MINUTES BEAN PARISH COUNCIL Monday 14th October 2019 at 7.00 pm at Bean Village Hall

Members noted that the guillotine would be in operation and that the meeting would close before 9.00 pm. However, due to the amount of business to be discussed it was agreed that the meeting may need to be extended by a maximum of 15 minutes.

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. Prior to the Meeting the Chair drew attention to the protocol regarding the audio and visual recording of the Meeting or of any part thereof.

Present: Cllr. K Burgin, Cllr. D Hammock, Cllr. K Impiazzi, Cllr. A Munday,

Cllr. S Weeks, Cllr. D Wood.

Apologies: Cllr. C Bates

Three members of the public were also present.

	Agenda Item		
1. Apo	ologies for absence		
	re received and accepted from Cllr. Bates.		
2. Dec	Declaration of Pecuniary Interests pertaining to this agenda		
	None		
3. <u>Mir</u>	nutes		
Min	utes of the Council Meeting held on Monday 9 th September 2019 that they be		
	ived as a true and complete record and that the resolutions contained therein		
be d	leemed to be the resolutions of the Council.		
D.E.	TO LYPP		
	RESOLVED:		
	That the Minutes of the Parish Council held on 9th September 2019 be		
арр	roved and adopted as a true record.		
4. <u>Ma</u>	Matters Arising		
4.1	Bollards on Bean Hill		
	Will be sited 3m apart and not 4m apart as originally designed and will be		
	of timber constructions. Installation will take place this financial year.		
4.2	Flag Pole		
	Members received an update on the purchase of a flag pole and approved		
	the total cost, excl. VAT of £1,145.51 as detailed in the presentation		
	referenced 4.2 of October 2019.		
	Costs include the purchase and installation of 6m flagpole with a		
	tubular barrier and 3 flags, each 2 yards. It was RESOLVED that the		

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Yellow flames. The above costs will be paid from Capacity Building Fund.

4.3 Local NHS launches public consultation on urgent care services in Dartford, Gravesham and Swanley

www.dartfordgraveshamswanleyccg.nhs.uk

Members discussed the following options:

Option 1

To create an Urgent Treatment Centre at Gravesham Community Hospital by moving services from the current Fleet Health Campus in Northfleet (White Horse Walk-in) to join the Minor Injuries Unit at Gravesham Community Hospital

Option 2

To create an Urgent Treatment Centre at Darent Valley Hospital by moving services from the current Minor Injuries Unit at Gravesham Community Hospital and the Fleet Health Campus in Northfleet (White Horse Walk-in) to Darent Valley Hospital

Public consultations:

- · **Wednesday 16 October** at Alexandra Suite, St Mary's Road, Swanley BR8 7BU:
- · Wednesday 30 October at Kent Room, Gravesham Civic Centre, Windmill Street, Gravesend DA12 1AU.

RESOLVED

That Bean Parish council supports Option 2 for the Urgent Treatment Centre to be moved to Darent Valley Hospital

4.4 Community Forum 26 September

Members received a verbal report on the above meeting at which the forum topic was mental health provision in the community. The CCG (Clinical Commissioning Group) also attended to highlight their consultation regarding the relocation of the Urgent Care Centre from Northfleet to either Gravesend or DVH. Attendees found it extremely interesting as discussion on the consultation highlighted the lack of thought or provision included for mental health patients attending either of the proposed venues.

5. Community Warden

No report. Clerk to request update and to pass on the Council's best wishes to the Community Warden.

6. Correspondence

The following items of correspondence were noted.

- Rural Bulletin
- Hospital Radio Publications. Members considered the invitation to advertise Beacon Woods in this magazine and RESOLVED to decline.
- Invitation to attend Annual General Meeting of the Association of North Kent Neighbourhood Watches on Tuesday 15th October 2019 at the Management Suite, Upper Rose Gallery, Bluewater, Greenhithe, Kent, DA9 9ST, commencing at 7pm sharp

7. KALC/SLCC/NALC

The following were noted.

- **7.1** September newsletter
- **7.2** KALC Chief Executive Bulletin Issue 1 (October 2019)
- **7.3** KALC Executive Committee's decision that KALC needs an additional part-time member of staff to enhance the member services offer to member councils. The new position will be for a Learning & Development Support Officer. It will be a part-time position, 30 hours per week.

KALC will use £8,000 from reserves for year 1. There would then be a further increase in subscription fees in Year 2 (2021/2022), unless of course there is a significant increase in income from training, which would then be used towards offsetting the costs in Year 2.

