

## BEAN PARISH COUNCIL

The COVID-19 Coronavirus pandemic and the unprecedented Government measures in response to the crisis (e.g. prohibitions on gatherings, social distancing, self-isolation and shielding of those deemed to be the most vulnerable) have meant that the requirement for local authorities to hold public meetings in person with all members present in one place cannot currently be met. The statutory requirements for meetings are mainly contained in the Local Government Act 1972 (“the 1972 Act”) and the Public Bodies (Admission to Meetings) Act 1960 (“the 1960 Act”). In recognition of the difficulties of holding and attending meetings, the Government included s.78 in the Coronavirus Act 2020 and provided the Secretary of State with the power to make Regulations for the provision of holding alternative format meetings.

As such, this meeting will be held under terms agreed by Members being to conduct the Council business via internet link.

Additionally, the legislation allowed for the cancellation of the Annual Parish Council meeting and all current appointments continue until May 2021.

**MINUTES**  
**BEAN PARISH COUNCIL**  
**Monday 14<sup>th</sup> December 2020 at 7.00 pm**  
**via MS Teams**  
**Members of the public were asked to contact the Clerk should**  
**they wish to join the meeting**

**Present:** Cllr K Burgin, Cllr K Impiazzi, Cllr A Munday, Cllr S Weeks

**Apologies:** Cllr C Bates, Cllr D Hammock, Cllr D Wood

**Members noted that following a resolution passed at the October 2010 Meeting, Item 7, and in accordance with Standing Orders 12a the Minutes of the previous meeting would be taken as read.**

	Agenda Item	
<b>1</b>	<p><b><u>Apologies for absence</u></b>            Were received from Cllr. Hammock who was attending DBC GAC and Cllrs Bates and Wood who were unable to attend due to technical difficulties.</p>	
<b>2</b>	<p><b><u>Declarations of interest</u></b>  <b>2.1</b> There were no updates to the Register of Interests  <b>2.2</b> There were no declarations of interest against an agenda item.  <b>2.3</b> Dispensation to discuss Council Budget            The Clerk granted dispensation to members for a discussion on the budget.</p>	
<b>3.</b>	<p><b><u>Minutes</u></b>  <b>3.1</b> Minutes of the Council Meeting held via MS Teams on Monday 9<sup>th</sup> November 2020 that they be received as a true and complete record and that the resolutions contained therein be deemed to be the resolutions of the Council.</p>	

	<p><b>RESOLVED:</b> <i>That the Minutes of the Parish Council held on 9<sup>th</sup> November 2020 be approved and adopted as a true record</i></p> <p><b>3.2</b> CONFIDENTIAL Minutes of the Council Meeting held via MS Teams on Monday 9<sup>th</sup> November 2020 that they be received as a true and complete record and that the resolutions contained therein be deemed to be the resolutions of the Council.</p> <p><b>RESOLVED:</b> <i>That the CONFIDENTIAL Minutes of the Parish Council held on 9<sup>th</sup> November 2020 be approved and adopted as a true record</i></p>	
4	<p><b><u>Matters Arising</u></b></p> <p><b>4.1</b> The Virtual Meetings Policy was APPROVED.</p> <p><b>4.2</b> Healthcare provision at Eastern Quarry. Members were aware that there has been a breach of the of the planning condition 44 for Castle Hill (below) and that the current application seeks to vary both location and triggers with no set provision date.</p> <p><i>a. A site for a health centre capable of supporting a minimum of 8 GP's and ancillary provision and 170 square metres of space for social care provision will be master planned into the eastern village. No more than 350 dwellings shall be occupied within the development hereby permitted until the site has been placed on the open market (see informative) and the local planning authority has been notified of the same.</i></p> <p><i>b. No more than 400 dwellings shall be occupied until the site for the health centre (see (a) above) is serviced and ready for development.</i></p> <p><i>c. If by the occupation of the 1,000th unit a GP practice of any size has not been secured in accordance with (a) above, then the developer will secure the provision of an independent Health Impact Assessment (HIA) to advise if the needs of the emerging EQ population are being adequately met within 1km of the EQ site boundary. The terms of instruction and form of output required of the HIA will be agreed in writing between the developer and EDC, having regard to the purpose of the HIA, as set out above.</i></p> <p>Members were aware that whilst land was safeguarded for a minimum of 8 GP's, no practice has been provided and assume that most residents have registered with Swanscombe Health Centre. This will make longer waits for appointments at Bean as 'staff' shared with Swanscombe.</p> <p>The Clerk advised that Cllr Hammock has raised Bean Parish Council's concerns with the Senior Planning Officer at EDC and is awaiting a response.</p>	
5	<p><b><u>Announcements from the Chair</u></b></p> <p><b>5.1 Census 2021</b></p> <p>It was noted that this will take place on 21 March 2021. Full details, when received, to be posted on the Council's website.</p>	
6	<p><b><u>Community Rural Warden</u></b></p> <p>The Clerk advised that Bean is still without a designated Community Warden.</p> <p><b>RESOLVED</b> <i>That the Clerk contact the Dartford Supervisor to ascertain the future Community Warden provision for Bean.</i></p>	

