

**MINUTES**  
**BEAN PARISH COUNCIL**  
**Monday 9<sup>th</sup> November 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**

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.

**Present:** Cllr K Burgin, Cllr. D Hamock (joined at 7.45pm) Cllr A Munday, Cllr S Weeks

**Apologies:** Cllr C Bates, Cllr K Impiazzi, 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.**

	<b>Agenda Item</b>	
<b>1</b>	<b><u>Apologies for absence</u></b> Were received and accepted from Cllrs. Bates, Impiazzi and Woods.	
<b>2</b>	<b><u>Declarations of interest pertaining to this agenda</u></b> None	
<b>3.</b>	<b><u>Minutes</u></b> <b>3.1</b> Minutes of the Council Meeting held via MS Teams on Monday 12 <sup>th</sup> October 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.  <b>RESOLVED:</b> <b><i>That the Minutes of the Parish Council held on 12<sup>th</sup> Oct 2020 be approved and adopted as a true record</i></b>  <b>3.2</b> CONFIDENTIAL Minutes of the Council Meeting held via MS Teams on Monday 12 <sup>th</sup> October 2020 that they be received as a true and complete record	

	<p>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 12<sup>th</sup> Oct 2020 be approved and adopted as a true record</i></p>	
4	<p><b><u>Matters Arising</u></b>  Although there were no members of the Public or Press present in view of the confidential nature of the following business, the Council considered that this item should be discussed at the end of the meeting and that the Clerk be asked to leave the meeting at that point.</p> <p>4.1 Clerk's salary</p>	
5	<p><b><u>Announcements from the Chair</u></b>  <b>5.1 Remembrance Day arrangements</b>  Cllrs. Burgin and Weeks attended the memorial on Sunday 8<sup>th</sup> November and laid a wreath on behalf of the Parish Council. Members of the public were invited to attend at their convenience to lay wreaths and poppy crosses. The Council's thanks were passed to Mrs Barratt for decorating the vegetation behind the memorial.</p>	
6	<p><b><u>Community Rural Warden</u></b>  No report</p>	
7	<p><b><u>Correspondence</u></b>  The following correspondence was noted.</p> <ul style="list-style-type: none"> <li>- The Rural Bulletin – 28 October</li> <li>- The Rural Bulletin – 3 November</li> <li>- Counter Terrorism Policing Bulletin about the Change to the UK Threat Level.</li> </ul>	
8	<p><b><u>KALC/SLCC/NALC</u></b>  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 Annual Meeting</b>  Annual General Meeting takes place on Saturday 28 November 2020. Due to the current restrictions regarding public events, this will be held online via the Zoom video conferencing platform. Two representatives from each Council may attend this meeting and should book themselves onto the event via the event page on our website here by 20 November:  <a href="https://www.kentalc.gov.uk/Training_and_Events_21677.aspx">https://www.kentalc.gov.uk/Training_and_Events_21677.aspx</a></p> <p><b>8.2 KALC News October 2020</b>  Was noted.</p> <p><b>8.3 Event "Chairing Virtual Meetings: Skills for Councillors"</b> which is taking place via Zoom on Thursday 10<sup>th</sup> December commencing with registration at 1.45pm, for a 2pm start and finishing at approximately 4pm was noted.  This is being presented by Breakthrough Communications. The cost is £35</p>	