The average increase in membership subscriptions would be £89.69 per annum per council or £7.47 per month or £1.70 per week.

RESOLVED

That Bean Parish Council will review membership of KALC on receipt of the 2020-21 subscription details.

7.4 KALC AGM will take place on Saturday 30 November. 9.30 am at Ditton Community Centre. Cllr. Impiazzi and the Clerk will attend.

8. Borough & Parish Forum

8.1 Tuesday 8 October

This meeting was attended by Cllrs Burgin and Impiazzi and the Clerk. Unfortunately, the election of a Parish Council representative on the JTB has been delayed as one Council is still to submit their vote.

The Minutes of the JTB held on 3 September are still to be released. There were two presentations, one on the Local Plan Consultation and the other on Enforcement Measures to combat fly tipping. Attendees surprised to learn that the Enforcement Department comprises one full-time and two part-time (4 days each) officers and they have no delegated budget. 2 CCTV recording devices were inspected – Viper, HD and infrared which uses industrial batteries and is usually sited at hotspots and costs £2,800 and Reconex which is a strap mounted camera which picks up movement.

A clerk asked if it was possible to have a telephone directory for officers/departments within DBC with direct dial numbers to circumvent the main 'Speakerease' system and were advised that there is no directory. It was agreed that a wreath representing all the Parish Councils will be laid at the Remembrance Day Service in Dartford on 10th November.

9. Consultations/Training

No matters to consider at date of publication

10. GDPR

10.1 Councillor's emails

It was noted that 3 Councillors are still experiencing problems with their Council emails and it was agreed that the Clerk would meet with them to assist in resolving this.

11. Kent Police

The following were noted.

- **11.1** September news letter
- 11.2 Police & Crime Commissioner Blue Light Jobs FairOrchards Academy, St Mary's Road, Swanley. BR8 7TE Thursday 14November, from 6pm to 9pm
- **11.3** Rural Matters and Crag Report
- **11.4** Message Information Line for anyone who would like to pass on information but does not require Police attendance 01322 422200.

12. Planning

The following were noted

- **12.1** Weekly planning list from DBC
- 12.2 Weekly planning list from EDC

The following applications were discussed.

12.3 DA/19/01283

West View, Southfleet Road, Bean, Kent Applicant to reduce the height of the tree from where the largest branch is overhanging the car park to the top of the tree of 1 No. Horse Chestnut tree (T2) subject to Tree Preservation Order No. 4 1980.

No objections.

12.4 DA/19/01260/TDA

Highway Land off Watling Street, adjacent Wood Lane, Bean Application of determination pursuant to Part 16 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 12 to whether prior approval is required for the proposed 17.5m shrouded pole, 3 No. equipment cabinets, along with ancillary works.

No objections

12.5 DA/19/01262/COU

Land at Drudgeon Farm, School Lane, Bean Change of use of land to form 4 permanent plots for travelling show people with associated access and landscaping.

RESOLVED

That the Council respond as follows to the above application:

The Parish Council is extremely disappointed and frustrated that the applicant and land-owners have chosen to ignore planning law and have permitted Travelling Showman to take possession of the site without planning permission being granted. Within 48 hours of occupation the site comprised; 12 residential caravans plus a number of cars, lorries and vans and the erection of approximately 900 feet of wooden post and rail fencing and 200 tonnes of road planings have been used to engineer a consolidated track to the plots.

The Parish Council wholly supports the objections to this application made by both individual Bean residents and Bean Residents' Association and strongly objects to the planning application for the following reasons.

1. Change of use from Agricultural Land to a development use
The area in question is an application on the Green belt and National Planning
Policy guidance (NPPF) of July 2018 states the following
Once established, green belt boundaries should only be altered where
exceptional circumstances are evidenced and justified
And it goes on to say

Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances

Bean Parish Council considers that this is an inappropriate development and does not qualify as an exceptional case.

There is also no demonstrative need within the DBC core strategy for this change of use.

2. Proposed entrance/exit to the site

Access to the site is proposed via a dangerous bend in a narrow road without street lighting. The proposed site is opposite a primary school and the road becomes heavily congested at school drop off and pick up times. Large vehicles will require a large swept area for turning in and out of the site. The surrounding roads are narrow, width restricted and unsuitable for heavy vehicles and access to the site is not suitable for HGVs and articulated vehicles. The access road from the A2, B255 has a width restriction of 6' 6" and the section of this road from the shop to School Lane comprises traffic calming measures in the form of speed humps. These vehicles passing through Bean and past Bean School would adversely affect the safety of pedestrians and motorists in this area.

