

A Meeting of the Parish Council was held at The Memorial Hall, The Street, Frittenden on Tuesday 7<sup>th</sup> January 2025 at 7.30pm.

Present were: Cllr A Staples  
Cllr R Vernon  
Cllr L Gosbee  
Cllr S Murray

In attendance: Mrs E Nightingale (Clerk)

[The meeting was chaired by Cllr Staples (Vice Chairman) in the absence of Cllr Lawrence.]

## **PUBLIC FORUM:**

None.

### **1. APOLOGIES FOR ABSENCE**

Cllr G Lawrence, Cllr Tuke, Cllr Viviers, Cllr Fairweather (Borough), Cllr Warne (Borough) & Cllr S Holden (County)

### **2. DECLARATIONS OF INTEREST (in accordance with the Members Code of Conduct Part 2)**

None

### **3. BOROUGH COUNCILLOR UPDATE**

None

### **4. TO APPROVE THE MINUTES OF THE PREVIOUS PARISH COUNCIL MEETING HELD ON THE 11<sup>TH</sup> DECEMBER 2024**

It was proposed by Cllr Gosbee, seconded by Cllr Viviers, and **RESOLVED** by all members present that the Minutes from the Council meeting on 11<sup>th</sup> December 2024 are a true and accurate record of that meeting.

That being so, the Vice Chairman will sign the said Minutes.

### **5. MATTERS ARISING FROM THE MINUTES OF THE PREVIOUS PARISH COUNCIL MEETINGS**

Maidstone Borough Council : Gypsy, Traveller & Travelling Showpeople Development Plan Document – Preferred Approaches (Regulation 18b) Consultation

The Clerk has submitted the comments approved by the Parish Council and circulated a copy of the comments submitted by Tunbridge Wells Borough Council (TWBC).

Double Yellow Lines at the crossroads in the centre of the village

Kent County Council (KCC) are preparing to begin the public consultation phase of this project.

Cllr Staples noted that this week's TWBC newsletter made reference to a consultation on parking strategy. In paragraph 7 of the consultation document, it states that if a parking issue is a matter of public safety, TWBC must support attempts to address it under the new policy. Cllr Staples also

noted that paragraph 7.5.15 of that documents says that there are no known parking issues in Frittenden. This is factually incorrect as parking around the crossroads is a longstanding issue on which the Council has previously attempted to engage TWBC without success. It was agreed that the Clerk would submit a comment to correct that factual inaccuracy, note KCC's proposal to install double yellow lines and advise that a Working Group was being set up to try to address parking issues in the village more generally.

## 6. KALC COMMUNITY AWARD SCHEME 2025

Cllr Gosbee suggested a recipient of the award and it was unanimously agreed that they should be nominated. Cllr Staples will prepare the relevant citation for submission to KALC.

## 7. SPEEDWATCH

Cllr Staples reported that no sessions had taken place since the last meeting due to the Christmas holiday, but January's sessions were due to start on the 8<sup>th</sup>. A new bag had been purchased by Sandhurst Parish Council for the tripod. The Council will be responsible for half of the cost and so Cllr Staples will chase his counterpart at Sandhurst for a copy of the relevant invoice.

## 8. PLAYGROUND INSPECTIONS / EQUIPMENT

Cllr Gosbee confirmed that, other than the playground being very wet, there were no maintenance issues to report.

## 9. ROAD REPORT

Cllr Gosbee reported that the edges of the road along London Lane were scheduled for repair, but he was still trying to get the same repairs carried out along Dig Dog Lane. He had also sent an email to Cllr Holden about the very poor state of the road surface at the end of Biddenden Road. That part of the road fell within Ashford Borough Council. Cllr Vernon noted that there were big potholes opening up on Cradducks Lane but, again, that was outside of the borough.

Cllr Gosbee has reported a nasty pothole on Headcorn Road, but he didn't think it would be repaired until the weather improved.

All the salt bins around the Parish had been filled.

Cllr Gosbee reported that there had been another accident at the Bounds Cross Crossroads. The Council would continue to call for a redesign of this junction as it is dangerous.

## 10. PLANNING

### New Applications

24/03224/FULL	Poundlands Farm, Biddenden Road, Frittenden Proposed ground floor side extension, side porch, flat roof glazed window, internal alterations, new wood burner flue & new retaining external dwarf wall <b>Proposed by Cllr Vernon, seconded by Cllr Gosbee RESOLVED TO RECOMMEND APPROVAL</b>
24/03133/FULL	Willow Cottage, Ayleswade Lane, Headcorn Single storey extensions to front side & rear of existing bungalow. Erection of new standalone garage / car port. <b>Proposed by Cllr Vernon, seconded by Cllr Murray</b>

	<b>RESOLVED TO RECOMMEND APPROVAL</b>
24/02986/FULL	2 Weald View, Cranbrook Road, Frittenden Variation of Condition 2 to planning application 24/01983/FULL – Erection of a rear conservatory of smaller dimensions and elevations instead of a single storey rear extension. <b>Proposed by Cllr Vernon, seconded by Cllr Gosbee</b> <b>RESOLVED TO RECOMMEND APPROVAL</b>

### Outcome of Previous applications

24/02248/FULL	Little Brookwood Barn, Green Lane, Frittenden Proposed garage <b>PERMISSION GRANTED</b>
---------------	---

### Planning appeals

- None

Cllr Staples noted that the planning application relating to Knoxbridge Farm was being considered on 8<sup>th</sup> January 2025 and that TWBC was minded to support it because it would provide rural employment. It was noted that, if permission was granted, there would need to be further applications to address appropriate planning conditions around traffic movements etc. once it was known what the industrial units would be used for.

Cllr Murray noted that a resident had raised a query around the status of a mobile home. It was agreed that the clerk would ask TWBC to consider this.

## 11. GENERAL CORRESPONDENCE

- The Clerk had received and circulated an email from a resident who believed that the owners of the Knoxbridge Inn were actively looking to put in place a new manager and reopen the pub. They were concerned that the terms of the licence under which the pub was previously operated, particularly around opening hours, were unreasonable. It was noted that there was little that could be done in anticipation of a new manager being installed and that the Council would need to await a new license application addressing the change of manager before commenting.

## 12. FINANCE

- It was proposed by Cllr Vernon, seconded by Cllr Gosbee, and **RESOLVED** by all members present to pay the accounts/ as follows:

FRITTENDEN PAYMENTS – JANUARY 2025					
Cheque Number	GROSS	VAT	NET	SUPPLIER	DETAILS
BACS	£17.00	Nil	£17.00	Frittenden Memorial Hall	Hall Hire (1 x session + winter surcharge)
BACS	£50.40	£8.40	£42.00	Urbaser Ltd	Street Cleansing – December
BACS	£53.60	Nil	£53.60	Mrs E Nightingale	Clerk's Expenses - January
BACS	£127.78	Nil	£127.78	Mrs E Nightingale	Clerk's Salary – January

BACS	£32.00	Nil	£32.00	HMRC	PAYE
BACS	£250.00	Nil	£250.00	KSS Air Ambulance	S137 Donation
BACS	£200.00	Nil	£200.00	Frittenden School	S137 Donation
BACS	£200.00	Nil	£200.00	Frittenden Preschool	S137 Donation
BACS	£200.00	Nil	£200.00	Heart of Kent Hospice	S137 Donation
BACS	£200.00	Nil	£200.00	Hospice in the Weald	S137 Donation
BACS	£100.00	Nil	£100.00	Hawkhurst Community League of Friends – Cottage Hospital	S137 Donation
BACS	£50.00	Nil	£50.00	Victim Support	S137 Donation
BACS	£50.00	Nil	£50.00	Tunbridge Wells CAB	S137 Donation
BACS	£50.00	Nil	£50.00	Samaritans	S137 Donation
BACS	£50.00	Nil	£50.00	Relate	S137 Donation
BACS	£50.00	Nil	£50.00	Royal British Legion	S137 Donation
BACS	£50.00	Nil	£50.00	Snowfields Academy Farm	S137 Donation
BACS	£350.00	Nil	£350.00	Frittenden Parochial Church Council	S137 Donation
DD	£11.99	£2.00	£9.99	Hugo Fox	Website Hosting fee
DD	£92.12	£4.39	£87.73	Npower	Streetlighting Energy – December
<b>Total</b>	<b>£2,184.89</b>	<b>£14.79</b>	<b>£2,170.10</b>		

There being no further business, the meeting was closed at 8:15pm.

Chairman's Signature: \_\_\_\_\_

Date: \_\_\_\_\_

A Meeting of the Parish Council was held at The Memorial Hall, The Street, Frittenden on Tuesday 11<sup>th</sup> February 2025 at 7.30pm.

Present were: Cllr G Lawrence  
Cllr A Staples  
Cllr J Tuke  
Cllr L Gosbee

In attendance: Mrs E Nightingale (Clerk), Cllr A Fairweather (Borough) & Cllr N Warne (Borough)

### **PUBLIC FORUM:**

None.

### **13. APOLOGIES FOR ABSENCE**

Cllr R Vernon, Cllr S Murray, Cllr M Viviers & Cllr S Holden (County)

### **14. DECLARATIONS OF INTEREST (in accordance with the Members Code of Conduct Part 2)**

Cllr Tuke declared an interest in planning application 25/00101/FULL to be considered under agenda item 17

### **15. BOROUGH COUNCILLOR UPDATE**

Cllr Fairweather spoke about the upcoming plans to merge Kent County Council and the various Borough Councils in Kent into a Unitary Council under the Government's policies for devolution. The proposal is that Kent be governed by an elected Mayor and split into 3 authorities, which will probably mirror the NHS/Police areas of Medway, East and West Kent.

Kent had applied to be one of the first areas to be reorganised under an accelerated scheme but it had not been chosen as one of the 6 areas that will move forward on that scheme. That does not mean that the above changes will not happen, just that the timetable will be a little longer. The changes will be made in 2027, when elections will take place for the new unitary authority or authorities. The existing Borough Councils will continue to operate alongside the new authorities for one year, until May 2028.

The above changes will not affect Parish Councils.

It is not yet known what the impact of this will be but Cllr Warne commented that there are likely to be fewer members of the unitary authority for each geographical area.

Cllr Fairweather noted that TWBC had set up a cross-party working group to look at what these changes mean and how they could be managed. One of the questions Cllr Fairweather had was around what would happen to KCC's debt, which currently stands at c.£1bn. The Government is not prepared to wipe the slate clean and so does this mean that the new unitary authority will be expected to take that debt on?

Cllr Warne raised the campaign for a new non-selective secondary school in the Weald. A survey has been issued to establish the number of prospective pupils such a school might attract and she stressed the need to get as much engagement with that survey as possible. Cllr Lawrence will check with the secretary of Frittenden School and the Pre-School to ensure that details of the survey have been circulated to their parents. He will also contact Clare Deaves who runs the Church's Little Lambs toddler group.

**16. TO APPROVE THE MINUTES OF THE PREVIOUS PARISH COUNCIL MEETING HELD ON THE 7<sup>TH</sup> JANUARY 2025**

This item was postponed to the next meeting of the Council.

**17. MATTERS ARISING FROM THE MINUTES OF THE PREVIOUS PARISH COUNCIL MEETINGS**

None

**18. GROUNDS MAINTENANCE CONTRACTS – INVITATIONS TO TENDER**

The Council agreed that the current Grounds Maintenance Contract should not be invited to tender for the 2025/26 contracts due to their poor performance. The Clerk noted that, in principle, the Council should attempt to obtain at least three quotations, but it was proving difficult to find sufficient contractors to whom invitations to tender could be sent. Invitations would be submitted to Kent Grasslands Services Ltd and Groundscare & General Services Ltd. In previous years, Capel Groundcare had also been invited to tender but they declined that invitation last year and the Clerk understood that this was because the business was closing. Cllr Lawrence will ask his fellow chairmen whether they know of another contractor who could be invited to tender.

**19. PLANNED CLOSURE OF CRANBROOK ROAD**

Cllr Lawrence had liaised closely with KCC and Canham Homes to see whether the impact of the planned road closure could be lessened. Regrettably, all alternative options have proven impractical due to the nature and extent of the works to be carried out. Cllr Lawrence has therefore requested that appropriate signage be put up at both ends of Dig Dog Lane / Bettenham Lane and at the Biddenden Road end of Sand Lane to try and discourage drivers from using those lanes as diversionary routes. Cllr Lawrence will continue to monitor the situation and liaise closely with the contractor carrying out the works to ensure that the road is reopened as soon as it is safe to do so.

A resident had suggested that temporary parking restrictions be put in place on Biddenden Road to ensure that there was an area free of parked cars where traffic could pull in to let other cars pass. Cllr Lawrence will see whether this could be achieved by the placing a cone or cones in an appropriate spot.

**20. HIGHWAY IMPROVEMENT PLAN & WORKING GROUP**

Cllr Lawrence will put a notice in the next edition of the Parish Magazine calling for volunteers to join the working group.

