was to be permanently closed.

Condition 6 – The site was to be for private use only and not for commercial use. The reason was to enable ABC to regulate and control the development of the land, having regard to the residential amenity of the locality. This is another attempt to circumnavigate these two conditions.

The proposed building on this “greenfield site” is not necessary, as the building capacity already exists on site.

The P/Council does not recognise the points put by the Chamber of Commerce.

The P/Council`s objections are:

- a) It is an additional very large industrial building in the countryside.**
- b) It is additional creeping over development in the countryside.**
- c) It is contrary to National and Local policy in respect to protecting the amenity of local residents.**

**PA/2023/1957-Miles House, Green Lane, Bethersden, TN26 3LG
Creation of a 200m2 wildlife pond to promote habitat for Great Crested Newt breeding funded as part of the District Level Licencing scheme by Natural England.**

**PA/2023/2020-London Cottage, The Street, Bethersden, TN26 3AD
Proposed first floor rear extension**

**PA/2023/2120-Longs Corner Farm, Smarden Rd, Bethersden, TN26 3HN
Proposed two storey rear extension with balcony to first floor elevation.**

**PA/2023/2084-The Cot, Ashford Rd, Bethersden, TN26 3BD
Erection of detached dormer bungalow and detached garage following demolition of mobile home annexe.**

6. Chairman`s Report

- a) Parish Report
- b) Update on the progress since the 2021 Bethersden floods.

7. Parish Clerk`s Report

- a) D Day – Tracy Laws is now proceeding with the plans agreed.
- b) The repairs have been completed to the play area.
- c) Damage has been done to the fencing in the George Field at the lower part (George Grove). Repairs are underway.

8. Bethersden Design Statement and Newsletter

An update will be given by Cllr K Brannan.

9. Finance

- a) To approve the schedule of payments and bank balances
- b) To determine the Precept for the forthcoming municipal year.

1st December 2023	£
Lloyds Bank – Treasurers Account	74,761.03
Lloyds Bank – George Field Account	14,185.15
Co-op Bank	21,128.01
Income	
Lloyds Bank (Int)	
ABC (S106)	16,715.66
Bethersden Tennis Club	774.00
Expenditure	
C Tearle (Salary & Expenses)	1,960.74
Countrywide Grounds Maintenance	579.34
Chris Buckman (Village Handyman)	120.00
Bethersden Village Hall	25.00
Xmas Direct (Christmas Tree Lights)	45.98
St Margarets Church (Graveyard Maintenance)	400.49
B E Ames Ltd (Play Area Renovations)	15,480.00
Parkinson Partnership (Cllr Training)	840.00
S T Ridley & Son (Hedge cutting)	330.00
KALC (Social Media Training)	44.40
Corporate Christmas Tree Co. (Lights)	45.98
InkXpress (Black Toner Cartridges)	148.00

10. Recreation Ground

- a) To receive a report from the Handyman with regard to the condition of the play equipment.
- b) To determine if you wish to proceed to resurface under the slide.
- c) To determine if we should proceed to obtain quotes to repaint the playground attractions next spring.

11. Date of the Next Meeting

This will be on Wednesday 13th December 2023 in Bethersden Village Hall at 900hrs.

12. 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 Date of the next meeting

13. Legal Matters

A verbal report will be given by the Parish Clerk.