3. Visual amenity of the Green Belt and Countryside

The proposed site is positioned on a high plateau and would be visible not only to the adjacent occupants of Drudgeon Farm but because of the height also to the neighbouring parish of Southfleet.

The rural amenities would be totally spoilt not only by the fences of the plots but also by the mobile homes of the applicants and their showground equipment.

4. Discharge of Foul Water

The applicant states that the discharge of foul water will be 'Package Treatment Plant'. Will the discharge be into ditches or a storage tank? If ditches what tests will be carried out to ensure that there is no contamination? If the discharge is into storage tanks the emptying of these will add to the traffic going past the school

5. Discharge of Surface Water

The applicant states that the surface water will be disposed of by soakaways. It is our opinion that these will not be sufficient to mitigate against a flood risk. Previous farmers utilised a system of land drains that discharged groundwater into drainage ditches to drain the area and the introduction of hardstanding for mobile homes, caravans and parking as well as maintenance areas will totally disrupt the area's ability to absorb the high run off of water.

6. Composition of each plot

In 2.2 of the Design & Access and Planning Statements dated September 2019 the applicant states that each of the 4 plots will include: One caravan for residential occupation and one touring caravan which is only used during the travelling show season. As of 8th October 2019, there were 12 caravans on the site. This exceeds that applied for with this application.

It was noted that PERMISSION HAS BEEN granted for the following application.

12.6 DA/19/01087/FUL

70 Stonewood Bean Kent DA2 8BY

Demolition of existing rear conservatory and erection of a single storey rear conservatory

13. Ebbsfleet Development Corporation/Eastern Quarry

No matters to consider at date of publication

14. Highways

Kent Highways

14.1 Drain & Gulley work

Has taken place in Beacon Drive opposite numbers 1-7 and Bean Lane between the mini roundabout and entrance to the field.

14.2 Road Closures

Temporary Road Closure – Various Roads, Dartford – from 4 October 2019

Temporary Road Closure – Various Roads, Dartford – from 4 October 2019

Because of intrusive survey works, Kent County Council has made an Order prohibiting through traffic on Various Roads, Dartford, as per the below or until the works have been completed.

B255 Bean Lane, Bean - Full Closure North to A296 Link Road including lane closure on the roundabout and approaches from A2 and A296 28 October 2019 for 5 nights between 22.00hrs and 06.00hrs The alternative route is via B255 St Clements Way, A226 London Road. Southbound traffic is via A296, A2 eastbound to Springhead Interchange.

A2260 Southfleet Road, Swanscombe - Full Closure Nursery Slip, Eastbound (A2260) including roundabout 9 October 2019 for 2 nights between 22.00hrs and 06.00hrs The alternative route is via A2, M25 Junction 2 Darenth Interchange, Bean Interchange. Traffic affected will be diverted via A2, Tollgate Interchange or via Bean Interchange, Bean Lane/B255, Watling Street, A296 and

merge onto the Eastbound A2 carriageway towards Canterbury/Dover.

A2260 Southfleet Road, Swanscombe - Full Closure from B259 Roundabout to A2260 Roundabout Southbound, Nursery Slip 11 November 2019 for 4 nights between 22.00hrs and 06.00hrs

The alternative route is via A2660 Ebbsfleet Road, A226 Thames Way, B262 Springhead Road.

B255 Bean Lane, Bean - Full Closure from B255 Roundabout to Bean Southbound

4 November 2019 for 5 nights between 22.00hrs and 06.00hrs The alternative route is via A2 eastbound carriageway to exit at the Springhead nursery and return on the westbound.

B255 Bean Lane, Bean - Full Closure from B255 Roundabout Northbound to A296 Roundabout

4 October 2019 for 3 nights between 22.00hrs and 06.00hrs
The alternative route is via A2 westbound carriageway to exit at the M25
Junction 2 Darenth Interchange and return on the eastbound carriageway to exit at Bean Interchange.

14.3 Highways Improvement Plan

Members discussed the HIP noting that it is for the Parish and Town Councils to prioritise improvements that they may wish to see in their areas. KCC wants communities to have a greater voice in prioritising road safety measures, at the same time, they need to balance requests with the money they have available to spend, making sure their investment has the most impact in making roads safer for all users. The time resource required to facilitate these individual requests can be difficult to resource.