**21. UNLOCKING AED CABINETS**

It was noted that current guidance suggested that defibrillator cabinets should be unlocked or that the relevant combination lock code be printed on the cabinet for ease of access, but the Council was concerned that this would risk the devices being stolen. Cllr Lawrence will discuss the

guidance with the resident responsible for the AED units and report back at the next meeting of the Council.

## **22. WEST KENT RURAL GRANTS SCHEME**

It was noted that a total of £13,500 had been set aside for this scheme. Any grant applied for would have to be matched by the Council and it was felt that there wasn't a project to which such funding could be applied at this time.

## **23. SPRING VILLAGE CLEAN UP**

This event will take place on 5<sup>th</sup> April 2025 and will be advertised in the Parish Magazine.

## **24. ANNUAL PARISH ASSEMBLY**

Cllr Lawrence sought the Council's opinion on who should be invited to speak at this year's APA.

## **25. 80<sup>TH</sup> ANNIVERSARY OF VE DAY**

Cllr Lawrence will liaise with the Historical Society to establish what they had planned. The church bells will be rung and it was thought that this could be arranged to coincide with the lighting of the Village Beacon.

## **26. SPEEDWATCH**

Cllr Staples noted that a new tripod bag had been purchased, as well as two new high visibility jackets. 9 sessions had been planned but 3 were cancelled due to the poor weather. 20 out of 220 vehicles had been recorded speeding which, at 9%, was slightly below the usual level. The highest speed recorded was 46 mph.

Cllr Staples was pleased to report that the Speedwatch Group had been augmented by some new volunteers.

## **27. PLAYGROUND INSPECTIONS / EQUIPMENT**

Cllr Gosbee confirmed that, other than the playground being very wet, there were no maintenance issues to report.

## **28. ROAD REPORT**

Cllr Gosbee reported that some of the potholes on London Lane had been repaired. Potholes had also been marked on Biddenden Road but he did not yet have any information as to when they might be repaired.

The new village gateway on Biddenden Road was in place but the 30mph roundel had not yet been painted on the road and the Frittenden sign was yet to be erected. The Clerk confirmed that those items were included in the design and she would therefore raise this with KCC if they did not return to complete those works.

Cllr Gosbee noted that there had been a lot of fly tipping since the last meeting, but all but one lot of waste had been cleared.

Cllr Gosbee noted that the top of the storage container on the Parish Field used to store grit had come off, possibly in the recent high winds. Cllr Lawrence will take a look at this and see if it can be repaired.

## 29. PLANNING

### New Applications

25/00101/FULL	1 Sunnyside Cottages, Biddenden Road, Frittenden Two storey side extension, second floor extension & three dormer windows; single storey lean-to extension & landscape alterations <b>Proposed by Cllr Staples, seconded by Cllr Gosbee RESOLVED TO RECOMMEND APPROVAL (1 Abstention)</b>
---------------	---

### Outcome of Previous applications

24/03003/FULL	Great Bubhurst Farm, Bubhurst Lane, Frittenden Single storey side extension to existing garage & conversion of roof space & addition of two dormers <b>PERMISSION GRANTED</b>
24/02913/FULL	Land to South of Thrift Park, Knoxbridge, Frittenden Retrospective – Dropped kerb <b>PERMISSION GRANTED</b>
24/03133/FULL	Willow Cottage, Ayleswade Lane, Single storey extensions to front side & rear of existing bungalow. Erection of new standalone garage / car port. <b>PERMISSION GRANTED</b>
24/02974/FULL	Broadlake, Mill Lane, Frittenden Minor Material Amendment to Planning Permission 24/00181/FILL – (carport – larch cladding to be vertical rather than horizontal; Insertion of a mezzanine floor in both bays; Change the colour of the roof tiles to red; Addition of one Velux window on the rear elevation) <b>PERMISSION GRANTED</b>
25/02935/FULL	Oaklands, Cranbrook Road, Frittenden Variation of Conditions 2 & 9 of Planning Permission 23/02253/FULL – proposed single storey rear extension to the barn with a mono pitch roof <b>PERMISSION GRANTED</b>

### Planning appeals

- None

## 30. GENERAL CORRESPONDENCE

- None.

## 31. FINANCE

- It was proposed by Cllr Tuke, seconded by Cllr Staples, and **RESOLVED** by all members present to pay the accounts/ as follows:

FRITTENDEN PAYMENTS – FEBRUARY 2025					
Cheque Number	GROSS	VAT	NET	SUPPLIER	DETAILS
BACS	£17.00	Nil	£17.00	Frittenden Memorial Hall	Hall Hire (1 x session + winter surcharge)
BACS	£7.46	Nil	£7.46	Sandhurst PC	50% of cost of Speedwatch tripod bag
BACS	£66.69	£10.00	£56.69	CSW Online Shop	2 x Speedwatch jackets
BACS	£75.58	Nil	£75.58	Mrs E Nightingale	Clerk's Expenses - February
BACS	£194.87	Nil	£194.87	Mrs E Nightingale	Clerk's Salary – February
BACS	£48.60	Nil	£48.60	HMRC	PAYE
BACS	£469.06	£78.18	£390.88	Landscape Services	Grounds Maintenance – January & February
DD	£11.99	£2.00	£9.99	Hugo Fox	Website Hosting fee
DD	£98.02	£4.67	£93.35	Npower	Streetlighting Energy – January
<b>Total</b>	<b>£989.27</b>	<b>£94.85</b>	<b>£894.42</b>		

### ANY OTHER BUSINESS

Cllr Staples noted that the Kent Ramblers Association required applications for new footpath maps to be made via Parish Councils. The Clerk will contact them in that regard.

Cllr Staples also suggested that those moving into the new Canham Homes development be provided with a welcome pack.

There being no further business, the meeting was closed at 8:50pm.

Chairman's Signature: \_\_\_\_\_

Date: \_\_\_\_\_

A Meeting of the Parish Council was held at The Memorial Hall, The Street, Frittenden on Tuesday 4<sup>th</sup> March 2025 at 7.30pm.

Present were: Cllr A Staples  
Cllr R Vernon  
Cllr L Gosbee  
Cllr J Tuke  
Cllr M Viviers  
Cllr S Murray

In attendance: Mrs E Nightingale (Clerk), Cllr S Holden (County)

[Cllr A Staples (Vice-Chairman) chaired the meeting in the absence of Cllr G Lawrence (Chairman)]

### **PUBLIC FORUM:**

None.

### **32. APOLOGIES FOR ABSENCE**

Cllr G Lawrence, Cllr A Fairweather (County), Cllr N Warne (County)

### **33. DECLARATIONS OF INTEREST (in accordance with the Members Code of Conduct Part 2)**

Cllr Staples declared an interest in planning application 25/00371/FULL to be considered under agenda item 14.

### **34. BOROUGH COUNCILLOR UPDATE**

Cllr Holden spoke about the upcoming local government reforms. Kent had not been chosen as one of the first to be reorganised because of the disparity between the existing County Council (Kent County Council) and Unitary Authority (Medway). This means that the elections due to take place in May 2025 will go ahead, but Cllr Holden has decided not to stand. Cllr Staples thanked Cllr Holden for his work in representing Frittenden at County Council level for the past 12 years.

Cllr Holden reported that the KCC budget had been approved which means that there will be a 5% increase in Council Tax.

Cllr Holden continues to press for the proper checking of road closures. The number of closures has now increased to 16,000 a year. 29% of them relate to emergency works carried out by utility companies. If a utility company declares an emergency, it can start work and is only required to notify KCC within 2 hours of doing so. There are now 4 inspectors in place to check that road closure permissions are being adhered to, particularly around the taking down of signs upon completion of works. However, representations have also been made to the House of Commons Select Committee asking for a reassessment of the term “emergency closure” as the feeling is that it is being abused by utility companies. A request has also been made for a review of the level of fines for breaches of road closure permissions as it is felt that the current very low level of fines does not act as a deterrent.

Cllr Holden is trying to get a meeting with the relevant parties about the planned road closures around the Hawkhurst Crossroads. He feels that Borough and Parish Councils should be involved

when decisions are made about such major works, in particular in relation to planning diversionary routes. Cllr Staples raised the state of the verges along Sand Lane caused by it being used as an unofficial diversion around the closure of Cranbrook Road. Cllr Holden asked to be copied in to correspondence with Canham Homes in that regard.

### **35. TO APPROVE THE MINUTES OF THE PREVIOUS PARISH COUNCIL MEETING HELD ON THE 7<sup>TH</sup> JANUARY 2025 AND 11<sup>TH</sup> FEBRUARY 2025**

It was proposed by Cllr Vernon, seconded by Cllr Gosbee, and **RESOLVED** (3 abstentions) that the Minutes from the Council meeting on 7<sup>th</sup> January 2025 are a true and accurate record of that meeting.

It was proposed by Cllr Tuke, seconded by Cllr Gosbee, and **RESOLVED** (3 abstentions) that the Minutes from the Council meeting on 11<sup>th</sup> February 2025 are a true and accurate record of that meeting.

That being so, the Vice Chairman will sign the said Minutes.

### **36. MATTERS ARISING FROM THE MINUTES OF THE PREVIOUS PARISH COUNCIL MEETINGS**

Cllr Lawrence had circulated an update on the action points from the last meeting as follows:

#### *Cranbrook Road Closure*

Cllr Lawrence had been liaising with the contractor carrying out the works. Progress had been patchy due to inclement weather so the road is unlikely to open before the scheduled date of 24<sup>th</sup> March 2025.

The Clerk read out correspondence received from a resident of Sand Lane who asked whether Canham Homes would be repairing the damaged verges. It was proposed by Cllr Vernon, seconded by Cllr Gosbee, and **RESOLVED** by all members present that the Clerk be directed to write to Canham Homes putting them on notice of the damage and inviting them to take steps to remediate that damage and copy Cllr Holden in to that correspondence.

#### *Village Clean Up*

This event is on the same day, 5<sup>th</sup> April 2025, as the Gardening Society Spring Flower Show, but it was hoped that this would not unduly impact on the number of volunteers. Cllr Lawrence will advertise the event once he has received confirmation that there are no issues with that date for the Bell & Jorrocks.

#### *Knoxbridge Farm Change of Use*

Cllr Lawrence had intended to attend the planning meeting at which this application was to be discussed, but after a close review of the application and discussions with Cllr Vernon and the Chair of Staplehurst Parish Council (who were supporting the application) he felt that this was unnecessary because (a) the application purported to deal with the concerns previously raised by the Parish Council and (b) it had already been passed by Tunbridge Wells Borough Council without revision.

#### *Annual Parish Assembly*

Kim Fletcher, Chair of Cranbrook & Sissinghurst Parish Council, had kindly agreed to speak at the upcoming Annual Parish Assembly about the Support Our Schools campaign and the lessons learnt from engaging with the various stakeholders during the course of that ongoing campaign.

### *VE Day Celebrations*

Cllr Staples reported that the Historical Society had various events planned and were discussing the same with the Memorial Hall Committee, to include a tea party or tea dance on the Saturday. The church bells would be rung on VE Day itself with the bell ringing timed to end just before the lighting of the beacon at 8:30pm. There would also be a service of commemoration at the Church on the Sunday.

## **37. GROUNDS MAINTENANCE CONTRACTS**

The Clerk had received 3 quotes which were considered by the Council. It was proposed by Cllr Staples, seconded by Cllr Vernon, and **RESOLVED** by all members present to award the following contracts to Nigel Sestanovic:

CONTRACT 2: To mow the grass and cut the hedge at the War Memorial (a maximum of 16 grass cuts per annum March to November, weather permitting) taking care not to damage any memorial crosses or other memorial items for the sum of £250 per annum.

It was further proposed by Cllr Murray, seconded by Cllr Viviers, and **RESOLVED** by all members present to award the following contracts to Groundscare & General Services Limited:

CONTRACT 1: to mow the Parish Field grass (a maximum of 16 cuts per annum March to November, weather permitting) to include mowing the play area and strimming around the play equipment as necessary, with care being taken not to cause any strimmer damage to the play equipment; to trim under trees and surrounding areas including field edges as necessary, paying particular attention to removing any brambles under the weeping birch; to mow/cut the grass mounds within the Parish Field (a maximum of 8 cuts per annum March to November, weather permitting) for the sum of £250.00 per cut.

CONTRACT 3: to cut the entire length of the Paddock hedges (vertical faces and tops), including the hedge on the road boundary and the hedge between the Paddock and Frittenden House. (a maximum of 2 cuts per annum to take place in May and September, weather permitting, with additional cuts upon request should this be required for the safety of road users) for the sum of £150.00 per cut.

CONTRACT 4: to cut the outer side of the hedge between the Parish Field & Laundry Lane, by hand, and to remove all cuttings, ensuring that the hedge is squared off with no overhang at the top. (2 cuts per annum to take place in May and September, weather permitting) for the sum of £100.00 per cut.

CONTRACT 5: to cut all internal vertical faces and tops of hedges within the Parish Field, to include the hedge behind the tennis court, with all growth around telegraph poles being removed so that the hedges are maintained at a height of no more than 2.5m (measured from the Parish Field side), and to remove all cuttings. (1 cut per annum) for the sum of £350.00 per cut.

