

**MINUTES**  
**BEAN PARISH COUNCIL**  
**Monday 11th April 2022 at 7.15 pm**  
**at**  
**Bean Village Hall**

**Present:** Cllr. K Burgin (Chair), Cllr. K Clarke, Cllr. D Hammock, Cllr. A Munday, Cllr. S Weeks

Two members of the public

**Apologies:** Cllr C Bates

**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.**

	<b>Agenda Item</b>	
<b>1</b>	<p><b>1.1 <u>Apologies for absence</u></b>  It was with sadness the Council was advised that Cllr. Wood passed away on 29<sup>th</sup> March. DBC have been notified of the vacancy which will not be advertised until after the funeral.</p> <p>Apologies were received and accepted from Cllr. Bates.</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.</p>	
<b>3.</b>	<p><b><u>Minutes</u></b>  <b>3.1</b> To APPROVE the Minutes of the Council Meeting held on Monday 14<sup>th</sup> March 2022 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 14<sup>th</sup> March 2022 be approved and adopted as a true record</i></b></p>	
<b>4</b>	<p><b><u>Matters Arising</u></b>  <b>4.1 Clerk's contract and job description</b>  Has been reviewed by the HR Committee, comprising Cllrs. Hammock, Munday (Chair) and Weeks, and updated accordingly to reflect current level of pay, place of work and areas of responsibility with respect to assets owned and managed by the Parish Council.</p> <p><b>4.2 Parking in Beacon Drive obstructing line of sight of motorists exiting Foxwood Road</b>  Cllr. Hammock advised that he had spoken to the Transport Planner at</p>	

	<p>DBC regarding the possibility of introducing yellow lines at this junction and had been advised that if there is an obstruction on the highway that the police be called.</p> <p>The Clerk will raise the matter with our PCSO.</p>	
5	<p><b><u>Announcements from the Chair</u></b></p> <p>Following the sad news of Cllr. Wood's passing the Chair asked Councillors if they were in favour of the Council making a donation to a charity chosen by Cllr. Wood's family. Following discussion, the Chair, seconded by the Vice-Chair, proposed that the sum of £200 be donated and this was agreed unanimously and the Clerk was instructed to liaise with the family regarding the recipient.</p> <p><b><i>RESOLVED:</i></b>  <b><i>That the sum of £200 be donated in memory of Cllr. Wood to a charity of his family's choosing.</i></b></p>	
6	<p><b><u>Community Rural Warden</u></b></p> <p><b>6.1</b> The Community Warden had sent her apologies that she was unable to attend the meeting and submitted the following report.</p> <ul style="list-style-type: none"> <li>- As a team they have been supporting a local resident having regular contact with him including delivering food parcels to him.</li> <li>- She has also been providing a regular visible uniformed presence around the village.</li> </ul>	
7	<p><b><u>Correspondence</u></b></p> <p>The following items of correspondence were noted.</p> <ul style="list-style-type: none"> <li>- Article on Kent Online regarding Bean Interchange works.  <a href="https://www.kentonline.co.uk/dartford/news/bluewater-a2-roadworks-have-just-been-hell-265065/">https://www.kentonline.co.uk/dartford/news/bluewater-a2-roadworks-have-just-been-hell-265065/</a></li> <li>- Rural Services Network April 2022 edition</li> <li>- The Rural Bulletin – 15, 22, 29 March, 5 April 2022</li> <li>- OUR NEWS Neighbourhood Watch newsletter – April edition</li> <li>- Member Code of Conduct and Social Media Training 23 May 2022 18:00-20:30</li> <li>- Community Forum at Bluewater: Thursday 31st March, 6pm-8pm. Our theme this time is 'Flora and Fauna: Our Green Spaces and Animals'. This was attended by Cllrs Bates and Munday. The work at Spirit's Rest was highlighted and attendees received presentations from the Wildlife Officer at Bluewater and 'Save Swanscombe Peninsula'</li> <li>- Thanksgiving Service for Cllr. Ann Allen has now been arranged for Wednesday 25 May at 11am and will be held at Canterbury Cathedral. People will be able to register their attendance via Eventbrite and I have attached a copy of the invite being sent out. We are conscious that there may be a lot of people who may not be able to get to Canterbury for the service, so the Cathedral have very kindly set up a livestream for the event. When registering, invitees can select either a general ticket or a virtual ticket – a link to the livestream will be emailed to those who do complete the registration for a virtual ticket (all included in the invite).</li> </ul>	
8	<p><b><u>KALC/SLCC/NALC</u></b></p> <p><b>8.1 NALC newsletter</b> was noted</p>	