7	<p><b><u>Correspondence</u></b></p> <ul style="list-style-type: none"> <li>- National Institute for Health Research (NIHR) funded research project based at the University of Southampton is looking to recruit members of the public to take part in a large-scale survey on the preventative behaviours people are taking to avoid catching COVID-19 and the long-term effect of those that have suffered from COVID-19 during the pandemic. The survey is aimed at everyone and this is the specific link to the survey: <a href="https://pharma.unige.ch/limesurvey/index.php/326544?lang=en">https://pharma.unige.ch/limesurvey/index.php/326544?lang=en</a> This will be posted on the Council's website.</li> <li>- Kent and Medway Clinical Commissioning Group (KMCCG) is working with its partners, and people living with dementia and their carers to improve care for people living with dementia who also have complex care needs. Public survey can be found <a href="https://www.smartsurvey.co.uk/s/KMPublicDem/">https://www.smartsurvey.co.uk/s/KMPublicDem/</a> This will be posted on the Council's website.</li> <li>- Rural Bulletin 1 December 2020</li> <li>- Oast to Coast The article Tree Shepherdess for a Garden City about a resident of Northfleet fighting for the heritage, heart and soul of her community was noted.</li> <li>- News Shopper article 21 November 2020 regarding air pollution <i>The square kilometre with the worst air quality in the most recent year in the data, 2018, was spotted beside a motorway north of the small Kent village of Bean and is in the area of the Bluewater and Darent Valley Hospital.</i> <i>Worryingly, the Kent location was recorded as having 23 micrograms of pollutants per cubic metre of air throughout the year - more than double the World Health Organisation's (WHO) recommended guideline of just 10.</i></li> <li>- Protocols for Operation London Bridge and Forth Bridge</li> </ul> <p><b>RESOLVED</b> <b><i>That the Protocols for Operation London Bridge and Forth Bridge be adopted and the Clerk source and purchase the required stationery.</i></b></p>	
8	<p><b><u>KALC/SLCC/NALC</u></b></p> <p>All information received from the above relating to COVID-19 and other urgent matters have been forwarded to Councillors on receipt.</p> <p><b>8.1</b> KALC November newsletter was noted.</p> <p><b>8.2</b> 3 FREE virtual training events are available for Parish and District Councils on volunteering. They are being organised by the Ashford Volunteer Centre, who coordinate volunteer centres across the county. The events will be held on Zoom and have been split into 3 areas: East Kent, Mid Kent and West Kent. The 3 events will cover:</p> <ul style="list-style-type: none"> <li>• What the research tells us about volunteers</li> <li>• What resources are available to you</li> <li>• Next steps for accessing support in your area</li> <li>• West Kent districts volunteering workshop – 13 January 2021 10.30-12 midday</li> </ul> <p><a href="https://www.eventbrite.co.uk/e/west-kent-only-volunteering-workshop-for-">https://www.eventbrite.co.uk/e/west-kent-only-volunteering-workshop-for-</a></p>	