## **38. EASTER FUN RUN**

It was proposed by Cllr Staples, seconded by Cllr Gosbee, and **RESOLVED** by all members present that the Council would put on this event with the organisation of it delegated to Charlotte Hunter. The Clerk reported that a risk assessment had been provided to the Council's insurers, who had confirmed that the event would be covered.

## **39. DAMAGED BENCH**

The bench commemorated the Queen's Coronation and was damaged beyond repair when it was struck by a car which had come off the road. The driver had provided the Clerk with her contact

details and the Clerk had looked into the cost of replacing the bench (retaining the original plaque), which would be in the region of £400 to £500 depending on the size of the bench chosen. If a claim was made under the Parish Council's insurance, it would be required to pay the first £300 in any event and the claim would be recorded on the Council's claim record which might have a negative impact on the quotes received at the upcoming renewal. It was proposed by Cllr Vernon, seconded by Cllr Viviers, and **RESOLVED** by all members present that the driver be invited to pay for a replacement bench in the first instance.

Cllr Gosbee kindly offered to arrange for the damaged bench to be removed.

#### **40. HIGHWAY IMPROVEMENT PLAN & WORKING GROUP**

Prior to the meeting Cllr Lawrence had reported that had placed a request for volunteers in the next edition of the Parish Magazine and will also place a smaller notice on the Frittenden Community Facebook page.

#### **41. UNLOCKING AED CABINETS**

Cllr Lawrence had also reported that had discussed this with Lance French who understood the concern that unlocking the cabinets would likely lead to the equipment being stolen. However, it was agreed that he will look into extending the list of responsible people who have the code to improve access.

#### **42. SPEEDWATCH**

Cllr Staples reported that there had been 6 sessions during which 24 offenders had been recorded out of 221 vehicles, being an offender rate of c.11%. 3 letters had been sent out and the top speed recorded was 46 mph.

#### **43. PLAYGROUND INSPECTIONS / EQUIPMENT**

Cllr Gosbee confirmed that, other than the playground still being very wet, there were no maintenance issues to report.

#### **44. ROAD REPORT**

Cllr Gosbee continued in his efforts to get the road surface between Buckhurst Bridge and the junction with Hareplain Road/Frittenden Road repaired. This had been reported by both Cllr Gosbee and residents on a number of occasions but no action had been taken. Cllr Vernon confirmed that he had recently submitted another report because vehicles coming off the bend were meeting vehicles on the wrong side of the road as they sought to navigate around the potholes and this would inevitably lead to an accident. It was proposed by Cllr Vernon, seconded by Cllr Gosbee, and **RESOLVED** by all members present that the Clerk submit a formal complaint to KCC about Highway's failure to take any action to address this long running issue.

Cllr Vernon also raised the issue of the trench that was forming outside Buckhurst. Cllr Gosbee will request action to resolve that issue.

#### **45. PLANNING**

##### **New Applications**

As the only application to be considered was one in which Cllr Staples had declared an interest, Cllr Staples removed himself from the room for this agenda item, during which time Cllr Viviers chaired the meeting.

25/00371/FULL	Park Cottage, Cranbrook Road, Frittenden Single storey rear extension <b>Proposed by Cllr Staples, seconded by Cllr Gosbee</b> <b>RESOLVED TO RECOMMEND APPROVAL (Cllr Staples did not vote)</b>
---------------	---

### Outcome of Previous applications

24/02986/FULL	2 Weald View, Cranbrook Road, Frittenden Variation of Condition 2 to planning application 24/01983/FULL – Erection of rear conservatory of smaller dimensions and elevations instead of a single storey rear extension <b>PERMISSION GRANTED</b>
24/03224/FULL	Poundlands Farm, Biddenden Road, Frittenden Proposed ground floor side extension, side porch, flat roof glazed window, internal alterations, new wood burner flue & new retaining external dwarf wall <b>PERMISSION GRANTED</b>

### Planning appeals

- None

### 46. GENERAL CORRESPONDENCE

- None.

### 47. FINANCE

- It was proposed by Cllr Tuke, seconded by Cllr Viviers, and **RESOLVED** by all members present to pay the accounts/ as follows:

FRITTENDEN PAYMENTS – MARCH 2025					
Cheque Number	GROSS	VAT	NET	SUPPLIER	DETAILS
BACS	£17.00	Nil	£17.00	Frittenden Memorial Hall	Hall Hire (1 x session + winter surcharge)
BACS	£100.80	£16.80	£84.00	FCC Waste Management Ltd (formerly Urbaser Ltd)	Litterbin Collection (January & February)
BACS	£55.40	Nil	£55.40	Mrs E Nightingale	Clerk's Expenses - March
BACS	£137.55	Nil	£137.55	Mrs E Nightingale	Clerk's Salary – March
BACS	£34.40	Nil	£34.40	HMRC	PAYE
DD	£11.99	£2.00	£9.99	Hugo Fox	Website Hosting fee
DD	tbc	tbc	tbc	Npower	Streetlighting Energy – January
<b>Total</b>	<b>£357.14</b>	<b>£18.80</b>	<b>£338.34</b>		

There being no further business, the meeting was closed at 8:45pm.

Chairman's Signature: \_\_\_\_\_

Date: \_\_\_\_\_

A Meeting of the Parish Council was held at The Memorial Hall, The Street, Frittenden on Tuesday 1<sup>st</sup> April 2025 at 7.30pm.

Present were: Cllr G Lawrence  
Cllr A Staples  
Cllr L Gosbee  
Cllr J Tuke  
Cllr M Viviers

In attendance: Mrs E Nightingale (Clerk), Cllr A Fairweather (Borough), Cllr N Warne (Borough), Cllr Ellen Neville & Claudine Russell (both candidates for Cranbrook Division in the upcoming KCC elections)

#### **PUBLIC FORUM:**

None.

#### **48. APOLOGIES FOR ABSENCE**

Cllr R Vernon, Cllr S Murray

#### **49. DECLARATIONS OF INTEREST (in accordance with the Members Code of Conduct Part 2)**

None

#### **50. BOROUGH COUNCILLOR UPDATE**

Cllr Fairweather reported that interim submissions have been lodged by the 14 local authorities in Kent setting out their proposals for devolution. The key questions at this stage are whether there should be 3 or 4 unitary councils, how those unitary councils should be comprised and the costs of the various models proposed. The 14 councils are not agreed on the size or boundaries of the unitary councils, save that 4, which includes Tunbridge Wells, agree that they should together form a single unitary council for West Kent.

Cllr Fairweather has also been liaising with Cllr Lawrence around the pavement works on Cranbrook Road and was pleased to hear that some progress was being made to resolve the problems these works had caused.

Cllr Warne noted that there had been a meeting of the Policy Group on the morning of 1<sup>st</sup> April 2025. As a result of the changes introduced by Central Government, the new housing need figure for TWBC had gone up from 678 per annum to 1,100 per annum, with a 5% buffer being added to that figure. The Group had discussed proposed Planning Committee reforms, for example what decision making should be delegated to planning officers and what should remain the remit of the Committee. The aim of the reforms was to move back to more regional based planning but how this would be achieved remained up in the air.

#### **51. TO APPROVE THE MINUTES OF THE PREVIOUS PARISH COUNCIL MEETING HELD ON THE 4<sup>TH</sup> MARCH 2025**

It was proposed by Cllr Gosbee, seconded by Cllr Staples, and **RESOLVED** (1 abstention) that the Minutes from the Council meeting on 4<sup>th</sup> March 2025 are a true and accurate record of that meeting.

That being so, the Chairman will sign the said Minutes.

## **52. MATTERS ARISING FROM THE MINUTES OF THE PREVIOUS PARISH COUNCIL MEETINGS**

### Sand Lane verges

The Clerk had asked Canham Homes to consider remediating damage to the verges along Sand Lane. They had indicated that they would take a look at the verges and so the Clerk will follow up

### Annual Parish Assembly

Cllr Fletcher, Chair of Cranbrook & Sissinghurst Parish Council, had kindly agreed to speak at the Annual Parish Assembly. Cllr Lawrence will liaise with his so an agenda could be produced and published in advance of the meeting, which would take place on 14<sup>th</sup> May 2025.

### VE Day Celebrations

The Parish Council is organising the beacon lighting and Cllr Staples is liaising with the beacon lighter.

### Easter Fun Run

It was proposed by Cllr Viviers, seconded by Cllr Staples, and **RESOLVED** by all members present that the net proceeds of the Fun Run be divided between Frittenden Preschool and Frittenden Memorial Hall.

## **53. UPDATING FINANCIAL REGULATIONS**

Recent legislation changes mean that the Financial Regulations adopted in 2019 need to be reviewed and updated. The Clerk will complete this process and circulate draft amended Financial Regulations for approval and adoption at the next meeting of the Council.

## **54. PUBLIC CONSULTATION ON PROPOSED MAIN MODIFICATIONS TO TWBC LOCAL PLAN**

Cllr Staples had reviewed the documents and did not consider that the proposed modifications required commenting on, but it was agreed that Cllr Vernon, who leads on planning issues, would be asked for his views so that relevant comments can be agreed before the end of the consultation on 30 April 2025 if necessary. In the meantime, hard copies of the consultation documents would be available to view at the Church for those who were unable to easily access them via TWBC's website.

## **55. NEW PAVEMENT ALONG CRANBROOK ROAD/THE STREET**

Cllr Lawrence had got agreement from Canham Homes and KCC that permanent signage was needed warning that the road narrowed where the new pavement had been constructed. He was pressing to get the signs in place as a matter of urgency. Cllr Lawrence has also asked for sight of the Stage 2 Safety Audit that was carried out before that work took place to see whether the road narrowing was specifically approved and, if so, by whom. Cllr Lawrence would be putting pressure on Canham Homes to complete the Stage 3 Safety Audit as soon as possible. Thereafter, he would look to get the road narrowing incorporated into a proper traffic calming scheme and would involve the Highway Improvement Working Group in this.

## **56. DAMAGED BENCH**

The bench has been removed and the commemorative plaque retained. The Council is grateful to Cllr Gosbee for arranging this.

The Clerk reported that the person who had caused the damage had offered to contribute £300 towards the cost of replacing the bench, which was estimated at between £400 and £500. This would mean that the Council would have to fund the balance, being £100 to £200 or the purchase of an appropriate replacement bench plus the costs of installation. The Council questioned whether this was an appropriate use of taxpayers' money, when the cost of replacement ought to be met wholly by the person who caused the damage. The Clerk was therefore directed to liaise with that person and request that they cover the whole cost.

#### **57. HIGHWAY IMPROVEMENT PLAN & WORKING GROUP**

Cllr Lawrence reported that the Group had now been formed and comprised Cllr Lawrence (Chair), Cllr Gosbee and 4 residents.

#### **58. SPEEDWATCH**

Cllr Staples reported that there had been 6 sessions during which 21 offenders had been recorded out of 221 vehicles. During the session held on the morning of 1<sup>st</sup> April 2025, a vehicle was recorded at 45mph coming from the direction of Cranbrook Road despite the road narrowing caused by the new pavement. The highest speed recorded in the last month was 53mph on Biddenden Road. Another volunteer was joining Speedwatch, which was welcome as two current volunteers will be leaving as they are moving away from the village.

#### **59. PLAYGROUND INSPECTIONS / EQUIPMENT**

Cllr Gosbee reported that there were no maintenance issues with the play equipment.

He noted that the Parish Field had been mowed by the new Grounds Maintenance Contractor, who had done a very good job.

Cllr Gosbee asked whether the Council would consider prohibiting dogs from being off lead on the Parish Field. He had seen a dog walker with a number of loose dogs and questioned whether they could be said to have been under control. This was a concern as children had to go through the area where dogs were loose in order to access the playground. It was agreed that this would be put on the agenda for further consideration at the next meeting of the Council.

#### **60. ROAD REPORT**

Cllr Gosbee reported that the 'Frittenden' sign had now been installed on the Biddenden Road gateway but the 30mph roundel on the road was yet to be painted. A number of potholes had been filled down to Long Meadows and a strip of tarmac had been laid where the road had been eroded by water. Paul Catt had suggested that the road would need to be closed on 9<sup>th</sup> April 2025 to allow the waterboard to investigate the source of the water.

A washing machine had been fly tipped into the ditch along Biddenden Road and this had been reported.

Surface repairs would be carried out to Mill Lane on 3<sup>rd</sup> April 2025 and further works would be carried out on Staplehurst Road sometime after that.

The Clerk confirmed that she had submitted a formal complaint to KCC about the state of Biddenden Road between Buckhurst Bridge and the junction with Hareplain Road/Frittenden Road. The complaint had been acknowledged, but it was likely to be some time before a formal response was received.