To help KCC manage requests for these types of changes and improvements, they are asking parish and/or town councils to develop a Highways Improvement Plan for their areas. KCC does not have a 'pot' of funding for Parishes however this approach enables them to agree their priorities and have them collectively stored in one place and this can help in the event of personnel change at KCC.

The plans give parish and town councils the opportunity to decide which community priorities they want to take forward. Given the finite KCC highways budget, not all priorities are likely to be funded. However, the Kent Highways team can discuss the problems and provide technical advice for the best way to deliver improvements and provide estimates for the costs. Using this information, parish and town councils can determine whether they can provide funding for these priorities and, working with Kent Highways, deliver them.

Members discussed the practicality of installing chicanes though Bean to slow traffic but acknowledged that Bean Parish Council does not have the funds to delivery any improvements.

14.4 Parking in Bean

Refer resident's letter regarding parking by outside contractors in Beacon Drive and Foxwood Road. It was agreed that the actions requested by the resident are beyond the power of the Parish Council and that the letter be passed to DBC for comment.

14.5 Parish Seminar for Maidstone, Swale, Gravesham & Dartford

The Seminar will take place between 09:50 and 13:00 on Thursday 28th November at Ditton Community Centre, Kiln Barn Road, Ditton, Kent, ME20 6AH.

The Clerk will be attending

14.6 A2 BEAN AND EBBSFLEET JUNCTION IMPROVEMENTS

Members noted that the Statement of Common Ground has been signed and a verbal report on The Public Inquiry held at the Mercure Hotel, Brands Hatch was received. It was noted that the QC acting on behalf of HE had been very scathing when questioning Cllr. Munday following the statement she had made on behalf of Bean Parish Council. The QC referred to Cllr. Munday as 'being eccentric and that the only reason for her attending the Inquiry was to oppose the Scheme at any cost.' After the session the A2 Bean & Ebbsfleet Junction Improvements Project Manager Capital Programmes, Regional Investment Programme South East apologised to Cllr. Munday for the line and tone of the questioning the QC had taken and confirmed that the QC had not been acting under instruction.

The PI closed on 11 October 2019 and for cases involving compulsory Purchase orders, the Secretary of State works to a target of issuing the decision within 20 weeks of the close of the inquiry in 80% of cases, with 100% of decisions to be issued within 24 weeks. A decision is therefore expected on or before 28 February 2019

14.7 Closure of Beacon Drive

Will be closed outside numbers 80 to 92 on 4 November for 3 days for drainage repairs.

14.8 Closure of Betsham Road

Sunday 27th October 2019 for 1 day

15. Environmental Issues

15.1 Recycling protocol

Recyclables (any paper, any card, any metal can, any plastic bottles, tubs and trays) should be placed loose into a grey recycling bin. This is because DBC/contractors must ensure that the recycling is not contaminated so it cannot be placed in black sacks which will always be presumed to contain refuse.

15.2 Sign for recycling at Black Horse

Requires re-positioning as it is currently facing the recreation ground.

16. Footpaths

It was noted that that the A2 Bean & Ebbsfleet Junction Improvements Public Inquiry it was stated that consideration would be given to re-instating the DR18 and DR 312 to Bean Lane.

17. Beacon Woods

No matters to consider at date of publication.

18. Recreation Facilities

18.1 Annual Inspection Report

Members received the report dated 30th September 2019. Arrangements to be made for the identified remedial work to be carried out.

19. Bean Village Hall

- **19.1** To NOTE that the September meeting was cancelled.
- **19.2** Next meeting of the Hall Committee to be advised. Either last or first Monday in the month.

19.3 Vanity Unit in Ladies' toilets

The manufacturer has agreed to supply a new unit and pay for installation. However, concerns have been raised that the damage to the edging may have been caused by soap from the dispenser. If this is the case and the new unit does not have sealed edges the same problem may occur again. Now evaluating whether an aluminium strip, sealed with clear silicon, may be a better option.

RESOLVED

To install an aluminium strip and should that fail to request a new Unit which would be installed at the manufacturer's cost.

- 19.4 It was NOTED that the church (Sunday mornings 2 hours) and Mini-Athletics (Saturday mornings 2 hours) have terminated their hire contracts. This will result in a loss of income over a 12-month period of Approximately £1,650.
- **19.5** Members discussed the hall hire conditions.