	plus VAT.	
<b>9</b>	<b><u>Parish Forum</u></b> No matters to consider at date of publication	
<b>10</b>	<b><u>GDPR</u></b> No matters to consider at date of publication.	
<b>11</b>	<b><u>Ebbsfleet Development Corporation /Bean Triangle/ London Resort</u></b> <b>11.1 London Resort CLG 3rd Meeting Wednesday 4th November</b> Unfortunately, due to prior commitments, BPC was unable to attend this meeting. Copies of the slide presentation have been received and will be forwarded to all members.	
<b>12</b>	<b><u>Consultations</u></b> No consultations to consider at date of publication	
<b>13</b>	<b><u>Kent Police</u></b> <b>13.1 Bean and Village Park monthly update October 2020</b> Was received and noted.	
<b>14</b>	<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  Permission has been GRANTED for the following. <b>14.3 KCC/DA/0192/2020</b> Bean Primary School, School Lane, Bean, Dartford, Kent, DA2 8AW Erection of 2no. barrel vault free standing canopies to front elevation Classrooms. <a href="https://www.kentplanningapplications.co.uk/Planning/Display/KCC/DA/0192/2020?cuuid=0F5A3175-D179-4131-ACDD-8B67409CAAF">https://www.kentplanningapplications.co.uk/Planning/Display/KCC/DA/0192/2020?cuuid=0F5A3175-D179-4131-ACDD-8B67409CAAF</a>  <b>14.4 DA/20/00895/FUL</b> 30 Foxwood Road Bean Kent DA2 8BH Raising height of roof for provision of a dormer window in rear elevations with roof lights in front elevation in connection with providing additional rooms in the roof space  <b>14.5</b> Members discussed the following application <b>EDC/20/0131</b> Old Service Station Watling Street Bean Kent DA2 8AH Application for (i) retention of single storey side extension to eastern elevation, (ii) proposed change of use of the land and buildings from a service station to a mixed use comprising a service station, MOT and vehicle repair garage, and hand car wash and (iii) proposed additional roller shutter door to eastern elevation and personnel door to the northern elevation.  <b>RESOLVED</b> <b>That the following comments be made:</b>	

Application:

10. – Trees and Hedges – Q2 is answered “no” and should be “yes”. If answered “yes” then it may be necessary for applicant to provide a full tree survey.

12. – (c) The Council believes there is ancient woodland on adjacent land.

Revised Planning Statement:

5.2 – Existing lawful use is that of the service station because applicant has allowed temporary permission for car wash to lapse on 8th January 2020 whilst continuing to trade without permission. Service station has not functioned for about 50 years although we are aware that the tank space for fuel remains under the forecourt. Why has the lapse in planning permission not been challenged?

5.3 – Reference to renewed use of service station although it is stated in 5.2 by applicant that this is inappropriate use. What is meant by ‘service station’ as its meaning with respect to this application is unclear.

5.17 – A Traffic Assessment was not required for the car wash and the applicant therefore believes it should not be required for this application. If the application was just for the MOT centre which would generally be pre-booked appointments then the Council would agree, but the application is for a service station and the demand is likely to be far greater than for the car wash. A Traffic Assessment should be undertaken.

5.23 – Disagree and believe permanent permission is not appropriate for the following reasons:

1) Applicant has shown disregard to previous permission by allowing it to lapse whilst continuing to trade. Lapsed on 8th January 2020 and application to renew should have been put in process in time for this which was prior to any significant Covid-19 restrictions and conditions would not have been prohibitive.

2) There is no consideration referenced to the Bean Triangle Environmental Improvement Strategy.

3) There are currently significant changes being made to the surrounding road network – A2BE - and it is not known how this will impact local traffic during the works or after they have been completed. Application site is on one of the pinch points for the current congestion issues.

Other Concerns:

A. Bean Triangle residents and business owners have been meeting with EDC for a few years regarding improvements to the aesthetics of the Bean Triangle. There is no reference in this application to the consideration of those discussions, or the Bean Triangle Environmental Improvement Strategy prepared by EDC as a result of these discussions. However, there is reference by EDC to a lack of engagement by a majority of landowners.

B. A service station on site will encourage more vehicles than the car wash. These vehicles have to cross Watling Street and cut into traffic which is already badly congested at certain times of the day and unlikely to improve.

