

**MINUTES**  
**BEAN PARISH COUNCIL**  
**Monday 13<sup>th</sup> September 2021 at 7.00 pm**  
**at**  
**Bean Village Hall**

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 will be taken as read.

**Present:** Cllr C Bates (arrived 7.15pm), Cllr K Burgin (Chair), Cllr D Hammock, Cllr S Weeks

**Apologies:** Cllr A Munday and Cllr. D Wood

Community Warden, Jacky Haseman, was present for Items 1 – 6.  
 No members of the public were present.

**The meeting was quorate**

	<b>Agenda Item</b>	
<b>1</b>	<p><b><u>Apologies for absence</u></b></p> <p><b>1.1</b> Were received and accepted from Cllrs Munday and Wood.</p> <p><b>1.2</b> The Chair advised that he had received a telephone call from Cllr. Impiazzi tendering his resignation from the Council and that written confirmation would follow. The Clerk will commence the process of publicising the notice of vacancy and will notify Dartford Borough Council accordingly.</p>	
<b>2</b>	<p><b><u>Declarations of interest</u></b></p> <p><b>2.1 Updates to the Register of Interests</b> None</p> <p><b>2.2 Declarations of interest against an agenda item</b> Cllr. Hammock declared an interest in Item 14.3. The applicant is known to Cllr. Hammock and may consider Cllr. Hammock's involvement in any discussion or decision making as having bias, therefore Cllr. Hammock will not take part in any discussion or decision making regarding this application.</p>	
<b>3.</b>	<p><b><u>Minutes</u></b></p> <p><b>3.1</b> Minutes of the Council Meeting held on Monday 12<sup>th</sup> July 2021 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><i>RESOLVED:</i></b>  <b><i>That the Minutes of the Parish Council held on 12<sup>th</sup> July 2021 be approved and adopted as a true record</i></b></p>	

4	<p><b><u>Matters Arising</u></b> There were no matters to consider which were not already covered on the agenda.</p>	
	7.15pm Cllr Bates joined the meeting	
5	<p><b><u>Announcements from the Chair</u></b>  <b>5.1 War Memorial</b>  Arrangements for Remembrance Sunday – 14<sup>th</sup> November 2021 at 2pm  Cllr Weeks advised that she was in contact with the two volunteers who have in the past assisted with the display of poppies behind the memorial and who have confirmed their willingness to help again this year and in preparation the foliage behind the memorial has been cut back.  Cllr Weeks further advised that St. Nicholas Southfleet is currently interregnum and therefore do not have a parish priest who would be available to conduct a service and that perhaps the Council should look to write its own non-denominational service and invite members from St Nicholas Church and Bean Primary school to join us.</p> <p><b>RESOLVED:</b>  <i>That the Chair write to the Churchwardens at St Nicholas Church inviting members of St. Nicholas to attend a short Service of Remembrance at Bean Memorial on Sunday 14<sup>th</sup> November at 2pm and that Cllr. Munday writes to Bean Primary School formally inviting representatives of the school to attend.</i></p>	
6	<p><b><u>Community Rural Warden</u></b></p> <ul style="list-style-type: none"> <li>- Had hoped to organise a Macmillan Coffee morning but due to shortage of helpers have agreed with the Clerk to do something for Children in Need on Wednesday 10<sup>th</sup> November 2021.</li> <li>- Rural Pop-up Café, organised by Rural Kent (ARCK) is this something that would be of interest to Bean? <a href="https://ruralkent.org.uk/services/coffee-project/">https://ruralkent.org.uk/services/coffee-project/</a></li> <li>- Very keen to help with initiating community groups at the hall, eg Memory Club, Active Retirement Club – will liaise with Clerk to canvas the village for interest via FB.</li> <li>- Has visited pre-school</li> <li>- Reported fly-tipping in Shellbank</li> </ul>	
	7.30 pm Community Warden left the meeting	
7	<p><b><u>Correspondence</u></b>  The following items of correspondence were NOTED</p> <ul style="list-style-type: none"> <li>- Rural Bulletin 20, 27 July 2021. 3, 10 August, 7 September</li> <li>- Inside Track Issue 267 – August 2021</li> <li>- London Resort Newsletter Summer 2021</li> <li>- Community Forum will be resuming Thursday 23rd September. This will be held in the Beech room in the Bluewater Management Suite. Starting at 6pm and finishing by 8pm. RSVP to Mark Ball <a href="mailto:mark.ball@bluewater.co.uk">mark.ball@bluewater.co.uk</a> by Friday 17th September. Cllr Munday will be attending on behalf of BPC and Cllr Bates on behalf of Spirit's Rest.</li> </ul>	
8	<p><b><u>KALC/SLCC/NALC</u></b>  All information received from the above relating to COVID-19 and other urgent</p>	