## 61. PLANNING

### New Applications

25/00529/FULL	South View Lodge, Cranbrook Road, Frittenden Front & rear elevation dormers <b>Proposed by Cllr Viviers, Seconded by Tuke RESOLVED TO RECOMMEND APPROVAL</b>
25/00681/FULL	Land North of East Barn, Headcorn Road, Frittenden Conversion & extension of barn to a dwelling with associated garden land, parking, landscaping and biodiversity enhancements <b>Proposed by Cllr Tuke, Seconded by Cllr Staples RESOLVED TO RECOMMEND APPROVAL</b>

### Outcome of Previous applications

25/00101/FULL	1 Sunnyside Cottages, Biddenden Road, Frittenden Two storey side extension; second floor extension & 3 dormer windows; single storey extension & landscape alterations <b>PERMISSION GRANTED</b>
---------------	--

### Planning appeals

- None

## 62. GENERAL CORRESPONDENCE

- The Clerk had received notice of the establishment of the Knoxbridge Resident's Association.

## 63. FINANCE

- It was proposed by Cllr Gosbee, seconded by Cllr Staples, and **RESOLVED** by all members present to pay the accounts/ as follows:

FRITTENDEN PAYMENTS – APRIL 2025					
Cheque Number	GROSS	VAT	NET	SUPPLIER	DETAILS
BACS	£15.00	Nil	£17.00	Frittenden Memorial Hall	Hall Hire (1 x session)
BACS	£50.40	£8.40	£42.00	FCC Waste Management Ltd (formerly Urbaser Ltd)	Litterbin Collection (March)
BACS	£234.53	£39.09	£195.44	Landscape Services	Grounds Maintenance (March)
BACS	£300.00	£50.00	£250.00	Groundscare & General Services Ltd	Grass cutting – Parish Field (Grounds Maintenance – April)
BACS	£477.91	£79.65	£398.26	KALC	KALC Subscription 2025/26
BACS	£53.60	Nil	£53.60	Mrs E Nightingale	Clerk's Expenses - April
BACS	£208.21	Nil	£208.21	Mrs E Nightingale	Clerk's Salary – April

BACS	£52.00	Nil	£52.00	HMRC	PAYE
DD	£11.99	£2.00	£9.99	Hugo Fox	Website Hosting fee
DD	tbc	tbc	tbc	Npower	Streetlighting Energy – March
<b>Total</b>	<b>£1,403.64</b>	<b>£179.14</b>	<b>£1,224.50</b>		

**ANY OTHER BUSINESS:**

Cllr Gosbee reported on the last meeting of the Headcorn Aerodrome Consultative Committee.

Jamie Freeman had been re-elected as Chair. In response to noise complaints, pilots were being asked to follow a specific route in or out of the airfield. A noise complaint by the Big Cat Sanctuary had led to a kind an invitation to airfield staff to come and view the work they do at the sanctuary.

The airfield periodically undertakes litter picks and a Macdonald's receipt picked up during a recent litter pick led to the person responsible for the litter being traced and fined £250.

The next meeting of the committee will take place on 14<sup>th</sup> October 2025.

There being no further business, the meeting was closed at 8:26pm.

Chairman's Signature: \_\_\_\_\_

Date: \_\_\_\_\_

A Meeting of the Parish Council was held at The Memorial Hall, The Street, Frittenden on Tuesday 6<sup>th</sup> May 2025 at 7.30pm.

Present were: Cllr G Lawrence  
Cllr A Staples  
Cllr L Gosbee  
Cllr J Tuke  
Cllr M Viviers

In attendance: Mrs E Nightingale (Clerk) & 1 member of the public

#### **PUBLIC FORUM:**

The member of the public had attended to introduce themselves, having recently moved into the Village, and to answer any questions the Council might have on a planning application that would be considered by the Council under agenda item 16.

The Council had no specific questions but thanked the member of the public for their attendance and welcomed them to the Village.

#### **64. APOLOGIES FOR ABSENCE**

Cllr R Vernon, Cllr S Murray, Cllr Warne (Borough), Cllr Fairweather (Borough) & Cllr Russell (County)

#### **65. DECLARATIONS OF INTEREST (in accordance with the Members Code of Conduct Part 2)**

None

#### **66. BOROUGH COUNCILLOR UPDATE**

Prior to the meeting, Cllr Fairweather had provided a brief update to be read out by Cllr Lawrence.

A Motion was proposed at full council last week that the Liberal Democrat led council and cabinet update councillors at all full council meetings in relation to progress towards adopting the new Local Plan, as it affects all of the Borough and councillors often have no updates to give to parishes. The Liberal Democrat group voted against that motion for reasons which are unknown, but the motion was passed due to couple of abstentions and one rebel. Hopefully this means that Cllrs Fairweather and Warne will have more to update the Council with moving forward.

Cllr Fairweather has met with the Chair of the Knoxbridge Residents Committee and TWBC planning officers in relation to the continuing planning breaches on the site behind the Knoxbridge Pub.

#### **67. TO APPROVE THE MINUTES OF THE PREVIOUS PARISH COUNCIL MEETING HELD ON THE 1<sup>ST</sup> APRIL 2025**

It was proposed by Cllr Gosbee, seconded by Cllr Staples, and **RESOLVED** that the Minutes from the Council meeting on 1<sup>st</sup> April 2025 are a true and accurate record of that meeting.

That being so, the Chairman will sign the said Minutes.

## 68. MATTERS ARISING FROM THE MINUTES OF THE PREVIOUS PARISH COUNCIL MEETINGS

### Sand Lane verges

Canham Homes are yet to reply on this issue and Cllr Lawrence will therefore follow up.

## 69. UPDATING FINANCIAL REGULATIONS

In advance of the meeting the Clerk had circulated updated Financial Regulations which were drafted in accordance with NALC model regulations (as updated in March 2025). Having reviewed the same, it was proposed by Cllr Tuke, seconded by Cllr Viviers, and **RESOLVED** by all members present that the Council would adopt those updated Financial Regulations.

## 70. PARISH RESILIENCE PLAN

Cllr Lawrence reported that the Kent Resilience Team had given a presentation at the last KALC Chairs meeting and he felt that residents would benefit from a Parish Resilience Plan being put in place. That document essentially assessed the risks which affected the Parish (e.g. flooding) and set out a plan for what to do should there be a major incident. By way of examples, the plan could provide details of key holders for buildings that could be used as evacuation points or shelters were an incident to prevent residents from staying in their homes, list contact details for trained first aiders, utilities emergency response teams etc.

It was agreed that Cllr Lawrence would circulate the presentation papers and that this matter would be revisited at the Council Meeting to be held on 1<sup>st</sup> July 2025.

## 71. RESTRICTIONS ON OFF LEAD DOGS ON PARISH FIELD

Cllr Lawrence noted that representations had been received from a resident which had been circulated to all Council members in advance of the meeting.

Cllr Gosbee expressed concern that some irresponsible owners allowed dogs to be off lead on the Parish Field when they were unable to control them or monitor where they were fouling in order to clean up after them. The field also appeared to be used by professional dog walkers who brought multiple dogs onto the Field at a time. Cllr Gosbee questioned whether it was possible to keep such dogs under control. He noted that even the friendliest of dogs could be frightening to children if they ran towards them uncontrolled. The whole of the Parish Field was a facility for use by children and families and not just the fenced area around the playground.

Cllr Viviers noted that responsible dog owners who were able to control their dogs off lead should not be penalised because the Parish Field was the only safe space in the Village where those dogs could be exercised off lead. It was not possible to do so when walking the fields due to the presence of livestock.

Cllr Staples commented that the rights of children needed to be put before the rights of dogs.

The Clerk explained that the Parish Council had the power to make Dog Control Orders which set out how a space could be used by dogs (e.g. restricting to on-lead dogs only or excluding them from certain spaces) and breach of a Dog Control Order was punishable by fines. Allowing a dog to foul the Parish Field and/or not cleaning up after them was already punishable by fines because TWBC had made a Borough wide order in that regard.

Cllr Lawrence suggested that, in the first instance, the Council put in place a Dog Owners Charter setting out on signage some basic rules to be observed by dog owners using the Parish Field. Cllr

Gosbee will work with the Clerk to put together a draft for consideration at the next Council meeting.

## **72. USE OF PARISH FIELD FOR LARCHMERE SUMMER FETE**

It was proposed by Cllr Staples, seconded by Cllr Gosbee, and **RESOLVED** by all members present that Larchmere be permitted to use the corner of the Parish Field adjacent to its premises for its Summer Fete.

## **73. GOV.UK DOMAIN & EMAIL ADDRESSES**

Cllr Tuke reported that Hugo Fox, who host the Council's website, were able to provide a .gov.uk domain and up to 5 .gov.uk email addresses for £9.99 + VAT a month. It was agreed that, in the first instance, it would be helpful to have a .gov.uk email address for the Clerk and Chair at the very least. It was therefore proposed by Cllr Lawrence, seconded by Cllr Viviers, and **RESOLVED** by all members present that the website be migrated by Hugo Fox to a .gov.uk domain and that new email accounts be provided at a cost of £9.99 + VAT per month.

## **74. DAMAGED BENCH**

The Clerk reported that she had been in correspondence with the driver's insurers and they had agreed in principle to cover the cost of a new bench, subject to quotes being provided and approved. The Clerk was in the process of gathering quotes and would be submitting them to the insurer as soon as possible.

Cllr Lawrence confirmed that arrangements could be made for the bench to be installed and it was not therefore necessary for this to be done by the supplier or a professional contractor

## **75. HIGHWAY IMPROVEMENT PLAN & WORKING GROUP**

Cllr Lawrence reported that the Group had its first meeting on 30<sup>th</sup> April 2025. Cllr Lawrence was pleased to report that every Parish in the borough would be receiving £25,000 from TWBC to be applied towards highway improvements and this meant that options that were previously unavailable to the Parish Council due to a lack of funds might now be on the table. Options discussed included getting the whole of the Village designated a 20-mph zone, getting Canham Homes to contribute to making the road narrowing caused by the new footpath incorporated into a proper traffic calming scheme, getting the school involved in an education programme with a police safety officer talking to the children / parents about road safety, considerate parking etc. and looking at options to increase the availability of parking in the Village. Cllr Lawrence noted that the aim was to set out a suite of small changes which would collectively make a difference.

Members of the Working Group had been tasked with canvassing views on the options available and considering how those options might be prioritised in advance of the next meeting, which would take place at the end of May.

## **76. SPEEDWATCH**

Cllr Staples reported that there had been 10 sessions since the last Council meeting. 5 of those sessions had taken place in April, during which 25 offenders had been recorded out of 160 vehicles. That translated into a 15.6% offending rate and 4 letters had been sent out by the Police. The 5 sessions held in May gave rise to 16 out of 191 vehicles being recorded exceeding 34 mph, being an offending rate of 8.4%. 2 of the offenders had received letters from the Police. The maximum speed recorded was 45 mph.

Cllr Staples noted that there appeared to be fewer cars speeding as they came from Cranbrook Road on to The Street, presumably as a result of the road being narrowed outside the new development. However, they had still recorded a driver going 42 mph.

## 77. PLAYGROUND INSPECTIONS / EQUIPMENT

Cllr Gosbee reported that there were no maintenance issues with the play equipment.

He had requested that the Clerk order a new box of dog poo bags and this had been done.

## 78. ROAD REPORT

Cllr Gosbee reported that some repairs had finally been carried out to the road surface on the Ashford side of Biddenden Road (between Buckhurst Bridge and the Hareplane Road junction).

Park Wood Lane had been closed due to a large amount of fly tipping, but this had now been cleared.