	<a href="#">parish-and-district-councils-tickets-131041802559</a>	
9	<b><u>Parish Forum</u></b> No matters to consider at date of publication	
10	<b><u>GDPR</u></b> No matters to consider at date of publication.	
11	<b><u>Ebbsfleet Development Corporation /Bean Triangle/ London Resort</u></b> <b>11.1</b> Paul Boughen, Community Building Manager from Ebbsfleet Development Corporation has offered to attend a future meeting of the Parish Council to give a Garden City update.  <b>RESOLVED</b> <b><i>That the Community Building Manager from Ebbsfleet Development Corporation be invited to attend the January meeting of the Council.</i></b>	
12	<b><u>Consultations</u></b> No consultations to consider at date of publication	
13	<b><u>Kent Police</u></b> The following were noted. <b>13.1</b> Kent PCC's Annual Policing Survey Newsletter 2020 <a href="https://www.smartsurvey.co.uk/s/KentPCCAnnualPolicingSurvey/">https://www.smartsurvey.co.uk/s/KentPCCAnnualPolicingSurvey/</a> <b>13.2</b> Counter Terrorism Policing Winter Vigilance Briefing <b>13.3</b> Bean and Village Park Crimes of note November 2020 <b>13.4</b> Rural Matters – Autumn’s 2020 <b>13.5</b> Crag Report	
14	<b><u>Planning</u></b> The following were noted <b>14.1</b> Weekly planning lists from DBC <b>14.2</b> Weekly planning lists from EDC  <b>14.3 Enforcement Notice – Drudgeon Farm</b> An appeal against Enforcement has been received by the Planning Inspectorate. The grounds for Appeal are” <i>That the time given to comply with the Notice is too short</i> ”. DBC gave 15 months (from 17-Sep-20) to stop use and remove vehicles and a further 3 to restore land.  Members considered the following applications <b>14.4 20/01334/FUL</b> 8 Ashwood Place, Bean DA2 8BD Erection of a single storey front extension and new windows to right-hand side elevation No objections  <b>14.5 DA/20/01336/FUL</b> 143 Beacon Drive Erection of a two storey side extension incorporating self-contained annex ancillary to main house at lower level	

Bean Parish Council strongly objects to this application for the following reasons.

It is the Council's opinion that this application is not a two-storey side extension incorporating self-contained annex ancillary to main house at lower level but a 2-storey self-contained 4-bed home in garden of 3-bed bungalow.

Bean Parish Council fully supports Bean Residents' Association objections below and would refer you to their before and after illustrations of how the development would look (attached) should planning approval be given.

1. This is a bungalow on a sloping site on the corner of Beacon Drive and Stonewood.
2. Any extension of the roof line, downhill, towards the junction would be prominent.
3. The side of the new dwelling is closer to Stonewood footway than any other.
4. The proposed extension is two-storey formed by constructing a semi-basement.
5. This could affect nearby homes, footway and trees in the clay soil.
6. The basement area conflicts with a Public Sewer serving properties in both streets.
7. An unnumbered drawing shows sewer diverted into nominally 1.2m wide alley.
8. Southern Water are responsible for (pitch fibre) Sewers in this part of Bean.
9. They should comment, as elsewhere they have required access for works.
10. 'Existing' plan differs from attached garage conversion to 3rd bedroom' in 2012.
11. 'Extension' is 4-bed self-contained dwelling own parking, on Garden Land.
12. Existing floor area 86m<sup>2</sup>. Extension adds two floors each 85m<sup>2</sup>. New total 256m<sup>2</sup>.
13. Combined accommodation is potentially 7 bedrooms.
14. This would be classed as 'over-development' of a bungalow.
15. Description in para 3 of Application Form (and CIL Form) needs clarification.
16. Liability for CIL Form section 4; shouldn't the answers to both a) and b) be Yes?
17. A fence should be shown to explain how the remaining garden might be divided.
18. This is to show if both gardens comply with minimum if dwellings sold separately.
19. The plans do not show all existing out-buildings.
20. The plans do not show the existing trees on site.
21. The Block Plan is incorrect. The wall of 72 is 15cm inside owner's boundary.
22. Parking in the back garden must not be against the side wall or fence of 72.

	<p>23. The proposed crossover is badly located at junction and exit visibility poor.</p> <p><b>14.6 20/01508/COU</b> Former Doctors Surgery, 18A Beacon Drive Change of use of former Doctors Surgery building to a single dwelling house with associated alterations to elevations. 2 parking spaces. Provision of garden area and bicycle and refuse storage. No objections</p> <p>Members discussed the following application</p> <p><b>14.7 20/00797/FUL</b> Adjacent 31 School Lane Bean Kent DA2 8AL Erection of a 1 bed dwelling with associated parking and landscaping It was noted that the planning officer is recommending approval and this application will be an agenda item at the next Development Control Board meeting and a representative from Bean RA will be speaking against the application at the meeting on 17<sup>th</sup> December 2020 at 5pm. Members supported Bean RA's objections against this application which they considered was development by stealth.</p>	
15	<p><b><u>Highways</u></b></p> <p><b>15.1 Traffic lights on Bean Lane</b> It was noted that from Monday 7 December, Balfour Beatty will be installing three-way traffic lights along Bean Lane to allow vehicles to safely exit and enter the site area. The three-way traffic lights will be in place between 9.30am and 3.30pm until Friday 18 December, including weekends. The lights need to be installed due to the increased volume of site traffic that is entering and exiting the site behind Beacon Drive whilst the earthworks operations are carried out in this area. This has been assessed by BB's Safety Manager and it was raised that due to the amount of traffic movements that would be taking place, traffic control would need to be installed for the safety of both the road user and our workforce. The lights will be operated manually by a fully-trained operative and they will be monitored whilst in place and will be removed should the traffic become too congested. The works will continue into next year. The plant crossing itself will be required for four weeks in total, so two weeks this side of Christmas and two weeks in January from the 4<sup>th</sup> January.</p> <p><b>15.2 Consultation - Future of Transport: rural strategy – call for evidence</b> <a href="https://www.gov.uk/government/consultations/future-of-transport-rural-strategy-call-for-evidence">https://www.gov.uk/government/consultations/future-of-transport-rural-strategy-call-for-evidence</a> Closing date 16<sup>th</sup> February 2021</p> <p><b>15.3 Removal of planned signalisation at Hope Cottages Roundabout</b> Cllr. Hammock raised this matter with DBC Development Officer and received the following response. With regard to the signalisation of the junction this was something that DBC raised concerns about when the proposal was to remove these but KCC highways considered that this was not be an issue. The SoS decision notes (paragraph 14) that MOD-3 relating to the traffic signals does not requires an Order and is outside of the scope of his consideration. He</p>	

