

A Meeting of the Parish Council was held at The Memorial Hall, The Street, Frittenden on Tuesday 2nd January 2024 at 7.30pm.

Present were: Cllr A Staples (Chairman)
Cllr G Lawrence
Cllr J Tuke
Cllr R Vernon
Cllr S Murray
Cllr M Viviers
Cllr L Gosbee

In attendance: Mrs E Nightingale (Clerk), Cllr A Fairweather (Borough)

PUBLIC FORUM:

None.

1. APOLOGIES FOR ABSENCE

Cllr Holden (County)

2. DECLARATIONS OF INTEREST (in accordance with the Members Code of Conduct Part 2)

None

3. BOROUGH & COUNTY COUNCILLOR UPDATE

Cllr Fairweather reported that a full meeting of TWBC had taken place in December where it had been resolved to adopt the amended Tunbridge Wells Local Plan. The two main amendments to the plan were the shelving of the proposed Tudeley Village development, which would have provided c.2,500 to 3,000 new houses, and moving the length of the Plan from 15 years to 10 years. The Local Plan will now go back to the Inspector for approval. However, TWBC still does not have the required 5 years housing supply. This had been at 4.5 years but has now dropped to 4.29 years. Cllr Fairweather noted that the houses planned at Tudeley would have to be built somewhere and so this is likely to be achieved by smaller developments across the Borough.

Cllr Staples stated that it was disappointing that the housing supply was going down as it had previously got close to the required 5 years and, all the time that it fell short, it made the Borough vulnerable to developers exploiting this to get approved projects which otherwise might be refused planning permission.

Cllr Fairweather also reported that TWBC had bought back the long lease of Royal Victoria Place so that it now owned both the freehold and leasehold. It had put in place an experienced Managing Agent and would be looking to attract new businesses into the centre with a mix of both retail and leisure uses. Cllr Fairweather noted that the lease had been bought back at a fraction of what it had been sold for and that TWBC had not taken on any additional borrowing to fund that purchase.

Cllr Fairweather noted that he had been speaking to Cllr Gosbee about the failure to repair Bettenham Bridge and he would be taking this up with Cllr Holden and Kent County Council.

4. TO APPROVE THE MINUTES OF THE PREVIOUS PARISH COUNCIL MEETING HELD ON THE 13TH DECEMBER 2023

It was proposed by Cllr Gosbee, seconded by Cllr Vernon, and **RESOLVED** (3 abstentions) that the Minutes from the Council meeting on 13th December 2023 are a true and accurate record of that meeting. That being so, the Chairman signed the said Minutes.

5. MATTERS ARISING FROM THE MINUTES OF THE PREVIOUS PARISH COUNCIL MEETING

Smell from digester at Friday's site

Cllr Staples had not heard anything more about this. It was agreed that the Council would continue to monitor the situation.

Frittenden Post Office

The Clerk will write to the Memorial Hall Committee and the Post Office in Headcorn which provides the outreach service.

6. PARKING AT THE JUNCTION OF MILL LANE/THE STREET/BIDDENDEN ROAD

Cllr Vernon ran through the various attempts that had been made by the Council to address this problem in the past. These included a public meeting held in 2016 and writing to residents living close to the junction in 2017. The Highway Code states that you should not park within 10 meters of a junction. The Council could, once again, remind residents of this by:

- a. Raising the issue on the Frittenden Community Facebook page and/or in the Parish Magazine;
- b. Do another mail drop to local residents;
- c. Contact the emergency services to see if they will support representations to Kent County Council / Kent Police for further measures to be taken to stop people parking on the junction given a recent incident when both an ambulance and fire engine had difficulties turning into Mill Lane due to the presence of vehicles parked on the junction.

It was agreed that any further attempts made by the Council to address this problem would have more force if backed by the emergency services. Cllr Vernon will therefore make contact with the Fire Service in the first instance, as it was understood that the fire engine suffered some damage during the above incident and this may well be recorded on their system.

7. KALC COMMUNITY AWARDS 2024

Cllr Gosbee made a nomination and it was agreed that he would provide the Clerk with a brief (maximum 30 word) citation for approval at the next Council meeting.

8. SPEEDWATCH

Cllr Staples reported that no sessions had taken place since the last meeting due to the Christmas break, lack of volunteers due to illness and the weather. However, Cllr Staples noted that over 2023 Speedwatch had recorded 253 vehicles driving above the 30-mph limit and 48 letters had been sent out by Kent Police to repeat or serious offenders.

9. PLAYGROUND INSPECTIONS

Cllrs Gosbee is carrying out inspections and Cllr Lawrence is liaising with Proludic and the Clerk to obtain the parts needed to complete the agreed remedial works.

10. ROAD REPORT

Cllr Gosbee was pleased to note that there had been little fly tipping since the Council last met and the asbestos dumped on Bettenham Lane had been collected. Cllr Lawrence noted that a number of black bin bags appeared to have been dumped in the ditch at the top of Staplehurst Road. Cllr Gosbee will report this and ask for it to be cleared.

As referred to in the Borough & County Councillor update at item 3 above, Cllr Gosbee is continuing in his efforts to get Bettenham Bridge repaired. Paul Catt is now back at work following his recent illness and he had tied back the plastic fencing on the bridge which had come loose in the recent high winds. Paul Catt has also cut back or cleared trees and branches which had fallen across the roads. Cllr Gosbee had also seen Kent County Council Highways dealing with a fallen tree on Grandshore Lane and was therefore pleased to see that the effects of the storm had been swiftly dealt with.