	<p>matters have been forwarded to Councillors on receipt.</p> <p><b>8.1</b> July newsletters were NOTED</p> <p><b>8.2</b> KALC CEO newsletters were NOTED</p> <p><b>8.3</b> Quarterly environmental briefing June 2021 was NOTED</p> <p><b>8.4</b> Questionnaire from KALC regarding Dartford Area Committee was completed.</p> <p><b>RESOLVED:</b>  <i>That Bean Parish Council's representatives on the Dartford Area Committee of KALC will be the Chair and Clerk.</i></p>	
<b>9.</b>	<p><b><u>Policies</u></b></p> <p><b>9.1 Co-option Policy</b></p> <p><b>RESOLVED</b>  <i>That the Co-option Policy is approved and adopted for use with immediate effect.</i></p>	
<b>10</b>	<p><b><u>GDPR</u></b></p> <p><b>10.1</b> It was NOTED that subscription with ICO has been renewed at a cost of £40.</p>	
<b>11</b>	<p><b><u>Ebbfleet Development Corporation /Bean Triangle/ London Resort</u></b></p> <p><b>11.1 Meeting with EDC to discuss cycle paths, walkways, the Bean Triangle work</b>  The report by Cllr. Munday on the presentation which took place on 9<sup>th</sup> August 2021 was NOTED.</p> <p><b>11.2 Meeting with Atkins/Balfour Beatty and Kent Highways Lighting on 13<sup>th</sup> September 2021 via MS Teams attended by Cllrs Hammock and Weeks and the Clerk</b>  The purpose of the meeting was to discuss the proposed lighting scheme from Sandy Lane subway to the junction with School Lane. Councillors expressed their deep concern that this proposal had not been discussed earlier and that until this meeting no plans had been presented. Councillors felt strongly that any decision regarding lighting along this stretch of Sandy Lane should be discussed with the local residents. The proposal was to install 10 x 4-meter high P6 light columns with a lux value of between 2-3 (moonlight is less than 1 lux). Atkins Lighting Consultant advised that the height of the columns had been agreed with environmental consultees and that ongoing responsibility for the lighting would rest with Kent Highways Lighting. However, at the meeting, the representative from Kent Highways advised that they would not adopt columns under 5m. Councillors repeated their wish that the lighting to the south of the subway be removed from the design to keep the rural character of Sandy Lane  The horse-riding requirement was discussed with Councillors expressing their surprise that the Equestrian Society would request this provision for Sandy Lane given that the route leads to the very busy Watling Street, slip road to A2, which would not be a horse friendly environment for riders. Councillors were in support of the decision to remove the horse-riding requirement from the proposals.</p>	