The Council agreed the following guidelines for hirings,

- 1) No evening adult parties
- 2) No children's parties to finish later than 9pm
- 3) Priority given to residents of Bean or those with a close tie to Bean
- 4) Maximum hire period 4 hours.

20. | Allotment Association

20.1 Allotment Association AGM

Will take place on Monday 28th October 2019 at 7.30 pm. The Clerk will be attending.

21. Residents' Association

21.1 Members received a report on the meeting held on 7th October 2019 which comprised report from the PCSO, discussion on Drudgeon Farm Application and an update on the A2 Bean Junction Public Inquiry.

22. Spirit's Rest

In the absence of Cllr. Bates, members discussed the recent impact on Spirits Rest caused by HE seeking access to the fields. Their vehicles have damaged the grass in the paddocks and there is now no grazing available and the Charity has been forced to buy in food and extra bedding as the horses can neither graze nor exercise in the paddocks.

RESOLVED

That Bean Parish Council pay the October/November invoice for animal feed and bedding for Spirit's Rest (Bean Animal Sanctuary) for one month up to the value of £500.

23. Finance

23.1 <u>Income/Expenditure to 8 October 2019</u>

Income

Date			Amount
12/9/19	FoBW	Boundary fencing	500.00
18/9/19	DBC	Capacity Building	6000.00
30/9/19	DBC	Precept	9839.00
30/9/19	DBC	S136	333.00
30/9/19	DBC	Transition	167.00
			16839.00

Expenditure

By BACS transfer

Date	Payee		Amount
12/9	Transfer	To hall account	5000.00
7/10	Castle Water	Beacon Woods water	1.78
7/10	Castle Water	Allotment Water	3.52
7/10	Weed Manage	Japanese Knotweed	300.00
7/10	Admin costs	September	664.75
7/10	J Becket	ICO annual data protection	40.00
7/10	Jackson fencing	Kissing gate for BW	466.80
7/10	J Becket	Macmillan donation	200.00
		TOTAL	6676.85

23.2 The following items were approved for payment

23.2.1 By Cheque

201632 Mrs Kirby, litter picking 59.15

23.2.2 By BACS

Mrs Becket, Sep-Oct expenses 58.78 **117.93**

RESOLVED

That payments itemised in 23.2.1 and 23.2.2 totalling £117.93 be paid

23.3 Balance on all accounts as at 8 October 2019

Current Account 20,304.03
Reserve Account 16,149.02
Petty Cash 46.21

23.4 Expenditure to date

Expenditure against budget as 8 October 2019 was NOTED

23.5 Hall Accounts as at 8 October 2019

23.5.1 Balance on accounts

Balance No. 2 account 2,902.80

Petty Cash 17.60 **2.920.04**

RESOLVED

That the balance in No. 2 Account and Petty Cash of £2,920.04 is noted

23.5.2 Approved for payment

Cheque 100041

£250.00

RESOLVED

That cheque 100041, £250 for petty cash be approved.

23.5 2018-19 External Audit

Has been completed. The auditor's report states 'On the basis of our review of Sections 1 and 2 of the Annual Governance and Accountability Return (AGAR), in our opinion the information in Sections 1 and 2 of the AGAR is in accordance with Proper Practices and no other matters have come to our attention giving cause for concern that relevant legislation and regulatory requirements have not been met'.

23.6 Members discussed the purchase of Scribe, subject to satisfactory demonstration, at an annual cost of £283.00 +VAT

RESOLVED

To purchase the finance software package at an annual cost of £283.00 + VAT.

24. Items of interest

24.1 Chairs Items

The Chair thanked Cllr. Munday for all her hard work in ensuring that the Statement of Common Ground with Highways England was completed accurately.

- **24.2** Borough Councillor's Items
 - None
- 24.3 Clerks Items
 - **24.3.1** Arrangements for Remembrance Day Service at Bean Memorial at 2pm on Sunday 10th November 2019.

Cllr. Weeks advised that unfortunately we may not have a British Legion flag bearer present due to other commitments. Cllr. Weeks will purchase a wreath for the Parish Council and 7 individual crosses. Clerk to invite Brownies & Scouts, Cllr. Munday will invite Bean School

- **24.3.2** Council's Facebook Page is currently not working due to a security problem.
- **24.4** Members Items

None

25. Questions from the Public

None

26.	Next Meeting Will be held on Monday 11 th November 2019 at 7.00pm.	
The meeting ended at 9.13pm		

Chair	Date

Bean Parish Council MINUTES October 2019