	<p>notes this is a matter for Highways England but advises that the traffic impacts be kept under review.</p> <p>DBC will query with Highways England what they propose to do with regard to reviewing the situation but the office in question doubts they will change their proposals whilst working is on-going. The officer thinks that this is also a matter for KCC to monitor as highways authority.</p> <p><b>15.4 Temporary Road Closures, Speed and Width Restrictions – Various Roads, Dartford - 11 January 2021 for up to 24 months</b> As a result of junction improvement works on the A2, B255 Bean Road and Bean Lane, Kent County Council has made an Order to prohibit through traffic and impose speed and width restrictions on various roads, Dartford as per below, on or after 11 January 2021 for up to 24 months or until the works have been completed.</p> <p>It was noted that there are a number of errors with the information provided and clarity has been sought from Highways.</p> <p><b>15.5 Blocked drains</b> The heavy rains recently have identified the following blocked drains.</p> <ol style="list-style-type: none"> <li>1) Beacon Drive – from 48 Beacon Drive down the hill to Drudgeon Way turning</li> <li>2) High Street – from by the entrance to the recreation ground to the Village Hall.</li> </ol> <p>Clerk to notify Highways</p>	
16	<p><b><u>Environmental Issue</u></b></p> <p><b>16.1 Meeting with Atkins to discuss Landscaping in Bean</b> Further to the meeting on 14 August 2019 with representatives from Atkins at which HR funded landscaping work in Bean was discussed the Clerk received a telephone call from Atkins on 10<sup>th</sup> November 2020 advising they would like a meeting with reps from Bean PC and FoBW to discuss what improvements could be done in Beacon Woods. We are still awaiting an email with more details and the confirmation that they have until end March to submit their final proposals for funding approval.</p>	
17	<p><b><u>Footpaths</u></b></p> <p><b>17.1 DR25 – horse escaping onto footpath</b> Members received an update.</p> <p><b>17.2 DR22</b> The Clerk, on 15<sup>th</sup> December, together with SL Treecare will inspect the outstanding work on this footpath.</p>	
18	<p><b><u>Beacon Woods</u></b></p> <p><b>18.1</b> Tree survey will take place on 15 December 2020 at 9am</p> <p><b>18.2</b> Members were advised that someone had dumped some metal by the container which was being cleared by FoBW.</p>	