	<b>8.2 KALC March 2022 newsletter</b> was noted	
<b>9.</b>	<p><b><u>Parish Forum</u></b></p> <p>The Clerk's report on the above meeting was received and noted. Following the Inspector's response to the questions asked the following actions were agreed</p> <ul style="list-style-type: none"> <li>- Standing operative procedures should include PCSOs contacting Parish Clerks on a regular basis – meeting or phone call.</li> <li>- Schedule of community engagements to be published and sent to Clerks.</li> <li>- If a Clerk wants to go out with a PCSO or PC to see what they do in our area Inspector Jenner would be happy to organise this.</li> </ul> <p>The leader of the DBC advised the following:</p> <ul style="list-style-type: none"> <li>- Jubilee weekend there will be 59 street parties and 29 major events within the borough</li> <li>- Welcome Back funding is available for unusual events in churches/halls around music/jazz/ etc</li> <li>- The leader said that he thinks that he is reaching 95% of people through social media and everyone is to be encouraged to sign up to 'We love Dartford' and E-Citizen to get information about events. DBC do not advise Borough Councillors of Borough Events.</li> </ul> <p>Next meetings  Tuesday 5 July 2022  Tuesday 4 October 2022  Tuesday 17 January 2023  Tuesday 4 April 2023</p>	
<b>10</b>	<p><b><u>GDPR</u></b></p> <p>There are no matters to consider</p>	
<b>11</b>	<p><b><u>Ebbfleet Development Corporation /Bean Triangle/ London Resort</u></b></p> <p><b>11.1 London Resort: Planning Application update</b></p> <p>It was noted that on 29th March 2022 London Resort officially withdrew their application from PINS</p>	
<b>12</b>	<p><b><u>Consultations</u></b></p> <p><b>12.1 KCC Strategic Statement Consultation</b></p> <p>KCC is currently engaging partners on the development of their new Council Strategy 2022-2026, Framing Kent's Future. It sets out draft objectives and commitments, and shapes how KCC will work as a Council and with their partners to improve life for Kent residents, businesses and communities.</p> <p>The slides attached provide a summary of the draft strategy, which KCC would welcome your thoughts and comments on. It would be particularly useful to hear views on the following:</p> <ul style="list-style-type: none"> <li>- Are the proposed 'commitments', right?</li> <li>- Are the examples of activity that sit within each commitment what you would expect to see?</li> <li>- Is anything missing?</li> </ul>	

	<p>- Is there a local council perspective missing that needs to be reflected?</p> <p>Comments to be sent to KALC by close of play on <b>Monday 18<sup>th</sup> April 2022</b></p> <p>Following discussion, the following response was agreed.</p> <p><b>RESOLVED</b></p> <p><i>That Bean Parish Council wish to make the following comments/observations on KCC Strategic Statement Consultation.</i></p> <p><i>1) Bean PC understands this is a high-level strategy presentation and it contains a lot of commitments that should be welcomed. However, even at this strategic level we would expect some metrics for measuring success in the key areas or even some idea how the “current” maybe benchmarked.</i></p> <p><i>2) "Infrastructure for communities - Commitment 4) Our commitment is to ensure residents have access to viable and attractive travel options that allow them to make safe, efficient and more sustainable journeys throughout Kent.</i></p> <p><i>This will include activity that improves the safety and condition of Kent’s highway assets and the responsiveness of our highways service, delivery of schemes that will reduce congestion and air pollution across the county, and support the development of zero emission/new technology public transport.</i></p>	
13	<p><b><u>Kent Police</u></b></p> <p><b>13.1 Monthly update for 1 – 31 March 2022</b> was noted</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 including Planning Decisions taken under delegated powers</p> <p><b>14.2</b> Weekly planning lists from EDC</p> <p>Members CONSIDERED the following applications</p> <p><b>14.3 22/00262/FUL</b></p> <p>Demolition of existing detached dwelling and outbuildings and erection of replacement dwelling and associated works Bean Cottage, Shellbank Lane.</p> <p>Council objects to the planning application for the following reasons:</p> <ul style="list-style-type: none"> <li>• The proposal is on green belt land and the footprint of the new dwelling far overshadows that of the existing one including going underground to basement/cellar level.</li> <li>• Paragraph 6.32 (pg11) – A bat day roost has been identified in the existing dwelling. If the applicant is successful then the requirement to obtain the correct licence and undertake associated actions must be completed <b><u>before</u></b> building works commence. This should be identified and documented within the approval from DBC.</li> <li>• Paragraph 6.9 (pg7) – The applicant has applied for “Very Special</li> </ul>	