	<p>The NMU north of Watling Street between the A2 and proposed entrance from Watling Street into the EGC was discussed and Councillors had no comment on the design which included lighting and separate cycle and pedestrian paths which only joined at pinch points. Atkins confirmed that Kent Highways landscaping would be responsible for the maintenance of the grass verges.</p> <p>Representative from Balfour Beatty questioned why, on the drawings presented, the location of the gate to prevent vehicular access to the section of Sandy Lane leading to the underpass had been moved nearer to the underpass. Atkins advised this had been done for the Water Board and landowner to access their property. Councillors strongly objected to this change which had been made without consultation and requested that a new substantial gate, as discussed with Balfour Beatty at the meeting which took place on 9<sup>th</sup> August 2021, be installed at the original location.</p>	
12	<p><b><u>Consultations</u></b></p> <p>The following consultations were NOTED</p> <p><b>12.1 Highways England – Lower Thames Crossing Community Impacts Consultation – open until 23.59 on 8 September 2021.</b> For further details on the consultation, including online exhibition, webinars, telephone surgery and online response form please visit <a href="http://www.highwaysengland.co.uk/lteconsultation">www.highwaysengland.co.uk/lteconsultation</a></p> <p><b>12.2 Kent County Council – Draft 2022/2023 Budget – consultation closes on 19 September 2021.</b> For further details please visit <a href="#">Budget Consultation 2022-23   Let's talk Kent</a></p> <p><b>12.3 Kent County Council – Green Corridors – walking and cycling improvements – consultation closed on Tuesday 31 August 2021.</b> KCC is undertaking early consultation on eight walking and cycling improvement schemes across Ebbsfleet, Greenhithe and Northfleet. These schemes are part of the Green Corridors Programme. They seek to provide high-quality, connected routes to support a shift towards sustainable modes of travel. KCC want to gather views on the initial proposals to help shape how the schemes are developed and taken forward. For further details please visit <a href="#">Green Corridors - walking and cycling improvements   Let's talk Kent</a></p> <p><b>12.4 Kent County Council – Improving Transport links between Abbey Wood and Ebbsfleet – consultation closed 3 September 2021.</b> For further details visit <a href="#">Improving transport links between Abbey Wood and Ebbsfleet   Let's talk Kent</a> : <a href="http://www.abbeywood2ebbsfleet.com">www.abbeywood2ebbsfleet.com</a></p> <p><b>12.5 Kent County Council – Kent Bus Service Improvement Plan – consultation closed on 29 August.</b> For further details visit <a href="#">Kent Bus Service Improvement Plan   Let's talk Kent</a></p> <p><b>12.6 London Resort.</b></p> <p>The Procedural decisions made by the Examining Authority dated 12 August 2021 were noted.</p>	

13	<p><b><u>Kent Police</u></b></p> <p><b>13.1</b> July and August newsletters were noted</p> <p><b>13.2</b> It was noted that PCSO Midford held a Community Engagement hour on Saturday 28<sup>th</sup> August at WALLER PARK PAVILLION from 11:00am to 11:59am. PCSO Midford has advised that he plans on hold monthly Community Engagement hours rotating location between Longfield, Darenth and Bean. The next Community Engagement hour will take place at Bean Village Hall on Sunday 26<sup>th</sup> September 2021 between 1-2pm.</p> <p><b>13.3</b> Matthew Scott: Kent's Police and Crime Commissioner Rural Campaign Newsletter – Summer (August) 2021</p>	
14	<p><b><u>Planning</u></b></p> <p><b>The following were noted.</b></p> <p><b>14.1</b> Weekly planning lists from DBC</p> <p><b>14.2</b> Weekly planning lists from EDC</p> <p><b>The following were NOTED</b></p> <p><b>14.3 21/00984/FUL</b> 2 Hope Cottages Bean Lane Bean Kent DA2 8AZ Demolition of existing rear conservatory and erection of a two storey side extension, single storey rear extension and alterations to roof from hip to Gable for provision of dormer window with Juliette balcony in rear roof slope and roof lights in front roof slope in connection with providing additional rooms in the roof space <b>APPLICATION WITHDRAWN</b></p> <p><b>14.4 21/01029/FUL</b> 4 Foxwood Road Erection of a single storey infill extension to link garage to house with conversion of existing garage to habitable room/storage and associated alterations. <b>PERMISSION GRANTED</b></p> <p><b>14.5 21/01313/COU</b> Former Doctors Surgery 18A Beacon Drive Change of use of former Doctors Surgery building to a 4 bedroom dwelling house with associated alterations, raising height of roof for erection of first floor extension, provision of parking spaces, garden area and refuse storage <b>PERMISSION GRANTED</b></p> <p><b>Parish Council considered</b></p> <p><b>14.6 21/01359/FUL</b> 54 Page Close Erection of part two/part single storey side/rear extension and new window in flank elevation The Parish Council had no comments/objections</p> <p><b>The following was NOTED</b></p> <p><b>14.7 DA/21/00822/FUL</b> Honey Cottage Southfleet Road Bean Kent</p>	