19	<p><b><u>Recreation Facilities</u></b></p> <p><b>19.1 Damage to Typhoon Spinner</b></p> <p>Members considered that the damage to this item of equipment was as a result of maliciaous action as no weakness of the weld had been observed during either the July or October inspection.</p> <p>Members discussed whether the item should be repaired or a replacement purchased and installed at a total cost of <b>£1,398.00 plus vat.</b></p> <p><b>RESOLVED</b></p> <p><i>To request a quotation from Vitaplay for a replacement item of equipment for the Toddler Area at a cost of +/- £1,500 + VAT which would not be so attractive to older children.</i></p>	
20	<p><b><u>Bean Village Hall</u></b></p> <p><b>20.1 Dance Fever</b> returned to the hall on 2<sup>nd</sup> December. There had been confusion as to whether they were permitted to do so but confirmation was received under the Tier 3 guidelines, supervised activities for under 18s are permitted.</p> <p><b>20.2 Scouts</b></p> <p>Are looking to return on January 13, 2021. Their Risk Assessment which is based on the Council's RA has been received and their numbers are reduced to 15 comprising up to 5 adults and up to 10 children. At the moment they have no idea if they will have sufficient children in January to continue as a Group as the last time they met was in March 2020.</p> <p><b>RESOLVED</b></p> <p><i>That the Council was aware that due to lack of subs and a reduction in numbers the Scout Group's current financial position is precarious. In view of this, having studied the Hall funds and forward expenditure, the Council agreed that they would waive hire charges for the Scouts for the remainder of the financial year with a review on 1 April 2021.</i></p>	
21	<p><b><u>Allotment Association</u></b></p> <p><b>21.1</b> The Allotment Association have expressed concern regarding a tree on the trackway to numbers 47 and 49 Drudgeon Way which is leaning over to the allotments and which they believe has leant further in the last few months. On investigation they believe that it is T3, the ash that is described in the RG Tree Consultancy report dated 16<sup>th</sup> June 2017. DBC Planning have advised that their consultant has inspected the tree and made the following comment.</p> <p><i>“my assessment is based on what I could see from the entrance gate and nearby road leading to private driveway in which the Ash is growing. As seen in the photos the main stem of the Ash does have an acute lean towards the allotments although it appears to self-correct further up in the main crown indicating it has been leaning for some time. The tree's overall physiological condition appeared good for its age and species, so in the absence of any evidence to prove the lean has got worse, at this point in time, I do not consider it to fall within the 5-day exemption notice.”</i></p> <p>The Clerk will ask SL Tree Care to inspect the tree on 15<sup>th</sup> December during his inspection of DR22.</p>	



22	<p><b><u>Residents' Association</u></b> The updates from the Asst. Secretary were noted.</p>															
23	<p><b><u>Spirit's Rest</u></b> Members instructed the Clerk to write to Spirit's Rest to ask if the Council could have an update on their work in the New Year and to advise if there is any assistance the Parish Council could provide.</p>															
24	<p><b><u>Finance</u></b></p> <p><b>24.1 Scribe reports up to 30 November 2020</b> To note the following Bank reconciliations for November 2020 Detailed expenditure Detailed receipts Nett position by cost centre Summary of receipts and payments Summary report</p> <p><b>24.2 Balance as at 30 November 2020 on all accounts</b> <u>Bean Parish Council</u></p> <table border="1" data-bbox="331 943 1206 1095"> <tr> <td>Reserve Account</td> <td>20,866.01</td> </tr> <tr> <td>Current Account (No. 1 account)</td> <td>14,047.58</td> </tr> <tr> <td>Petty Cash</td> <td>75.49</td> </tr> <tr> <td><b>TOTAL</b></td> <td><b>34,989.08</b></td> </tr> </table> <p><u>Bean Village Hall</u></p> <table border="1" data-bbox="331 1205 1206 1319"> <tr> <td>Current Account (No. 2 account)</td> <td>10,935.21</td> </tr> <tr> <td>Petty Cash</td> <td>170.42</td> </tr> <tr> <td><b>TOTAL</b></td> <td><b>11,105.63</b></td> </tr> </table> <p><b>24.3 Capacity Building Fund</b> The Council has been successful in securing continued funding for The Parish Handyman Scheme. However, the amount we have been awarded has been reduced from £6,000 per parish to £4,383.33. The following programme of works was agreed: Continue to replace the damaged bollards on the verging adjacent to Beacon Woods. Purchase and install 2 litter bins for siting at the ends of the lay-by opposite the shop. Maintain topping up of the dog bin bag containers. Liaise with FoBW regarding work within Beacon Woods.</p> <p><b>24.4 Budget 2021/2022</b> Members discussed the draft budget and following minor changes will be re-presented for approval at the January meeting.</p> <p><b>24.5 Christmas Gift for Caretaker</b> Members approved £100 Christmas gift for caretaker which would be paid From Chairman's expenses.</p>	Reserve Account	20,866.01	Current Account (No. 1 account)	14,047.58	Petty Cash	75.49	<b>TOTAL</b>	<b>34,989.08</b>	Current Account (No. 2 account)	10,935.21	Petty Cash	170.42	<b>TOTAL</b>	<b>11,105.63</b>	
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25	<p><b><u>Items of interest</u></b> There were no items of interest to consider.</p>	
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There being no further items of business the Chair wished the Councillors and Clerk a very happy Christmas and best wishes for 2021 and closed the meeting at 9.30pm

**Chair**..... **Date** .....