

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 14th February 2024 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 9th day of February 2024.

**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 13th December 2023**
- 4. Election by Co-option of a Parish Councillor**
- 5. Hoads Wood**

- a) To receive a report on the recent multi-agency site meeting and any outcomes.
- b) To make recommendations if appropriate for any courses of action.

- 6. Planning Applications**

- a) To consider the following applications

PA/2023/2218-Luton House, The Street, Bethersden, TN26 3AG
Oak Framed Cart Shed.

The Parish Council supports this application

PA/2023/2270-Bull Lane Fm, Bull Lane, Bethersden, TN26 3HA
Relocation of existing vehicular access to property

The Parish Council supports this application.

PA/2023/2391-East Quarter Cottage, Etchden Rd, Bethersden, TN26 3DS
Erection of a replacement dwelling with associated parking area, following the demolition of the existing garage.

The Parish Council supports this application.

PA/2023/1340-Land North East of Sewerage Works, Norton Lane, Bethersden.
Change of use of land to residential and erection of one detached dwelling with detached garage and associated 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 odor from the south westerly prevailing wind not withstanding the scant report and assertion of the “odor 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-

We consider this to be further development creep into open countryside, 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.

- a) The following application has been refused

22/00571/AS-Land north of Possingham Farmhouse, Ashford Rd, Great Chart, TN26 1JR
Outline application for the development of up to 655 residential dwellings (including 30% affordable dwellings) to consider access only (excluding internal circulation routes), with all other matters reserved.

7. Chairman`s Report

8. Parish Clerk`s Report

9. Bethersden Design Statement and Newsletter

An update will be given by Cllr K Brannan

10. Finance

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

1st February 2024	£
Lloyds Bank – Treasurers Account	43,356.48
Lloyds Bank – George Field Account	14,215.99
Co-op Bank	21,128.01
Income	
Lloyds Bank Int	14.67
ABC – (S106)	400.49
ABC – (S106)	275.00
Tennis Club (Tokens)	686.00
Expenditure	
C Tearle (Salary & Expenses)	2,478.98

HMRC – PAYE	1,085.78
*Countrywide Grounds Maintenance	579.34
*Chris Buckman (Village Handyman)	120.00
*Bethersden Village Hall (Newsletter)	25.00
Bethersden Village Hall (Feb Meeting)	28.00
*Leo Lyons Digital (Website Maintenance)	375.00
*Print Junction	214.23
*Net World Sports (Bethersden CC S106 agreement)	10,750.00
*Bookers (Printing Paper)	25.79
*SSE (Rec Grnd)	717.04
*Information Commissioners Office	40.00
*Business Stream	16.28
The Play Inspection Co. Ltd	199.20
InkXpress (Printing Cartridges)	187.20
T Laws (Hurricane Lamp)	14.99
C Buckman (Village Handyman)	150.00
Countrywide Gnds Maintenance	539.34
Amazon (2 Basketball Nets)	13.58
• Previously paid	

11. Online Banking

To review the current position

12. KALC Community Awards

To review the current position.

13. Recreation Ground

- a) CCTV update
- b) Annual safety report
- c) Resurfacing under the slide
- d) Repainting the playground equipment

14. The George Field

- a) The George Grove boundary transfer.
- b) The Attenuation Tank Saga

15. Baileys Field Attenuation Tank

16. D Day 80

To make provision for any potential costs (current budget £500)

17. Highway Improvement Plan (HIP)

To appraise and update this plan

18. Dates of the Council Meetings for 2024

These meetings will happen in Bethersden Village Hall at 1900hrs.

To agree the following dates: 14/2; 13/3; 10/4; 8/5; 12/6; 10/7; 11/9; 9/10:13/11 and the 11/12 respectively

19. Date of the Next Meeting

This will be on Wednesday 13th March 2023 in Bethersden Village Hall at 1900hrs.

20. 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.

21. The George Field

To review the repairs needed to the fencing.

22. Legal Matters

A verbal update will be given by the Parish COlerk.