	<p>Erection of a single storey rear extension  <b>PERMISSION GRANTED</b></p>	
<b>14.8</b>	<p><b>DA/21/00926/FUL</b>  55 Page Close Bean Kent DA2 8BX  Erection of part two storey/part first floor side extension  incorporating conversion of garage to habitable room  <b>PERMISSION GRANTED</b></p>	
<b>14.9</b>	<p><a href="#"><u>21/01140/P1AA</u></a>  Bean Cottage Shellbank Lane Bean Kent  Application under Schedule 2, Part 1, Class AA for enlargement of a  dwelling by construction of additional storey with a maximum height of  10.6m (NW), 10.2m (SE)</p>	
<b>14.10</b>	<p><a href="#"><u>21/01173/LDC</u></a>  Bean Cottage Shellbank Lane Bean Kent  Application for a Lawful Development Certificate for proposed erection  of a single-storey side extension  The proposal <b>WILL REQUIRE THE PRIOR APPROVAL</b> of the  Authority and <b>PRIOR APPROVAL IS HEREBY GRANTED</b> subject to  the following condition(s):  01 The development must be completed within a period of 3 years  starting with the date prior approval is granted  02 The development shall be carried out in accordance with the  following plans and documents: 3229-11, 3229-12, 3229-13 rev A,  3229-14 rev B, cover letter reference 3229/SC  03 The construction works in respect of; hours of operation, control of  noise, dust, vibration and traffic shall be carried out in accordance  with the submitted details on page 4 of the cover letter reference  3229/SC unless otherwise agreed in writing with the Local Planning  Authority.  04 Prior to occupation of the development hereby approved the  window(s) in the north eastern (front) elevation at first floor level  shall be obscure glazed and fixed shut with a minimum obscurity  level of 3 as referred to in the Pilkington Texture Glass Range leaflet,  or nearest equivalent as may be agreed in writing by the Local  Planning Authority. The lowest level of any clear glazing and/or  opening parts may not be less than 1.7m above finished floor level.  The obscured glazing shall be maintained as such thereafter.</p>	
<b>14.11</b>	<p><a href="#"><u>21/01174/LDC</u></a>  Bean Cottage Shellbank Lane Bean Kent  Application for a Lawful Development Certificate for proposed erection  of a detached garden building housing gym, home-office, swimming pool  and garage/machinery store</p>	
<b>14.12</b>	<p><b>DBC/20/00797/FUL</b>  31A School Lane, Bean  Non-Compliances with 18-Dec-2020 Letter of Approval including  Condition 02 Development to be carried out in accordance with drgs</p>	