## 79. PLANNING

### New Applications

25/00748/FULL	Poundlands Farm, Biddenden Road, Frittenden Open oak canopy to southern elevation <b>Proposed by Cllr Gosbee, Seconded by Cllr Viviers</b> <b>RESOLVED TO RECOMMEND APPROVAL</b>
25/00787/FULL	Glebe House, The Street, Frittenden Garage link extension; whole house exterior window and door replacement <b>Proposed by Cllr Tuke, Seconded by Cllr Staples</b> <b>RESOLVED TO RECOMMEND APPROVAL</b>
25/00898/FULL	Shenlands Barn, Ayleswade Lane, Biddenden Proposed erection of hay store & machinery store with associated yard, driveway, landscaping with biodiversity enhancements <b>Proposed by Cllr Staples, Seconded by Cllr Tuke</b> <b>RESOLVED TO RECOMMEND REFUSAL on the grounds that the proposed development:</b> <b>1. amounts to an unacceptable overdevelopment of the site which would result in loss of the open aspect of the site and surrounding neighbourhood.</b> <b>2. would have an adverse impact and effect on the character of the neighbourhood as open countryside.</b> <b>3. is overbearing and out of scale in the context of the character of the open countryside setting.</b>
25/00784/FULL	Barn East of 2 Kenward Cottages, Bubhurst Lane, Frittenden Proposed conversion and extension of building and proposed access to form single dwelling, demolition of existing building and landscape/biodiversity enhancements <b>Proposed by Cllr Gosbee, Seconded by Cllr Staples</b> <b>RESOLVED TO RECOMMEND APPROVAL</b>

### Outcome of Previous applications

25/00529/FULL	South View Lodge, Cranbrook Road, Frittenden Front and rear elevation formers <b>PERMISSION GRANTED</b>
25/00371/FULL	Park Cottage, Cranbrook Road, Frittenden Single storey rear extension <b>PERMISSION GRANTED</b>

### Planning appeals

- None

### 80. GENERAL CORRESPONDENCE

- None

### 81. FINANCE

- It was proposed by Cllr Staples, seconded by Cllr Viviers, and **RESOLVED** by all members present to pay the accounts/ as follows:

FRITTENDEN PAYMENTS – May 2025					
Cheque Number	GROSS	VAT	NET	SUPPLIER	DETAILS
BACS	£15.00	Nil	£15.00	Frittenden Memorial Hall	Hall Hire (1 x session)
BACS	£50.40	£8.40	£42.00	FCC Waste Management Ltd	Litterbin Collection (April)
BACS	£300.00	£50.00	£250.00	Groundscare & General Services Ltd	Grass cutting – Parish Field (Grounds Maintenance – April)
BACS	£1,194.97	Nil	£1,194.97	AJGIBL GBP CLIENT NST A/C	Insurance Premium 2025/26
BACS	£65.10	Nil	£65.10	Mrs E Nightingale	Clerk's Expenses - May
BACS	£227.75	Nil	£227.75	Mrs E Nightingale	Clerk's Salary – May
BACS	£56.80	Nil	£56.80	HMRC	PAYE
DD	£47.00	Nil	£47.00	Information Commissioner's Office	Data Protection Fee
DD	£11.99	£2.00	£9.99	Hugo Fox	Website Hosting fee
DD	tbc	tbc	tbc	Npower	Streetlighting Energy – April
<b>Total</b>	<b>£1,969.01</b>	<b>£60.40</b>	<b>£1,908.61</b>		

### ANY OTHER BUSINESS:

Refurbishment of the telephone box was raised. Cllr Viviers confirmed that this would be done in the Summer.

Cllr Lawrence reported that he had spoken with the owner of the caravan outside Broadlake Cottages and had been assured that this would be gone shortly.

Cllr Viviers asked whether the Council might consider organising a Village Fete on the Parish Field given the success of similar events put on over the last few years to celebrate national events. It was agreed that this be considered for the summer of 2026.

There being no further business, the meeting was closed at 8:20pm.

Chairman's Signature: \_\_\_\_\_

Date: \_\_\_\_\_

A Meeting of the Parish Council was held at The Memorial Hall, The Street, Frittenden on Tuesday 3<sup>rd</sup> June 2025 at 7.30pm.

Present were: Cllr A Staples  
Cllr J Tuke  
Cllr M Viviers  
Cllr S Murray  
Cllr R Vernon

In attendance: Mrs E Nightingale (Clerk), Cllr C Russell (County), Cllr N Warne (Borough), Cllr A Fairweather (Borough) & 4 members of the public

#### **PUBLIC FORUM:**

A resident spoke in opposition to planning application 25/01192/FULL which was to be considered by the Council under agenda item 16. Visualisations of the proposed development as viewed from neighbouring properties was helpfully provided and the resident outlined the history of development on the site from a 4-bedroom house to the present application, noting that a similar application had previously been refused on appeal. The resident raised concerns about the impact of the development on the residential amenity of neighbours, the already unsustainable parking situation on Biddenden Road and the factual accuracy of some of the statements made in the Design & Heritage statement submitted with the application. They also noted that there did not appear to be a business need for the proposed expansion. Nothing had been said in the application which suggested that the future of the home was in doubt if the development did not go ahead. It was also noted that a yellow notice advertising the application did not appear to have been provided as none could be found outside of the property.

Another resident also raised concerns about the above application. In their view, parking on Biddenden Road was already saturated and any expansion of this property would only make an untenable situation worse.

Another resident agreed with everything that had been said so far, and added that the development was disproportionate to village, which was characterised by smaller residential properties. They raised concerns about the ability of farm traffic, delivery lorries and the emergency services to navigate along Biddenden Road given the fact that current parking reduced it to a single lane with very limited passing places. Any additional parking generated by the proposed development would further obstruct the flow of traffic on what was a main route into the village.

Another resident stated that the proposal represented a gross over development of the site and they questioned how the proposed extensions could be built in circumstances where there was very limited space left for construction traffic, materials etc. The only option would be to turn the current, insufficient, off-street parking into a construction compound, thereby further exacerbating the parking situation on Biddenden Road, or to access the development from neighbouring properties, for which relevant permissions would be required. The planning application was silent in those regards. The

resident considered that the application was a revamp of the earlier application that had been refused and that the reasons for that refusal ought to be taken into account.

## **82. APOLOGIES FOR ABSENCE**

Cllr G Lawrence, Cllr L Gosbee

## **83. ELECTION OF CHAIRMAN, TO SIGN DECLARATION OF ACCEPTANCE OF OFFICE**

It was proposed by Cllr Staples, seconded by Cllr Tuke, and **RESOLVED** by all members present that Cllr Lawrence be appointed Chair. That being so, Cllr Lawrence will sign the Declaration of Acceptance of Office and the Clerk will countersign the same at the next meeting of the Council.

## **84. ELECTION OF VICE-CHAIR**

It was proposed by Cllr Tuke, seconded by Cllr Vernon, and **RESOLVED** by all members present that Cllr Staples be appointed Vice-Chair.

## **85. DECLARATIONS OF INTEREST (in accordance with the Members Code of Conduct Part 2)**

None

## **86. BOROUGH COUNCILLOR UPDATE**

Cllr Russell had very helpfully produced a written report which had been circulated in advance of the meeting. She confirmed that it was her intention to provide the Parishes in her division with a written report on a monthly basis. She advised that little had happened at County level to date with the new administration's policy decisions to date being limited to which flags should be flown from County Hall. A number of committees had been constituted and were due to meet, but those meetings, as well as training to be delivered to Councillors, had been cancelled. Those cancellations had coincided with Reform's announcement that an external 'DOGE' team would be brought into Kent County Council to review spending / identify where savings could be made, albeit Cllr Russell could not say whether those things were linked.

Cllr Russell will be meeting with the relevant officers on 9<sup>th</sup> June 2025 to discuss Highway Improvement Plans and various issues with that process which had been raised by the parishes in her division. The Clerk advised Cllr Russell that Frittenden had convened a HIP Working Group to put together a new HIP and its aim was to submit the same to KCC after the next meeting of the Council.

Cllr Warne noted that the last meeting of the Borough Council had been an Extraordinary Meeting to look into what would happen with the currently unparished wards in light of the upcoming local government reforms and there was a proposal to resurrect the Tunbridge Wells Town Council in that regard.

Cllr Warne also advised that the submissions received during the recent consultation on modifications to the draft Local Plan had been collated and sent to the Inspector so that process remained on track.

Cllr Fairweather noted that it was hoped that issues around the lack of information coming out of the group which controlled the Borough Council would be resolved following the recent

successful vote in that regard. In the meantime, Cllr David Osborne had been appointed Mayor and Cllr Beverly Palmer (from Hawkhurst) had been appointed Deputy Mayor.

The Chair advanced consideration of item 16 on the agenda (Planning) to allow those members of the public in attendance to observe the discussion of / votes on that item and then leave the meeting should they so wish. The results of those discussions / votes are set out under heading “16. Planning” below

#### **87. TO APPROVE THE MINUTES OF THE PREVIOUS PARISH COUNCIL MEETING HELD ON THE 6<sup>TH</sup> MAY 2025**

It was proposed by Cllr Tuke, seconded by Cllr Viviers, and **RESOLVED (2 abstentions)** that the Minutes from the Council meeting on 6<sup>th</sup> May 2025 are a true and accurate record of that meeting.

That being so, the Chair will sign the said Minutes.

#### **88. MATTERS ARISING FROM THE MINUTES OF THE PREVIOUS PARISH COUNCIL MEETINGS**

##### *Village Fete*

It was agreed that Cllr Viviers’ proposal that a Village Fete be held on the Parish Field in 2026 be put on the agenda for when the Council meets in September 2025.

#### **89. ANNUAL GOVERNANCE & ACCOUNTABILITY RETURN 2024/25**

- (i) The Annual Internal Audit Report was received and noted.
- (ii) It was proposed by Cllr Viviers, seconded by Cllr Tuke, and **RESOLVED** by all members present to approve the Council’s Annual Governance Statement.
- (iii) It was proposed by Cllr Vernon, seconded by Cllr Murray, and **RESOLVED** by all members present to approve the Council’s Accounting Statements.
- (iv) It was proposed by Cllr Viviers, seconded by Cllr Vernon, and **RESOLVED** by all members present to approve the Council’s Declaration of exemption from Limited Assurance Review

The documents referred to above, and other supporting documents, will be published on the Council’s website in accordance with the Transparency Rules.

#### **90. DAMAGED BENCH**

The Clerk reported that she had supplied costings from two different suppliers for the supply and fixing of a replacement bench to the driver’s insurers and was in the process of obtaining a third. However, the insurers had tendered a cheque for £750.00 in full and final settlement of the Council’s claim in that regard. £750.00 would cover the net cost based on the costings obtained to date and the VAT element could be reclaimed. It was therefore proposed by Cllr Staples, seconded by Cllr Murray, and **RESOLVED** by all members present to accept the settlement cheque. The Clerk was therefore instructed to bank the cheque. The Clerk will circulate details of the potential replacement benches so a decision can be made as to which one to order at the next meeting of the Council.

#### **91. PARISH FIELD / LAUNDRY LANE HEDGE**

The hedge has been cut, albeit it was observed that only the face and not the top of the hedge had been cut. This will be raised with the contractor.

A resident has enquired whether the Council will remove ivy growing on/through their fence. That work is not included in the Grounds Maintenance Contracts and would therefore have to be undertaken and funded as an extra to those contracts. It was not considered an appropriate use of the precept (which was funded by residents via their Council Tax payments) to incur that expense at this time.

## **92. APPROVAL OF ACCOUNTS OF IDENDEN CHARITY**

The accounts were received by the Council and noted.

## **93. HIGHWAY IMPROVEMENT PLAN & WORKING GROUP**

Cllr Lawrence had provided a written report in advance of the meeting which was read by the Clerk as follows:

The HIP Working Group held their second meeting on Weds May 28<sup>th</sup>. Individual members had canvassed opinions from others in our community regarding issues of concern on our highways and I had received several emails from residents too.

The most urgent issue regards the ongoing safety concerns regarding the road narrowing on the Street. We have received the Stage 3 Safety Audit and the consultants have advised further changes need to be made to improve safety. I have emailed KCC to seek further direction and I will update as soon as I hear back.

The other significant issue remains speeding on all our roads (including the A274 Bounds Rd junction and the A229 near to the Knoxbridge Farm entrance). The Working Group is considering and attempting to cost a number of measures from 20mph limits in the village, to rumble strips and additional signage.

Whilst not strictly within the remit of a HIP we felt it would be remiss if we didn't include the current untenable parking situation throughout the village in our considerations. The working group is considering a number of measures including:

- A Parking Charter for residents – although voluntary we would hope it would remind residents of their legal obligations as well ask them to park more considerately;
- Meet with Larchmere owner/management – this is high on our priority list but given the recent planning application we thought it worthwhile to hold off on discussions until after the Council meeting to seek its counsel;
- Education program in partnership with police at the school for both parents and children;
- Look at potential additional or extended/amended parking in the village. This to include looking at ownership/covenants on land at sites such as Vallance View, Bakery Close and strips of land on the Biddenden Road.

We will hope to have a draft HIP for the next Working Group prior to the July Parish Council.

## **94. SPEEDWATCH**

Cllr Staples reported that there had been 6 sessions since the last Council meeting. 32 offenders had been recorded out of c.188 vehicles, which was a c.17% offender rate. That was slightly higher than usual, albeit the highest speed recorded was slightly lower at 42mph. 5 letters have been sent out by the Police.

## **95. PLAYGROUND INSPECTIONS / EQUIPMENT**

In advance of the meeting, Cllr Gosbee had reported that there were no new maintenance issues with the play equipment.

## 96. ROAD REPORT

In advance of the meeting Cllr Gosbee had raised whether a request could be made for the repainting of the white lines at the side of the road from the Sissinghurst crossroads to London Lane.

He reported that there had been fly tipping in London Lane, with some white goods and rubbish being dumped on the side of the road, together with fly tipping in Grandshore Lane.

London Lane has a water leak that has been running for a couple of weeks, despite the road having been closed to effect repairs, and this has caused another large pothole.