	<p>Circumstances” for the site on the grounds that  <i>It is contended that the circumstances exist through the establishment of a fall-back position. We have considered whether the existing dwelling could be lawfully extended or other lawful development take place within the residential curtilage of the property. In addition, the proposals also include the demolition and removal of three existing curtilage buildings.</i></p> <p>The Council considers that the application does not include any reasonable grounds, justifiable right, or evidence to overdevelop on greenbelt and that there do not appear to be any “Very Special Circumstances”.</p> <ul style="list-style-type: none"> <li>• Access to the property is proposed via electric gates. To prevent possible congestion on Sandy Lane whilst waiting for the gates to open to access the property, the gates would need to be set back allowing room for a vehicle to wait off the highway for access.</li> <li>• Concerns are raised regarding access to the property by contractors and their vehicles during the construction period.</li> </ul> <p><b>14.4 Preliminary Inquiry – TW Southfleet Reservoir, Claywood Lane, Off Sandy Lane, Stonewood, Near Betsham, Dartford, Kent, DA2 8BU. NGR E: 559843, N: 172433</b>  <b>NO OBJECTIONS</b></p> <p>Members NOTED that the following</p> <p><b>14.5 22/00048/FUL - revised</b>  Demolition of conservatory and erection of single storey side/rear extension  59 Page Close  The revisions being no longer demolishing the garage and extension is only single storey with conversion of garage to habitable accommodation.  <b>Application has been GRANTED</b></p> <p><b>14.6 19/00191/ENF</b>  <b>Drudgeon Farm</b>  The appeal was dismissed by the planning Inspectorate on 17<sup>th</sup> March 2022  The enforcement Notice came into effect from this date and should be complied with as follows:</p> <p>(i) Cease the use of the land as a Travelling Showpeople site for the stationing of caravans/mobile homes for the purposes of human habitation by Travelling Showpeople and family and storage of items connected with the Travelling Showpeople’s commercial enterprise.  <b>Time for compliance: 15 months after this Notice takes effect.</b></p> <p>(ii) Cease the use of the land for the stationing of the caravans/mobile homes for the purposes of human habitation.  <b>Time for compliance: 15 months after this Notice takes effect.</b></p> <p>(iii) Remove all caravans/mobile homes from the land.  <b>Time for compliance: 15 months after this Notice takes effect.</b></p>	
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	<p>(iv) Remove from the land all items that relate to the Travelling Showpeople's commercial enterprise. <b>Time for compliance: 15 months after this Notice takes effect.</b></p> <p>(v) Remove from the land all hard standings and trackways and other materials used to form areas of hardstanding and trackways and take those materials to a suitably licensed waste management facility. <b>Time for compliance: 15 months after this Notice takes effect.</b></p> <p>(vi) Remove from the land all vehicles, plant, equipment; trailers, structures, machinery, domestic paraphernalia, lighting systems and other items associated with the unauthorised residential occupation of the land. <b>Time for compliance: 15 months after this Notice takes effect.</b></p> <p>(vii) Remove from the land other items including wooden fencing and debris that do not relate to the use of the land for agriculture. <b>Time for compliance: 15 months after this Notice takes effect.</b></p> <p>(viii) Restore the land to its previous condition and reseed. <b>Time for compliance: 18 months after this Notice takes effect</b></p>	
15	<p><b><u>Highways</u></b></p> <p><b>15.1 20mph speed limit in Bean</b> Awaiting the result of the consultation.</p> <p><b>15.2 Southfleet Road pedestrian crossing for access to Beacon Woods</b> Nothing to report at date of meeting.</p> <p><b>15.3 Residents' Parking Scheme</b> Cllr Hammock advised that he had received a response from the Parking Services Manager at DBC advising that he, together with a representative from Transport Planning, had conducted a visit to review the potential for a Resident Parking Scheme on the west side of High Street Bean between The Black Horse pub &amp; the Village Hall and had confirmed his previous report, that there is insufficient space to allow parking for the number of dwellings situated at the location.</p> <p><b>15.4 Sandy Lane</b> It was noted that the original water leak has been repaired and the over-hanging tree removed but that there has been a further leak which has required the Lane to be closed again to carry out the repair.</p> <p>It was also noted that 2 'mounting' blocks have been installed either side of the underpass.</p> <p><b>15.5 Vehicle Access Marking</b> Following parking across the entrances to the recreation ground and the Village Hall VAMs have been installed at a total cost of £150.</p>	