	<p>20_216-15 (extract below) and 20_216-17</p> <ul style="list-style-type: none"> <li>• No new Visibility Splay - Fence not moved and hedge not re-planted at low height.</li> <li>• Replacement of gravel finish with tarmac for 6.5m from kerb at No 31 not done.</li> <li>• Large timber storage shed erected close to Splay and not in planning application.</li> </ul> <p>DBC have been advised. Awaiting response</p> <p><b>14.13 DBC/20/00509/FUL</b>          Black Horse Cottage          Continued use of the ground floor of the single storey building as Class C1 Guesthouse accommodation. Raising height of roof to create first floor to existing single storey building to provide additional Class C1 Guesthouse accommodation and staff rest room. Two storey rear extension incorporating a new staircase and a single storey rear extension incorporating a laundry. As well as provision of off-road parking for guests.  <b>Application has been WITHDRAWN</b></p>	
15	<p><b><u>Highways</u></b></p> <p><b>15.1</b> Request from residents at New Cottages to support their request for ‘residents’ only parking permits’ in the parking bay outside numbers 1-16 New Cottages, High Street.          An initial approach has been made by the Clerk to DBC on this matter, currently awaiting a response.</p> <p><b>15.2</b> Closure of A2 to install 2<sup>nd</sup> Bean Bridge          It was noted that the planned closure which was scheduled to take place the weekend of 6-9 August was postponed as the manufacturers of the bridge beams had gone into administration. Installation was rescheduled and took place the weekend of 20-23 August 2021.</p> <p><b>15.3</b> Invitation from KCC to attend the launch of Vision Zero, Kent’s new road safety strategy at Manston Airport on September 15 was noted.</p> <p><b>15.4</b> Residents of Beacon Drive have repeatedly reported problems with drainage to KCC, DBC and Thames Water without successful resolution and have now sought the assistance of Gareth Johnson MP.  <i>“When the large manhole on the problematic speed ramp in Beacon Drive overflows every time it rains heavily, residents see sanitary items emerging, proving there is a connection between the street drainage and the foul sewer.          The chambers beneath this cover have been pumped out in the past, with no effect on this.”</i></p> <p>It was noted that despite confirmation of arrangements to attend Beacon Drive to resolve the situation Thames Water have repeatedly failed to honour their appointments. On 7 September a baby tanker, similar to the one that was sent in June which was unable to resolve the problem, arrived at 8pm. A main line tanker and main line camera are required, residents awaiting confirmation from Thames Water when they will be sent.</p>	

	<p><b>15.5 Speed limits in Bean</b>  It was noted that in response to questions raised by residents of Beacon Drive Andrew Loosermore, Head of Highways, Growth, Environment and Transport included the following in his response.</p> <p><i>In terms of the speed limit signs, the 20-mph roundel was painted in error when resurfacing works were carried out. However, having liaised with the local Parish Council they considered that its presence might deter motorists, entering the village estate at the bottom end of Beacon Drive, from exceeding that speed limit. Having evaluated the situation it has been decided that the roundel should be left to be worn away by traffic rather than the expense of having it manually removed. However, the Parish Council have requested, through their Highways Improvement Plan (HIP), for the village to be made into a 20-mph zone, including the main B255 through the village which is a rat run to Bluewater from villages south of the A2.</i></p>	
16	<p><b><u>Environmental Issues</u></b>  <b>16.1</b> The complaints by residents of Beacon Drive to Gareth Johnson MP, regarding “unacceptable disruption to the lifestyle we have been accustomed to over many years. The list of issues that affect us includes demonstrable harm to the local environment, unsubstantiated mitigation measures, no corroboration materials to support technical acoustic measurements and what appears to be a complete lack of respect for residents during the continued and harmful works adjacent to the village” were noted.</p>	
17	<p><b><u>Footpaths</u></b>  <b>17.1</b> Reports of raw sewage spilling onto DR22, in the vicinity of Claywood Lane have been reported to DBC. Cllr Hammock advised that the problem may lie with possible lack of capacity of the pumping station.</p>	
18	<p><b><u>Beacon Woods</u></b>  <b>18.1 HE Landscaping project in Beacon Woods</b>  Lease between Tarmac/BPC and Balfour Beatty has been agreed by BPC for submission to Balfour Beatty.  Currently awaiting confirmation of start date for works together with relevant risk assessments and H&amp;S signage for visitors.</p>	
19	<p><b><u>Recreation Facilities</u></b>  <b>19.1 Criminal damage to table tennis table in Bean recreation ground – 7 June 2021</b>  Clerk’s report was noted. There has been no further update.</p> <p><b>19.2 Work programme for equipment.</b>  The following works were agreed.</p> <ol style="list-style-type: none"> <li>1. Repair groundwork under basket swing in toddler area.</li> <li>2. Repair areas of damaged/spoilt wet pour rubber surfacing under Multi Play and Swing Bays.</li> <li>3. Replace all cradle seats in Swing Bay and Toddler Area.</li> <li>4. Replace basketball net and backboard.</li> <li>5. Replace end caps on toddler equipment (missing caps are on foot rests</li> </ol>	