## 97. PLANNING

### New Applications

25/01192/FULL	<p>Larchmere House, Biddenden Road, Frittenden Proposed two storey front extension; three storey rear extension &amp; first floor die extension to create five new rooms &amp; extension to ground floor day room.</p> <p><b>Proposed by Cllr Vernon, Seconded by Cllr Tuke</b>  <b>RESOLVED TO RECOMMEND REFUSAL</b> for the following reasons:</p> <ol style="list-style-type: none"> <li>1. This is already a very constrained site and the proposal would result in unacceptable high density and overdevelopment of the site which is already overdeveloped within a Conservation Area.</li> <li>2. The additional height proposed on the south east boundary would have a material adverse impact on the residential amenity of the adjoining property (the Stables).</li> <li>3. The design and heritage statement states that the extensions will not impact of the street scene but it fails to acknowledge the material impact that the height extension on the south west elevation would have on the visual impact from the Parish field adjoining the rear of the site.</li> <li>4. The design and heritage statement suggests there is existing off-street parking and that parking will not be affected by the proposed development. The existing off-street parking is materially insufficient for the current numbers of staff and visitors and parking on the street in Biddenden Road results in daily traffic impact on the centre of the village. Additional rooms and staff numbers will add to what is already a material parking problem in the village and potentially impact on highway safety and inconvenience to road users.</li> <li>5. No mention is made in relation to the construction period and any construction methodology for construction vehicles and site compound on a site that has no capacity.</li> <li>6. The application suggests that no trees will be impacted by the development. We would question whether one or more existing established trees on the site and on the boundaries</li> </ol>
---------------	--

	<p>of the site will be impacted by the proposals bearing in mind that this is within the Conservation Area.</p> <p>7. The proposals would create a building that is over-bearing, out of scale and out of character in terms of its bulk and massing compared with the other buildings in this location at the centre of the village.</p>
25/01264/FULL	<p>Lambourne Way, Mill Lane, Frittenden</p> <p>Variation of Condition 2 of Planning Permission 24/01391/FULL - Amend external finishes to change areas of weatherboard to brickwork (brick type to be as already approved). Removal of glazing to front gable, addition of 2no. roof lights over front door and 2 no. windows to East elevation.</p> <p><b>Proposed by Cllr Vernon, Seconded by Cllr Viviers</b>  <b>RESOLVED TO RECOMMEND APPROVAL</b></p>

### Outcome of Previous applications

25/00681/FULL	<p>Land North of East Barn, Headcorn Road, Frittenden</p> <p>Conversion of barn to a dwelling with associated garden land, parking landscaping &amp; biodiversity enhancements</p> <p><b>PERMISSION GRANTED</b></p>
25/00748/FULL	<p>Poundlands Farm, Biddenden Road, Frittenden</p> <p>Open oak canopy to southern elevation</p> <p><b>PERMISSION GRANTED</b></p>
25/00787/FULL	<p>Glebe House, The Street, Frittenden</p> <p>Garage link extension; whole house exterior window &amp; door replacement</p> <p><b>PERMISSION GRANTED</b></p>

### Planning appeals

- None

## 98. GENERAL CORRESPONDENCE

- A resident had asked if the Council could submit a compliant to the Post Office because it had, on several occasions, failed to be at the Memorial Hall on the advertised date / times without any notice being given to residents. It was agreed that Cllr Viviers would monitor the service over the next month and note any instances where the service was not available as advertised and report back to the Council when it next meets.
- The Memorial Hall was in discussions with Ramblers for the production of a new footpath map. This was intended to be displayed in a new case located on posts outside the Memorial Hall and a request had been made as to whether the Council would contribute to the cost of that case. No resolution could be made in that regard as the request had been received after the agenda for this meeting had been published. It was therefore agreed that this matter be placed on the agenda for the next meeting on 1<sup>st</sup> July 2025.
- The Clerk had received an invitation from Homewood School for a Local Government Representatives networking event and tour of the school on 25<sup>th</sup> June 2025. Cllr Viviers expressed an interest in attending on behalf of the Council.

- KALC were holding an Extraordinary Meeting on 19<sup>th</sup> June 2025 to discuss the upcoming changes to Local Government as a result of devolution. Cllr Staples will aim to attend this meeting on behalf of the Council.

## 99. FINANCE

- It was proposed by Cllr Vernon, seconded by Cllr Murray, and **RESOLVED** by all members present to pay the accounts as follows:

FRITTENDEN PAYMENTS – JUNE 2025					
Cheque Number	GROSS	VAT	NET	SUPPLIER	DETAILS
BACS	£75.00	Nil	£75.00	Frittenden Memorial Hall	Hall Hire (3 x sessions in meeting room & 1 x session in Hall)
BACS	£50.40	£8.40	£42.00	FCC Waste Management Ltd	Litterbin Collection (May)
BACS	£600.00	£100.00	£300.00	Groundscare & General Services Ltd	Grass cutting – Parish Field x 2 (Grounds Maintenance – May)
BACS	£38.88	£6.48	£32.40	JRB Enterprise Ltd	Dog Bags (1 x box)
BACS	£50.00	Nil	£50.00	Mr B Millard	Honararium
BACS	£57.20	Nil	£57.20	Mrs E Nightingale	Clerk's Expenses - June
BACS	£249.54	Nil	£249.54	Mrs E Nightingale	Clerk's Salary – June
BACS	£62.40	Nil	£62.40	HMRC	PAYE
DD	£11.99	£2.00	£9.99	Hugo Fox	Website Hosting fee
DD	tbc	tbc	tbc	Npower	Streetlighting Energy – May
<b>Total</b>	<b>£1,195.41</b>	<b>£116.88</b>	<b>£1,078.53</b>		

There being no further business, the meeting was closed at 8:50pm.

Chairman's Signature: \_\_\_\_\_

Date: \_\_\_\_\_

A Meeting of the Parish Council was held at The Memorial Hall, The Street, Frittenden on Tuesday 1<sup>st</sup> July 2025 at 7.30pm.

Present were: Cllr A Staples  
Cllr J Tuke  
Cllr S Murray  
Cllr R Vernon  
Cllr L Gosbee

In attendance: Mrs E Nightingale (Clerk), Cllr A Fairweather (Borough) & 1 member of the public

The meeting was chaired by Cllr Staples (Vice Chair) in the absence of Cllr Lawrence (Chair).

### **PUBLIC FORUM:**

A resident raised significant concerns over the safety of the Bound Cross crossroads following yet another serious accident in which a car ended up in the garden of the flats adjacent to the crossroads. The resident was particularly concerned that the accident took place at 4pm in the afternoon when any of the children who reside in the flats could have been playing in the garden. The resident was of the firm view that the changes made to the layout of the crossroads had done nothing to improve, with current safety issues including (i) lack of visibility of traffic approaching from Biddenden for those pulling out of Frittenden Road; (ii) lack of feeder lane for those turning into Bell Lane from Frittenden/Biddenden meaning that cars ended up stationary in the carriageway; (iii) drivers coming from Biddenden failing to slow down / brake sufficiently because they did not anticipate that cars pulling out of Frittenden Road might immediately stop in order to wait to turn into Bell Lane (rather than carrying on in the direction of Headcorn); (iv) excessive speed on the approach to the crossroads in both directions along the A274; (v) overtaking on the A274 on the approaches to the crossroads when it is unsafe to do so; (vi) lack of signage warning that the crossroads was an accident black spot; and (vii) lack of anywhere safe to stand for those wanting to use the bus stop adjacent to the crossroads.

Cllr Staples noted that it was the firm view of the Council that the layout changes had made the crossroads more dangerous and that it had previously worked with former County Councillor Sean Holden to try to get the Head of KCC Highways to come and see the problems for themselves. Cllr Fairweather noted that he had also been approached by a resident on this topic and would be writing to both our new County Councillor (Cllr Russell) and Katie Lamm MP to try to get something done about it. The Clerk was directed to write to KCC (copying in Cllrs Russell & Fairweather) requesting urgent action. It was also agreed that works to improve the safety of the crossroads should be included in the updated Highway Improvement Plan currently being worked on by the HIP Working Group.

### **100. APOLOGIES FOR ABSENCE**

Cllr G Lawrence, Cllr M Viviers, Cllr C Russell (County), Cllr N Warne (Borough)

### **101. DECLARATIONS OF INTEREST (in accordance with the Members Code of Conduct Part 2)**

None

### **102. BOROUGH COUNCILLOR UPDATE**

Cllr Fairweather reported that he had been appointed Chair of the Scrutiny Committee at TWBC. TWBC had issued a Stop Notice in respect of unauthorised development works on the land behind the Knoxbridge Pub and the planning application in respect of Larchmere House had been called in.

Cllr Fairweather also noted that Sissinghurst Village Hall was now open.

Cllr Warne had provided a written report which was circulated to members in advance of the meeting. In summary, Cllr Warne had attended a Communities, Housing and Environment Cabinet Advisory Board (CHECAB) meeting in June where a number of recommendations were discussed and passed on to the Cabinet. These included the council's Parking Strategy & Action Plan, Affordable Housing Strategy, Warm Homes Grant and the Borough's Climate Change Strategy & Action Plan. Some of the decisions made by the CHECAB will go to the Full Council meeting on 16 July.

Cllr Warne noted that TWBC Climate Change Action Plan includes an ambition that all Schools, Parish and Town Councils will have set a net zero target and developed plans by 2030.

Cllr Warne had also attended a Climate Emergency Action Panel (CEAP) meeting, which is a cross-party forum for discussing the council's approach to fulfilling TWBC's Climate and Biodiversity Emergency pledge from July 2019 and providing recommendations to Cabinet/Full Council. Following the appointment last year of a new Sustainability Manager, the council has been able to undertake further research and modelling work in order to consider how and if it might meet realistically meet its carbon emissions reductions targets. This work has thrown into reality the options that are feasible and within TWBC's control and those that are dependent on external changes such as government policy and behaviour change. This has meant that TWBC are now considering a change in both reporting emissions and the strategy itself to ensure that it is in line with the Climate Act 2008, and is achievable yet still ambitious.

Cllr Warne had also attended a members' briefing update for the Royal Victoria Place shopping centre, which included a feasibility report and recommendations to revitalise, repurpose and redevelop the centre. Again, the decision on whether to accept those recommendations will be made at the Full Council meeting on 16 July.

#### **103. TO APPROVE THE MINUTES OF THE PREVIOUS PARISH COUNCIL MEETING HELD ON THE 3<sup>RD</sup> JUNE 2025**

It was proposed by Cllr Tuke, seconded by Cllr Vernon, and **RESOLVED** that the Minutes from the Council meeting on 3<sup>rd</sup> June 2025 are a true and accurate record of that meeting.

That being so, the Vice Chair will sign the said Minutes.

#### **104. MATTERS ARISING FROM THE MINUTES OF THE PREVIOUS PARISH COUNCIL MEETINGS**

None.

#### **105. RAMBLER'S FOOTPATH MAP**

It was proposed by Cllr Gosbee, seconded by Cllr Tuke, and **RESOLVED** by all members present to fund the purchase of an appropriate display case for the new footpath map being provided by Ramblers on the basis that the Memorial Hall Committee will contribute 50% of the cost (net of VAT) by way of a donation to the Parish Council.

#### **106. REQUEST BY TENNIS CLUB TO USE THE PARISH FIELD**

This request had been withdrawn.

#### **107. REPLACEMENT FOR DAMAGED BENCH**

It was proposed by Cllr Vernon, seconded by Cllr Tuke, and **RESOLVED** by all members present that the Clerk utilise the funds recovered from LV Insurance to purchase a Poplar 1.82m hardwood seat and appropriate fixings from Branson Leisure for £690.00 (net of VAT) including delivery charge.

#### **108. PENSION RE-ENROLMENT**

It was proposed by Cllr Staples, seconded by Cllr Gosbee, and **RESOLVED** by all members present that the Clerk be directed to complete the relevant declarations to the Pensions Regulator to the effect that the Council had complied with its re-enrolment duties and that it be noted that the Clerk did not wish to be placed into a pension scheme.

#### **109. DOUBLE YELLOW LINES AT THE STREET / BIDDENDEN ROAD / MILL LANE / HEADCORN ROAD JUNCTION**

KCC had reported that it had completed the consultation in respect of these works and would be proceeding with the scheme without amendment. The Council had no objection to that.

#### **110. HIGHWAY IMPROVEMENT PLAN & WORKING GROUP**

The clerk provided a brief update, noting that, following consultation with residents, various proposals had been considered and prioritised by the Working Group. Cllr Lawrence was working on a draft updated HIP which would be presented to the Council for approval when it next met in September.

#### **111. VILLAGE CLEAN UP**

It was agreed, subject to confirmation by Cllr Lawrence, that the next event take place on 20<sup>th</sup> September 2025.

#### **112. SPEEDWATCH**

Cllr Staples reported that there had been 3 sessions since the last Council meeting. 15 offenders had been recorded out of 89 vehicles, which was a c.17% offender rate, with the highest speed recorded being 44mph. 4 letters have been sent out by the Police.

Cllr Staples noted that Speedwatch was pleased to welcome 3 new volunteers during the course of the last year, but it would be very grateful for more given that it would be losing 2 volunteers who were moving out of the area.

#### **113. PLAYGROUND INSPECTIONS / EQUIPMENT**

Cllr Gosbee reported that there were no new maintenance issues with the play equipment.