C. There is no reference to which hours the car wash or the service

	<p>station will be open.          Bean Parish Council OBJECTS to this application if it includes the use as a petrol/fuel station.          Bean Parish Council OBJECTS to permanent planning permission for (i) retention of single storey side extension to eastern elevation (ii) MOT and vehicle repair garage and hand car-wash (iii) proposed additional roller shutter door to eastern elevation and personnel door to the northern elevation.          Bean Parish Council would SUPPORT a 3-year temporary planning permission for (i) retention of single storey side extension to eastern elevation (ii) MOT and vehicle repair garage and hand car-wash (iii) proposed additional roller shutter door to eastern elevation and personnel door to the northern elevation.</p> <p><b>14.6 KALC response to government planning white paper</b>          Was noted.</p>	
15	<p><b>Highways</b></p> <p><b>15.1</b> The Bean Junction Construction Programme Summary was noted.</p> <p><b>15.2</b> Bean RA have advised BPC of the following information they have received to questions they have asked regarding the work to Bean roundabouts</p> <ol style="list-style-type: none"> <li>1. BRA requested an update on provision (or not) of traffic signals at Hope Cottages.              Response: that Traffic signals will not be installed as per the scheme design presented before and during the public inquiry.</li> <li>2. If decision is to omit, who will monitor delays to n/b traffic from Bean direction?              Response: CCTV will be installed at the northern Bean roundabout that include an over view of all the roads joining on to it, such as the northbound traffic from the southern Bean roundabout. The CCTV will feed into the local operation team's control centre.</li> <li>3. Is there any technical reason, irrespective, why ducting will not be provided for cable installation?              Response: Ducting will generally be laid for new items requiring new cabling such as street lighting. Assuming that the question is specifically related to ducting for the future addition of traffic signals at the southern Bean roundabout. The southern Bean roundabout has been amended during the detailed design by keeping to the existing kerb lines as much as possible. The new alignment does not allow for signals to be included in the future and hence adding further ducting at this time would provide no future benefit.</li> </ol> <p>Councillors noted the following:</p> <ol style="list-style-type: none"> <li>a. Inspector in her Report, agreeing with residents and others, recommended signalisation.</li> <li>b. The Inspector was not told that what she described as 'not-ideal' fall-back of installing ducts was not possible.</li> <li>c. It is now revealed that, since Inquiry, the new roundabout is unsuited to future signal installation.</li> <li>d. That implies that it is proposed to be smaller than presented as necessary at Inquiry.</li> </ol>	

	e. There will not be CCTV on southern roundabout so HE/KCC will not see exiting Bean queue	
16	<b><u>Environmental Issue</u></b> No matters to consider.	
	<b>7.45 pm Cllr Hammock joined the meeting</b>	
17	<b><u>Footpaths</u></b> <b>17.1</b> It was noted that the tree which was damaging the wall adjacent on DR22 adjacent 48 Beacon Drive has been removed. <b>17.2</b> The stile on DR24, where it meets DR25, has been repaired by the Parish Handyman with costs paid by the owner of two of the horses in the adjacent field. It is hoped that the repair will prevent the Palomino, owned by the land owner, from escaping onto School Lane.	
18	<b><u>Beacon Woods</u></b> <b>18.1 Tarmac/ Lafarge Lease</b> Members received a report on the virtual meeting held on 4 <sup>th</sup> November 2020 between Tarmac Mineral Estates Manager and Cllr. Munday and the Clerk.  <b>18.2 Horses loose in Beacon Woods</b> On 4 <sup>th</sup> November 2020 3 horses and a foal were reported in Beacon Woods having been loose on Southfleet Road. Police were in attendance and arrangements were in hand to remove the animals and the Clerk was contacted to open the height barrier to the car-park. On arrival at the woods the Clerk was informed that the owner of the horses had taken them back to their field behind Cherwell. CAD number 03-0738. The Clerk advised the police officer that this was not the first time that these horses had been found on Southfleet Road and local residents were concerned that should these incidents continue it presented a danger to motorists. <b>18.3 Fungi</b> It was noted that with the increase in visitors to the woods, sadly the amount of fungi picking has also increased.	
19	<b><u>Recreation Facilities</u></b> <b>19.1 Damage to Typhoon Spinner – Toddler Area</b> The pole of the Typhoon Spinner has rusted away from the base. The Parish Handyman has made the base safe by removing jagged materials.  <b><i>RESOLVED</i></b> <b><i>That quotations be sought for a) the re-welding of the post b) installation of a replacement item of equipment similar to the spinner.</i></b>  <b>19.2 November 2020 Covid-19 guidelines for the use of outdoor gym equipment and associated Risk Assessment during lockdown 2</b> Members received the above  <b><i>RESOLVED</i></b> <b><i>To ensure that all notices regarding use of equipment during Covid-19 remain in place and to monitor use.</i></b>	