	and not handlebars).									
20	<p><b><u>Bean Village Hall</u></b></p> <p><b>20.1</b> Youth Group Hirings (Dancing Group, Brownies &amp; Cubs) have returned to the hall.</p> <p><b>RESOLVED</b></p> <p><b>That private hire for parties continues to be suspended until January 2022</b></p> <p><b>20.2 Water Bill – Castle Water</b></p> <p>Due to high usage of water, according to the water meter, to test for leaks a meter reading was taken, water not used for 24 hours and a further meter reading re-taken. The reading remained the same indicating that there are no leaks from the meter to the hall. The Clerk has requested that the calibration on the meter be checked.</p>									
21	<p><b><u>Allotment Association</u></b></p> <p>No matters to consider at date of publication</p>									
22	<p><b><u>Residents’ Association</u></b></p> <p>The Chair reported that the meeting, which was the AGM, was very poorly attended. The Chair was re-elected and there remains no Vice-Chair. Representatives from National Highways (formerly Highways England) and Balfour Beatty were present to answer questions on the current status of the Bean Junction improvements.</p>									
23	<p><b><u>Spirit’s Rest</u></b></p> <p>Fencing work is urgently needed but there is a shortage of fencing. First on-site activity will be centred around Halloween. More activities, especially involving disabled, are delayed until there is provision of toilets and hand-washing facilities.</p>									
24	<p><b><u>Finance</u></b></p> <p><b>24.1 Bank and Scribe reports up to 31 August 2021</b></p> <p>The following were noted.</p> <ul style="list-style-type: none"><li>- Co-op Bank transactions on all accounts 1July – 31 August 2021</li><li>- Bank reconciliation on all accounts</li><li>- Monthly breakdown of receipts and payments</li><li>- Net position by cost centre and code</li><li>- Receipts and payments forecast</li><li>- Summary of receipts and payments all cost centres and codes</li><li>- Cost centre year comparisons</li></ul> <p><b>24.2 Balance as at 31 August 2021 on all accounts</b></p> <p><u>Bean Parish Council</u></p> <table><tr><td>Reserve Account</td><td>20,866.01</td></tr><tr><td>Current Account (No. 1 account)</td><td>3,864.23</td></tr><tr><td>Petty Cash</td><td>75.49</td></tr><tr><td><b>TOTAL</b></td><td><b>24,805.73</b></td></tr></table>	Reserve Account	20,866.01	Current Account (No. 1 account)	3,864.23	Petty Cash	75.49	<b>TOTAL</b>	<b>24,805.73</b>	
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	<div><div><div><div>Bean Village Hall</div></div></div><div><table><tr><td>Current Account (No. 2 account)</td><td>16,537.61</td></tr><tr><td>Petty Cash</td><td>170.42</td></tr><tr><td>TOTAL</td><td>16,708.03</td></tr></table></div></div> <div><div>24.3</div><div><div>External Audit</div><div>The Clerk advised that PKF had requested additional information on variances which has been supplied.</div></div></div>	Current Account (No. 2 account)	16,537.61	Petty Cash	170.42	TOTAL	16,708.03	
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25	<div><div><div><div><div>Items of interest</div><div>Borough Councillor’s Items</div><div>Cllr. Hammock advised that there have been significant problems with waste collection and that Urbaser have stated that at any given time they have up to 4 vehicles idle in their compound due to lack of drivers. Drivers have been lost to Amazon who are paying above average wages for drivers. If the situation continues collection of green waste (brown bins) may have to be suspended. Cllr. Hammock also advised that the estimated annual turnover of the new Amazon warehouses is in the region of £4 billion.</div><div>Clerk’s Items</div><div>The Clerk advised Councillors that she has requested quotations for new fencing for the recreation ground adjacent the High Street from DR22 up to Annie’s Cottage which will be presented at the October meeting.</div></div></div></div></div>							

**There being no further business the Chair closed the meeting at 9.25pm**

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