It was proposed by Cllr Gosbee, seconded by Cllr Tuke, and **RESOLVED** by all members present that he procure signage to be attached to the gates to the playground warning that the equipment could become hot during periods of warm, sunny weather.

#### **114. ROAD REPORT**

Cllr Gosbee reported that the water leak on London Lane had been fixed, but there had been fly tipping on Grandshore Lane.

Cllr Gosbee continued to push for white lines to be painted along the edge of the road along Satins Hill.

## 115. PLANNING

### New Applications

25/01383/FULL	Pound Hill Oast, Biddenden Road, Frittenden Proposed two-storey rear extension with internal alterations, demolition of a single-storey lean-to & construction of a utility/boot room. Replacement of windows & changing the roundel dormer roof from flat to pitches, along with removing white paint to reveal brick. <b>Proposed by Cllr Vernon, Seconded by Cllr Tuke</b> <b>RESOLVED TO RECOMMEND APPROVAL</b>
25/01511/TPO	Glebe House, The Street, Frittenden TREES: SYCAMORE (T3) - remove <b>The Council had no comments to make on this application</b>
25/01298/FULL	Little Tile Barn, Ayleswade Lane, Headcorn (Retrospective) Construction of gable end, timber balcony & change of fenestration (Alternative scheme to 22/03574/FULL) <b>Proposed by Cllr Vernon, Seconded by Cllr Gosbee</b> <b>RESOLVED TO RECOMMEND APPROVAL</b>

### Outcome of Previous applications

25/00898/FULL	Shenlands Barn, Ayleswade Road, Biddenden Proposed erection of hay store & machine store, with associated yard, driveway, landscaping & biodiversity enhancements. <b>PERMISSION GRANTED</b>
---------------	--

### Planning appeals

- None

## 116. GENERAL CORRESPONDENCE

- Kent Police had offered an online meeting with a member of the Tunbridge Wells Safety Unit to discuss issues of concern for residents of the Parish. This is in lieu of the fact that Frittenden no longer has a PCSO (who would previously attend Council meetings from time to time). The Clerk will liaise with Cllr Lawrence in relation to setting up a meeting.
- The clerk noted that Staplehurst was developing a Neighbourhood Development Plan which was out for consultation.
- A resident had asked whether a stile could be replaced with a gate on a local footpath to improve accessibility. The location in question was privately owned and the owner confirmed that they would look into this.

## 117. FINANCE

- It was proposed by Cllr Vernon, seconded by Cllr Tuke, and **RESOLVED** by all members present to pay the accounts as follows:

FRITTENDEN PAYMENTS – JULY 2025					
Cheque Number	GROSS	VAT	NET	SUPPLIER	DETAILS
BACS	£15.00	Nil	£55.00	Frittenden Memorial Hall	Hall Hire (1 x session in meeting room)
BACS	£300.00	£50.00	£250.00	Groundscare & General Services Ltd	Grass cutting – Parish Field x 2 (Grounds Maintenance – May)
BACS	£212.40	Nil	£212.40	Bell & Jorrocks	Refund of cost of replacement defibrillator pads
BACS	£320.00	Nil	£320.00	Frittenden PCC	Refund of monies paid in error into Tent Team account
BACS	£60.80	Nil	£60.80	Mrs E Nightingale	Clerk's Expenses - July
BACS	£211.77	Nil	£211.77	Mrs E Nightingale	Clerk's Salary – July
BACS	£53.00	Nil	£53.00	HMRC	PAYE
DD	£11.99	£2.00	£9.99	Hugo Fox	Website Hosting fee
DD	tbc	tbc	tbc	Npower	Streetlighting Energy – June
<b>Total</b>	<b>£1,184.96</b>	<b>£52.00</b>	<b>£1,132.96</b>		

### ANY OTHER BUSINESS:

Cllr Vernon noted that most of the drains along Biddenden Road were filled with leaves. Cllr Gobsee will request that they be cleaned out.

There being no further business, the meeting was closed at 8:45pm.

Chairman's Signature: \_\_\_\_\_

Date: \_\_\_\_\_

A Meeting of the Parish Council was held at The Memorial Hall, The Street, Frittenden on Tuesday 2<sup>nd</sup> September 2025 at 7.30pm.

Present were: Cllr G Lawrence  
Cllr A Staples  
Cllr J Tuke  
Cllr S Murray  
Cllr R Vernon  
Cllr L Gosbee  
Cllr M Viviers

In attendance: Mrs E Nightingale (Clerk) & 4 members of the public

### **PUBLIC FORUM:**

The Chair of the Frittenden Memorial Hall management committee made a plea for new members, in particular a new treasurer. The person who currently held that role was retiring and the hall could not function without a treasurer. Those who served on the committee did so as volunteers, and a description of their duties and the time commitment required could be found on the hall's website. The Chair emphasised that the treasurer need not be an accountant. The accounts were fairly straightforward and compiled using spreadsheets rather than specialist accountancy software. Members of the Council will explore whether anyone in their networks might be interested in joining the committee / taking on the role of treasurer.

A resident spoke about item 9 on the agenda. They lived adjacent to the Parish Field and noted that it was ideal for letting dogs exercise off the lead. However, this was happening at all times of the day with at least one professional walker travelling from outside of the Parish to use the field, sometimes twice a day with as many as 4 dogs at a time. The resident had felt threatened using the Parish Field when multiple dogs being walked by a single person were off the lead because they felt those dogs could not be under proper control at all times. The resident did not feel that a total ban was appropriate but would support the imposition of some sort of time restriction for dogs being off the lead.

A resident also raised the issue of aircraft noise.

### **118. APOLOGIES FOR ABSENCE**

Cllr C Russell (County), Cllr N Warne (Borough) & Cllr Fairweather (Borough)

### **119. DECLARATIONS OF INTEREST (in accordance with the Members Code of Conduct Part 2)**

Cllr Lawrence declared an interest in planning application 25/01785/FULL as a neighbour of the applicant.

In light of comments made during the public forum, the Chair advanced agenda item 7.

### **7. HEADCORN AERODROME – AIRCRAFT OVERFLYING THE VILLAGE**

Cllr Lawrence noted that this had been raised by a number of residents and had been a matter of discussion between members of the Council in advance of the meeting. Cllr Tuke had explained that aircraft were required to take off into the wind and then turn left because, in common with

other aerodrome, the approved flight path followed a left-hand circuit. Due to the prevailing winds, on most days, aircraft took off towards Frittenden before turning left and it was therefore not possible to simply change the direction of travel of planes taking off from the aerodrome.

Cllr Vernon had reported a marked increase in activity from the parachute club's plane and, on one occasion this summer, it had been flying at 8:30pm. He had also been able to look up and read the tail / under wing number of a plane meaning that it was overflying Frittenden and too low.

Cllr Tuke acknowledged that an aircraft should not be so low that it could be identified with the naked eye in that way. He noted that Headcorn Aerodrome was a training facility and inexperienced pilots could make mistakes so that they strayed from the correct flight path. Such errors would ultimately be rectified by their instructor but students needed to be allowed to make mistakes as part of the learning experience.

Cllr Tuke had met with the pilot of the parachute club's plane to discuss the concerns that had been raised by members of the Council and residents because he wanted the pilot to be aware of those concerns. The pilot had explained that he was required to fly on a path dictated by London air traffic control and sometimes that required him to make changes to the usual circuits.

Cllr Vernon noted that one of the biggest problems was the constant droning noise as the parachute plane flew repeated circuits throughout the day. On one day this summer, it was flying from 8am to 8pm and Cllr Vernon felt that it was not unreasonable for residents to ask the Aerodrome to restrict its activities to certain hours on Saturdays and Sundays.

It was proposed by Cllr Lawrence, seconded by Cllr Vernon, and **RESOLVED** (1 abstention) that the Clerk be instructed to write to the aerodrome on the Council's behalf to request that (i) all pilots be asked to respect and stick to the approved circuit; (ii) flight times for the parachute club be restricted to 9am to 5pm and (iii) it be provided with any data the aerodrome may have showing the date/times of flights departing and arriving at the aerodrome over the past month. The clerk will circulate a draft letter for member's approval.

## 120. BOROUGH COUNCILLOR UPDATE

Cllr Russell provided a written report which was circulated in advance of the meeting. In summary, she reported that the leadership had put forward a new "Kent" model for Local Government Reorganisation based on the new unitary authority encompassing Kent and Medway and then a series of three smaller "assemblies" underneath the main unitary authority. It is expected that a high-level public consultation will be launched shortly for residents to make their views about unitarisation known.

Committees will start meeting again in September as there were none scheduled in August.

Cllr Russell has spent some time with Citizens Advice staff to understand the kind of complex issues that are being brought to them by residents. She has also visited the library to understand about the refurbishment planned for Cranbrook library, along with how the service functions across Kent and within her division.

Cllr Russell has secured road improvements at the start of Conghurst Lane in Sandhurst and had various sections of vegetation cut back that was obscuring signs. She urged residents to report anything like this via the 'Report or track a problem on the road or pavement' tool on the KCC website. Cllr Russell has also contacted the cabinet member for highways to raise the issue about emergency works being able to close an entire A road with no diversion signs in place and asked him to raise this with the infrastructure providers in our area.

Cllr Russel is awaiting a response from the Director of Education on a number of questions that she has raised and she is also awaiting a meeting to be scheduled with the cabinet member for education, Cllr Fordham.

Cllr Russell noted that she had a members grant which allowed her to make small awards to community groups and asked that if the Council knew of any groups which might benefit from receiving a small sum, they should be referred to her.

**121. TO APPROVE THE MINUTES OF THE PREVIOUS PARISH COUNCIL MEETING HELD ON THE 1<sup>ST</sup> JULY 2025 AND A PLANNING MEETING HELD ON THE 1<sup>ST</sup> AUGUST 2025**

It was proposed by Cllr Gosbee, seconded by Cllr Staples, and **RESOLVED (2 abstentions)** that the Minutes from the Council meeting on 1<sup>st</sup> July 2025 are a true and accurate record of that meeting. It was further proposed by Cllr Staples, seconded by Cllr Murray, and **RESOLVED (4 abstentions)** that the Minutes from the planning meeting on 1st August 2025 are a true and accurate record of that meeting

That being so, the Chair will sign the said Minutes.

**122. MATTERS ARISING FROM THE MINUTES OF THE PREVIOUS PARISH COUNCIL MEETINGS**

Memorial Bench

The Clerk confirm that a new bench had been ordered with the cost being covered by funds provided by the insurer of the driver who damaged the old bench.

**123. GOV.UK DOMAIN & EMAIL ADDRESSES**

Cllr Tuke had set this up with Hugo Fox but problems were reported with using the new email addresses. Cllr Tuke asked that he be notified of all problems so he could liaise with Hugo Fox to resolve them in time for the new website / email addresses to go live on 1<sup>st</sup> October 2025.

**124. See above**

**125. INCONSIDERATE USERS OF PARISH FIELD**

A resident had asked Cllr Lawrence whether the Parish Council would allow a net to be erected along a stretch of their boundary fence adjacent to the Parish Field to prevent footballs from being kicked against and/or over that fence, as this was causing a nuisance. Members noted that the resident could erect whatever netting they wishes within the boundaries of their own property, but felt that the placing of netting in front of the fence would represent an unreasonable public safety risk, particularly given its proximity to the basket ball hoop and footpath pitched used by children. Members were concerned that it would entice children to use it to climb on or, even, encourage them to kick a ball against it, thereby possibly increasing rather than reducing the nuisance. Cllr Lawrence will meet with the resident to discuss the Council's concerns.

**126. DOG WALKERS CHARTER FOR PARISH FIELD**

The Council had agreed to address concerns raised about the use of the Parish Field for dog walking, initially in relation to dog mess not being picked up and disposed of properly, but also in light of concerns raised about dogs being off lead, by way of a voluntary dog walkers charter. Cllr Lawrence noted that the aim was to strike a balance between the needs of dog owners, given the lack of safe, livestock free, places where dogs could be exercised off lead in the Parish and the needs of those using the Parish Field for recreation, particularly children.

Cllr Gosbee proposed that during British Summer Time dogs be kept on leads when using the Parish Field between the hours of 9am to 5pm. Other members felt that those hours were too restrictive, particularly as children would be at school for some of that time, and it was alternatively suggested that dogs be kept on a lead after 3pm to coincide with the end of the school day or that off lead walking be permitted only withing specific time slots, say 9am to 11am and/or 1pm to 3pm.

Cllr Lawrence proposed that a dog walking charter be issued setting out the following:

1. Dog walkers are required to pick up their dogs' mess and either dispose of it at home or in the litter bins provided;
2. All dogs must be kept under control at all times, to include if off lead;
3. The times during which dogs can be let off lead on the Parish Field be restricted to safeguard other users of the Parish Field, particularly children; and
4. Dog walkers are invited to abide by the above on a voluntary basis, but further formal restrictions may be imposed if those voluntary measures are ignored.