16	<p><b><u>Environmental Issues</u></b> No matters to consider at time of publication.</p>	
17	<p><b><u>Footpaths</u></b> No matters to consider at time of publication.</p>	
18	<p><b><u>Beacon Woods</u></b>  <b>18.1 HE Landscaping project in Beacon Woods</b>  The following work has been completed  <ul style="list-style-type: none"> <li>- Stairs from opposite School Lane complete with re-installation of kissing gate at top</li> <li>- Installation of benches</li> <li>- Installation of picnic tables</li> <li>- Installation of children's learning area</li> <li>- Bollards (too small and made of soft wood)</li> </ul> <p>Still to be completed:</p> <ul style="list-style-type: none"> <li>- Signage (you are here boards, rules, opening and closing times)</li> <li>- Way marker bollards</li> <li>- Car-parks</li> </ul> <p>Councillors expressed concern that the logs in the children's learning area were unstable and not fixed into the ground and disappointment that short softwood bollards had replaced the more robust oak bollards in the car-park</p> <p><b>18.2</b> Members considered a request from a mobile coffee business who would like to provide visitors with coffee, etc</p> <p><b>RESOLVED</b>  <i>That the Parish Council refused the request to allow a mobile coffee business to operate at Beacon Woods.</i></p> </p>	
19	<p><b><u>Recreation Facilities</u></b>  <b>19.1 Fencing</b>  The following remedial work was noted  Wooden infill between the toddler fence and perimeter fence  Wooden plank holding back concrete infill in toddler area requires securing with brackets to the upright posts to prevent bowing.  Backfilling from Annie's Cottage between fence and recreation ground surface</p> <p><b>19.2 Park Supervisor holiday</b>  The supervisor has requested holiday leave for 4 weeks. Cover is needed to open and close the rec at 8am and the 8pm every day and to litter pick and empty the bins.</p> <p>It is proposed that the park supervisor be paid during her holiday.</p> <p><b>RESOLVED:</b>  <i>That the park supervisor be paid her monthly remuneration during her 4-week holiday period.</i></p>	