Cllr Gosbee had spoken to South East Water about their broken manhole cover on Headcorn Road which was yet to be replaced.

He also noted that it was due to get colder at the end of the week and this could lead to frost or ice where there is currently water on the road by Brook Wood. This was particularly dangerous as anyone skidding on ice could end up in the ditch. It was agreed that Cllr Tuke would post a warning on the Frittenden Community Facebook page.

Cllr Vernon noted that the blocked land drains on Biddenden Road had not yet been cleared. Cllr Gosbee will follow this up. He will also ask that the pot holes that have appeared at the end of Biddenden Road be dealt with.

11. PLANNING

New Applications

- 23/03246/FULL – Land off Angley Road, Cranbrook - Development of 34no. residential units with associated garaging, parking and infrastructure including off site highway improvement works, the provision of formalised public open spaces and improved public footpaths

In advance of the meeting, Cllr Staples had circulated comments he intended to submit to TWBC in opposition to this application and, having received confirmation that those comments accurately reflected the views of Council members, he submitted the same in advance of the 25th December 2023 deadline. It was proposed by Cllr Staples, seconded by Cllr Tuke, and **RESOLVED** by all members present that the Council adopt those comments as its own considered view.

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|---------------|---|
| 23/03407/FULL | 1 Kenwards Cottages, Bubhurst Lane, Frittenden Erection of a single storey extension to rear (South) and side (West) of existing house Proposed by Cllr Vernon, Seconded by Cllr Gosbee RESOLVED TO RECOMMEND APPROVAL |
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Outcome of Previous applications

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|---------------------------------|--|
| 23/02923/FULL & 23/02924/LBC | The Old Bakery, Headcorn Road, Frittenden External alterations including infill of window & door and change from door & window to sliding door & window on west |
|---------------------------------|--|

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|--|---|
| | elevation, change from courtyard door to bi-fold door, first floor side extension over living area to include 2no. rooflights, replacement of singular window to two windows over courtyard, repositioning of window over flat roof, internal remodelling of ground floor & first floor, removal of outer skin of Leicester Orange brickwork & London Fletton brickwork, removal of rear part of north timber and tile-hung wall to be replaced with fenestration. PERMISSION GRANTED |
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Planning appeals

- APP/M2270/W/22/3302329 – Land North of Grandshore Farm, Grandshore Lane, Frittenden - Appeal against refusal of application 21/02959/FULL: Siting of Mobile Home, touring caravan, utility room and septic tank installation – This appeal will be determined at an informal hearing on 27 March 2024 at Town Hall, Mount Pleasant Road, Tunbridge Wells – It was agreed that the Council need not attend this appeal hearing as it nothing to add to the comprehensive comments it had previously submitted.

12. GENERAL CORRESPONDENCE

- In advance of the meeting, the Clerk had circulated an email received from TWBC seeking its comments on proposals for street names at the development at the Four Acres site on Cranbrook Road. “Inglis Road” and “Treacle Avenue” had been proposed. The Council was pleased to support the use of the name “Inglis Road” but considered that “Treacle Avenue” rather jarred when considered alongside it and could be considered insensitive given that “Inglis Road” sought to memorialise Rupert Inglis, who had volunteered to serve as an Army Chaplain during WWI and died whilst trying to help the wounded. It was agreed that the Clerk would write to TWBC pointing this out and proposing a more appropriate alternative which had previously been discussed with the developer.

13. FINANCE

- It was proposed by Cllr Staples, seconded by Cllr Viviers, and **RESOLVED** by all members present to pay the accounts as follows:

| FRITTENDEN PAYMENTS – January 2024 | | | | | |
|---------------------------------------|---------|--------|---------|--------------------------|---|
| Cheque Number | GROSS | VAT | NET | SUPPLIER | DETAILS |
| BACS | £17.00 | Nil | £17.00 | Frittenden Memorial Hall | Room Hire – Meeting Room (1 x session & winter surcharge) |
| BACS | £213.00 | £35.50 | £177.50 | Kent Grassland Services | Grounds Maintenance – December |
| BACS | £50.40 | £8.40 | £42.00 | Urbaser Ltd | Street Cleansing – December |
| BACS | £53.60 | Nil | £53.60 | Mrs E Nightingale | Clerk’s Expenses - January |
| BACS | £67.59 | Nil | £67.59 | Mrs E Nightingale | Clerk’s Salary – January |
| BACS | £45.60 | Nil | £45.60 | HMRC | PAYE |
| BACS | £420.00 | £70.00 | £350.00 | Streetlights | Replacement of faulty lantern |
| BACS | £300.00 | Nil | £300.00 | Bell & Jorrocks | Tent Team Lunch |
| BACS | £212.40 | £35.40 | £177.00 | Bell & Jorrocks | Refund re: purchase of defibrillator pads |

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|--------------|------------------|----------------|------------------|----------|-------------------------------------|
| DD | £11.99 | £2.00 | £9.99 | Hugo Fox | Website Hosting fee |
| DD | £88.53 | £4.22 | £84.31 | Npower | Streetlighting Energy – December |
| Total | £1,480.11 | £155.52 | £1,324.59 | | |

There being no further business, the meeting closed at 8:35 pm.

Chairman's Signature: _____

Date: _____