20	<p><b><u>Bean Village Hall</u></b></p> <p><b>20.1</b> It was noted that with the exception of Jumping Beans all further hire of the hall has been suspended during lockdown.</p> <p><b>20.2</b> Member's discussed the use of the hall for purposes that would be of benefit to the community and which are permitted under Covid-19 regulations and guidelines.</p> <p><b>RESOLVED</b></p> <p><i>That whilst the Council would support the use of the hall for purposes that would be of benefit to the community and which are permitted under Covid-19 regulations and guidelines, priority must be given to avoid compromising the safety of the pre-school and the Council delegated to the Chair and Vice-Chair any decisions regarding hire of the hall for the above stated reasons.</i></p>	
21	<p><b><u>Allotment Association</u></b></p> <p>No matters to consider</p>	
22	<p><b><u>Residents' Association</u></b></p> <p>To note that all face to face meetings have been cancelled until further notice</p> <p><b>22.1</b> Members noted the updates from BRA dated 27 October which included the A2 Bean Interchange construction programme summary and Ebbsfleet Development Corporation Board Meeting – 21 October 2020 Public Questions and responses.</p>	
23	<p><b><u>Spirit's Rest</u></b></p> <p>Cllr Bates reported the following which had taken place:</p> <ul style="list-style-type: none"> <li>- Halloween Activity. Sweets were left at the gates for children with an honesty box.</li> <li>- Visitors to the Sanctuary received information on the Sanctuary's work</li> <li>- 2 paddocks have now been re-seeded.</li> <li>- New sheds and stables now complete</li> <li>- Water and electricity now on site.</li> <li>- Amazon, who have a new distribution centre nearby, have offered assistance as part of their community work.</li> <li>- In the Summer of 2021 looking to provide a summer school and learning centre.</li> </ul> <p>Members congratulated Cllr. Bates and volunteers on the huge amount of work they have achieved.</p>	
24	<p><b><u>Finance</u></b></p> <p><b>24.1 Scribe reports up to 31 October 2020</b></p> <p>The following reports were noted.</p> <p>Bank reconciliations for October 2020</p> <p>Detailed expenditure</p> <p>Detailed receipts</p> <p>Nett position by cost centre</p> <p>Summary of receipts and payments</p> <p>Summary report</p> <p><b>24.2 Balance as at 31 October 2020 on all accounts</b></p> <p><u>Bean Parish Council</u></p>	

	<table border="1"> <tr> <td>Reserve Account</td> <td>20,866.01</td> </tr> <tr> <td>Current Account (No. 1 account)</td> <td>15,889.79</td> </tr> <tr> <td>Petty Cash</td> <td>75.49</td> </tr> <tr> <td><b>TOTAL</b></td> <td><b>36,831.29</b></td> </tr> </table> <p><u>Bean Village Hall</u></p> <table border="1"> <tr> <td>Current Account (No. 2 account)</td> <td>11,107.29</td> </tr> <tr> <td>Petty Cash</td> <td>170.42</td> </tr> <tr> <td><b>TOTAL</b></td> <td><b>11,277.71</b></td> </tr> </table>	Reserve Account	20,866.01	Current Account (No. 1 account)	15,889.79	Petty Cash	75.49	<b>TOTAL</b>	<b>36,831.29</b>	Current Account (No. 2 account)	11,107.29	Petty Cash	170.42	<b>TOTAL</b>	<b>11,277.71</b>	
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25	<p><b><u>Items of interest</u></b></p> <p><b>25.1 Chairs Items</b></p> <p><b>Relocation of Health Centre from Castlehill to Alkerden</b></p> <p>The Chair drew members attention to the proforma sent to all Castle Hill residents giving them 7 days to object to a Health Centre <u>not</u> being built at Castle Hill. This is in breach of the planning condition 44 for Castle Hill. Whilst land was safeguarded for a minimum of 8 GP's, no practice has been provided and many of the residents have registered with Swanscombe Health Centre, a practice which includes the only surgery in Bean, located in the High Street. The increase in patient numbers will undoubtedly have an impact on Bean residents who are already experiencing delays in obtaining appointments.</p> <p>It was agreed that Cllr. Hammock would raise the matter with Dartford Borough Council Planning Department for their comments.</p> <p><b>25.2 Borough Councillor' Items</b></p> <p><b>A2 Bean Junction improvements</b></p> <p>Cllr. Hammock will write to Gareth Johnson MP regarding the decision by Highways England not to provide CCTV on southern roundabout (Hope Cottages) which means that HE/KCC will not see if there is a queue exiting Bean.</p>															

**8.35 pm The Chair closed the public part of the meeting and the Clerk left the meeting**

Chair.....

Date .....