20	<p><b><u>Bean Village Hall</u></b></p> <p><b>20.1 Meeting of the Sub-Committee held on 4<sup>th</sup> April 2022</b> Report was noted – Minutes follow.</p> <p><b>20.2 Re-surfacing of hall car-park</b> Refer item 15.2 of February Minutes. No response received from NH/BB</p> <p><b>20.3 Future Meetings of the Village Hall Sub-Committee</b> Meetings will take place at 2pm in the Village Hall on the following dates 27<sup>th</sup> June 5<sup>th</sup> September 7<sup>th</sup> November January 2023 meeting to be held on Wednesday 4<sup>th</sup></p> <p><b>20.4 Caretaker's Holiday</b> The caretaker has requested holiday leave for 4 weeks. Arrangements have been made for cleaning cover on Mondays, Wednesdays and Saturdays and private parties It is proposed that the caretaker be paid during her holiday.</p> <p><b>RESOLVED:</b> <i>That the caretaker be paid for 5 hours/week during her 4-week holiday period.</i></p>	
21	<p><b><u>Allotment Association</u></b> No matters to consider</p>	
22	<p><b><u>Residents' Association</u></b> <b>22.1</b> The minutes of the meeting held on 7 March 2022 were noted</p>	
23	<p><b><u>Community Bus</u></b> <b>23.1</b> KCC Inspection took place on 7<sup>th</sup> April Cllr Burgin will check the requirements for using the Community Bus as a shuttle and will liaise with Clerk in writing an article advertising driver vacancies.</p>	
24	<p><b><u>Spirit's Rest</u></b> The Chair reported that he had recently visited the sanctuary and that they would be holding an Open Day on 25 April.</p>	
25	<p><b><u>Finance</u></b> <b>25.1 Bank and Scribe reports up to 31 March 2022</b> The following were noted</p> <ul style="list-style-type: none"> <li>- Co-op Bank transactions on all accounts 1 – 31 March 2022</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>25.2 Balance as at 31 March 2022</b> on all accounts</p>	



	<div>Bean Parish Council</div> <table><tr><td>Reserve Account</td><td>6483.55</td></tr><tr><td>Current Account (No. 1 account)</td><td>3373.64</td></tr><tr><td>Petty Cash</td><td>63.49</td></tr><tr><td><b>TOTAL</b></td><td><b>9,920.68</b></td></tr></table> <div>Bean Village Hall</div> <table><tr><td>Current Account (No. 2 account)</td><td>20221.58</td></tr><tr><td>Petty Cash</td><td>173.87</td></tr><tr><td><b>TOTAL</b></td><td><b>20,395.45</b></td></tr></table> <div>25.3 Insurance</div> <p>The Clerk advised Council that Gallagher (formerly Came and Company) no longer act as a broker and now represent Hiscox. Their quote for 2022-2023 was £2,399.10 compared to last year’s premium with Ecclesiastical of £1,684.94 (42.38% increase)</p> <p>The quote was challenged without success and given that the insurance policy expired on 31 March 2022 the Clerk renewed the policy with Gallagher but is actively seeking alternative insurers offering a lower premium.</p>	Reserve Account	6483.55	Current Account (No. 1 account)	3373.64	Petty Cash	63.49	<b>TOTAL</b>	<b>9,920.68</b>	Current Account (No. 2 account)	20221.58	Petty Cash	173.87	<b>TOTAL</b>	<b>20,395.45</b>	
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26	<div><u>Items of interest</u></div> <div>26.1 Chair’s Items - none</div> <div>26.2 Borough Councillor’s Items - none</div> <div>26.3 Members’ Items - none</div> <div>26.4 Clerk’s Items</div> <div>26.4.1 The Parish Council has been chosen for an intermediate examination by the external auditor but there are no additional requirements relevant to the Parish Council.</div> <div>26.4.2 May meeting will be divided into 2 meetings 1) Annual Meeting of the Parish Council 2) May meeting of the Parish Council.</div> <div>26.4.3 The clerk will be away at the beginning of June 2022. The agenda will be prepared and distributed prior to 31 May.</div> <div>26.4.4 As 2023 is an election year, the Annual Meeting of the Parish Council and May Parish Council meeting will be moved to the 3<sup>rd</sup> Monday of the month <b>22<sup>nd</sup> May 2023</b></div> <div>26.4.5 With reference to Item 25.4 of the February Minutes the Council will enter into a 36-month contract with Curry’s Business for a Parish mobile phone. A32 128GB 5G – 6GB of data unlimited texts and calls £22 per month before VAT over 36 Months with £100 cash back after 90 days of the contract making it less than £20 per month before VAT.</div>															
27	<div><u>Questions from the public</u></div> <div>None</div>															

**There being no further business the Chair closed the meeting at 9.20pm**

**Chair.....**

**Date .....**