It was agreed that an informal consultation would be carried out with reference to the proposed restriction at 3. This will be done by way of a poll on the Community Facebook page asking residents to vote between:

- a. No dogs off lead after 3pm;
- b. Off lead dog walking being permitted only between the hours of 9am to 11 am and 1pm to 3pm; or
- c. No restriction being imposed on off lead dogs.

Cllr Murray will set up the poll.

## **127. VILLAGE FETE 2026**

Cllr Viviers had suggested that the Parish Council worked with local businesses / community groups to organise a village fete on the Parish Field during the summer of 2026. It was noted that a Working Group would need to be formed with a good team of people volunteering their time to organise the day. Cllr Viviers will put together an initial plan which he will present to the Council at the next meeting and then post on the Community Facebook page a call for volunteers.

## **128. MAINTENANCE OF HEDGES NEXT TO THE HIGHWAY**

A compliant had been made about hedges overgrowing the highway along Biddenden Road. Cllr Gosbee will have a word with the owner of the hedge. Cllr Viviers noted that this was also a problem along Staplehurst Road. Cllr Lawrence will speak to the person who is usually contracted to cut the hedge in question to establish when this will take place.

## **129. HIGHWAY IMPROVEMENT PLAN & WORKING GROUP**

Cllr Lawrence reported that he was still working to get a resolution of the problems caused by the installation of the new pavement serving the Canham Homes development. The Council had hoped to get a proper traffic calming measure put in place with a chicane and priority being given to traffic leaving the village to both prevent collisions on the narrowed section of road and slow down traffic coming into the village. However, he had been told that this would contravene the Highway Code because the built-out section of road forming the chicane needed to be on the side of the road where traffic was required to stop and give priority and, in this case, the built-out section of pavement was on the opposite side of the road. There had been at least 2 accidents on due to the hazard created by the new pavement and so things could not be left as they were. At the

very least, Cllr Lawrence suggested that there be a speed bump and change of road surface / roundel to slow vehicles coming into the village. Cllr Lawrence continued to work with KCC on this but it had been made very clear that the pavement would not be ripped up and re-sited behind the hedge.

This issue was set out as the highest priority on the Highway Improvement Plan being developed by the Working Group. The next priority was getting the entire village (i.e. within the village gateways) re-zoned as a 20mph zone with the speed limit being graduated from 60mph to, say, 40mph on the approaches to the village gateways to slow traffic down before it reached the new 20mph zone. If a new 20mph zone was not feasible, the graduated speed limits described above would be sought as an alternative.

The draft HIP would be finalised, with the input of KCC as necessary, in time for it to be presented to the Council for approval at the next meeting.

The HIP does not address parking issues but the Working Group is also looking at all possible options in that regard.

### 130. VILLAGE CLEAN UP

Cllr Lawrence confirmed that this event will take place on Saturday 20<sup>th</sup> September 2025.

### 131. SPEEDWATCH

Cllr Staples reported that there had been 4 sessions since the last Council meeting. 22 offenders had been recorded out of 136 vehicles, which was a c.16% offender rate, with the highest speed recorded being 46mph. 5 letters have been sent out by the Police.

### 132. PLAYGROUND INSPECTIONS / EQUIPMENT

The Annual Inspection report prepared by RoSPA Play Safety had been circulated in advance of the meeting. It was noted that most of the issues identified were part of the planned maintenance for the playground. Cllr Lawrence will review and look to obtain costings for consideration at the next meeting of the Council.

### 133. ROAD REPORT

Cllr Gosbee reported that the end of Biddenden Road after Buckhurst Bridge had been repaired.

There had been a lot of fly tipping, to include incidents which had closed Grandshore Lane, Park Wood Lane and Dig Dog Lane. A caravan dumped on Sand Lane had been reported.

Cllr Gosbee was continuing in his efforts to get white lines painted along the edges of the road from the Sissinghurst Crossroad and down Satins Hill. He had also been trying to get the gully cleared out along Biddenden Road but with little success to date.

### 134. PLANNING

#### New Applications

25/01791/FULL	Buckhurst Farm Bungalow, Biddenden Road, Frittenden Self-Build – replacement dwelling with associated works <b>Proposed by Cllr Vernon, Seconded by Cllr Viviers</b> <b>RESOLVED TO RECOMMEND APPROVAL</b>
---------------	---

25/01948/TPO	Burnt House Farm, Cranbrook Road, Frittenden TREES: VETERAN OAK (T1) – Reduce height by 12m & width reduction <b>Proposed by Cllr Vernon, Seconded by Cllr Tuke</b> <b>RESOLVED TO RECOMMEND APPROVAL</b>
25/01874/PNR	Brissenden Farmhouse, Sand Lane, Frittenden Prior Notification under Class R for a change of use of 2 agricultural buildings to flexible commercial use <b>NOTED</b>
25/01991/FULL	Brissenden Farmhouse, Sand Lane, Frittenden Erection of building for use as welfare unit; Enclosure of yard & creation of ditch with landscaping bund; Addition of roller shutter & door to Building A and B, with erection of wall between posts to Building B (Associated with 25/01874/PNR) <b>Proposed by Cllr Vernon, Seconded by Cllr Gosbee</b> <b>RESOLVED TO RECOMMEND APPROVAL (2 abstentions)</b>
25/01875/AGRIC	Brissenden Farmhouse, Sand Lane, Frittenden Prior Notification of agricultural development – access road <b>NOTED</b>
25/02048/FULL	Brissenden Farm, Sand Lane, Frittenden Variation of Condition 2 of 23/00011/FULL - Addition of mezzanine, increase of height, new and amendments to windows, amendment to timber slats, roof and doors <b>Proposed by Cllr Vernon, Seconded by Cllr Staples</b> <b>RESOLVED TO RECOMMEND APPROVAL but note that the Parish Council had objected to permission 23/00011/FULL being granted (1 abstention)</b>
25/01785/FULL	The Twins, Staplehurst Road, Frittenden Driveway access & parking with EV charging points <b>Proposed by Cllr Vernon, Seconded by Cllr Murray</b> <b>RESOLVED TO RECOMMEND REJECTION on the basis that the works had been, or were in the process of being, completed and this was a material consideration.</b> (Cllr Lawrence did not vote having declared an interest as a neighbour)

### Outcome of Previous applications

25/01511/TPO	Glebe House, The Street, Frittenden TREES: SYCAMORE (T3) - remove <b>PERMISSION GRANTED</b>
25/00784/FULL	Barn East of 2 Kenward Cottages, Bubhurst Lane, Frittenden Proposed conversion and extension of building and proposed access to form single dwelling; demolition of existing outbuilding and landscape /biodiversity enhancements <b>PERMISSION GRANTED</b>
25/01298/FULL	Little Tile Barn, Ayleswade Lane, Headcorn (Retrospective) Construction of gable end, timber balcony & change of fenestration (Alternative scheme to 22/03574/FULL) <b>PERMISSION GRANTED</b>
25/01557/FULL	Church View, Sand Lane, Frittenden Replacement Garage <b>PERMISSION GRANTED</b>

25/01476/FULL	The Rectory, Cranbrook Road, Frittenden Full window renewal; front, side & extension doors replaced; overlay of flat roof with insulation <b>PERMISSION GRANTED</b>
---------------	--

### Planning appeals

- None

### 135. GENERAL CORRESPONDENCE

- The Memorial Hall's call for new committee members was addressed during the public forum.
- KALC had called for motions for its AGM which would be held in Rochester on 22<sup>th</sup> November 2025. Member Councils had until 29<sup>th</sup> September 2025 to submit motions.
- The Heart of Kent Hospice had invited members of the Council to attend a tea on 25<sup>th</sup> September 2025 to thank it for its support.

### 136. FINANCE

- It was proposed by Cllr Vernon, seconded by Cllr Gosbee, and **RESOLVED** by all members present to pay the accounts as follows:

FRITTENDEN PAYMENTS – AUGUST 2025					
Cheque Number	GROSS	VAT	NET	SUPPLIER	DETAILS
BACS	£8.00	Nil	£8.00	Frittenden Memorial Hall	Hall Hire (1 x hour in meeting room)
BACS	£600.00	£100.00	£500.00	Groundscare & General Services Ltd	Grass cutting – Parish Field x 2 (Grounds Maintenance – July)
BACS	£134.40	£22.40	£112.00	RoSPA Play Safety Ltd	Playground Annual Inspection
BACS	£30	£5.00	£25.00	Idea Signs	New signage for playground
BACS	£53.60	Nil	£53.60	Mrs E Nightingale	Clerk's Expenses - August
BACS	£100.80	£16.80	£84.00	FCC Waste Management Ltd	Street Cleansing – Litter bins (June & July)
DD	£11.99	£2.00	£9.99	Hugo Fox	Website Hosting fee
<b>Total</b>	<b>£938.79</b>	<b>£146.20</b>	<b>£792.59</b>		

- It was proposed by Cllr Viviers, seconded by Cllr Murray, and **RESOLVED** by all members present to pay the accounts as follows:

FRITTENDEN PAYMENTS – SEPTEMBER 2025					
Cheque Number	GROSS	VAT	NET	SUPPLIER	DETAILS
BACS	£15.00	Nil	£15.00	Frittenden Memorial Hall	Hall Hire (1 x session in meeting room)
BACS	£600.00	£100.00	£500.00	Groundscare & General Services Ltd	Grass cutting – Parish Field x 2 (Grounds Maintenance – August)

BACS	£828.00	£138.00	£690.00	Branson Leisure Ltd	Replacement Bench
BACS	£53.60	Nil	£53.60	Mrs E Nightingale	Clerk's Expenses - September
BACS	£195.99	Nil	£195.99	Mrs E Nightingale	Clerk's Salary – August & September
BACS	£49.00	Nil	£49.00	HMRC	PAYE
DD	£11.99	£2.00	£9.99	Hugo Fox	Website Hosting fee
DD	£386.86	£18.42	£368.44	Npower	Streetlighting Energy – February to July
<b>Total</b>	<b>£2,140.44</b>	<b>£258.42</b>	<b>£1,882.02</b>		

There being no further business, the meeting was closed at 9:25pm.

Chairman's Signature: \_\_\_\_\_

Date: \_\_\_\_\_

A Meeting of the Parish Council was held at The Memorial Hall, The Street, Frittenden on Tuesday 7<sup>th</sup> October 2025 at 7.30pm.

Present were: Cllr A Staples  
Cllr J Tuke  
Cllr S Murray  
Cllr R Vernon  
Cllr L Gosbee

In attendance: Mrs E Nightingale (Clerk)

### **PUBLIC FORUM:**

None.

### **137. APOLOGIES FOR ABSENCE**

Cllr G Lawrence, Cllr M Viviers, Cllr C Russell (County), Cllr N Warne (Borough) & Cllr Fairweather (Borough)

The meeting was chaired by Cllr Staples (Vice-Chair) in the absence of Cllr Lawrence.

### **138. DECLARATIONS OF INTEREST (in accordance with the Members Code of Conduct Part 2)**

None.

### **139. BOROUGH COUNCILLOR UPDATE**

Cllr Russell provided a written report which was circulated in advance of the meeting. In summary, Cllr Russell reported that:

The new council strategy “Reforming Kent” had been devised and will be used to facilitate the budget making process that will start shortly. Currently, the administration (bar some decisions that they have made whilst in charge) are running to the previous administration’s budget and savings that were programmed to be made have been made, such as the early repayment of some long-term loans.

She has attended various HIP meetings with the KCC officers and parish representatives, and provided some guidance on the next steps for those seeking to fund highway improvements by way of the Rural Parish Grant being offered by TWBC.

There is a new online reporting tool for potholes.

She is still awaiting a meeting with the cabinet member for education and continues to chase for this.

She has received a response from the cabinet member for highways regarding the issue of emergency works closing an A road with no diversion signs in place and he has undertaken to raise the points that she made to him to the streetworks coordination team.

She is trying to persuade Hams to allow the U2 bus to stop at Hartley as it drives past there anyway, and has the KCC Local bus and mainstream schools transport officer on the case

as well, trying to get them to extend their route. At the moment they are very resistant but they will keep trying.

Cllr Russell has a members grant and has managed to make some small awards. She has approached a couple of different community organisations but stated that if anyone knew of any group that would benefit from receiving some money from her member's grant they should be directed to contact her by email.

#### **140. TO APPROVE THE MINUTES OF THE PREVIOUS PARISH COUNCIL MEETING HELD ON THE 2<sup>ND</sup> SEPTEMBER 2025**

It was proposed by Cllr Tuke, seconded by Cllr Vernon, and **RESOLVED** that the Minutes from the Council meeting on 2<sup>nd</sup> September 2025 are a true and accurate record of that meeting. That being so, the Chair will sign the said Minutes.

#### **141. MATTERS ARISING FROM THE MINUTES OF THE PREVIOUS PARISH COUNCIL MEETINGS**

##### Memorial Bench

The Clerk will confirm with Cllr Lawrence that he has taken delivery of the new bench and, if not, chase the supplier.

##### Hedges adjacent to the highway

Cllr Gosbee confirmed that the hedges which were the subject of discussion have now been cut.

#### **142. GOV.UK DOMAIN & EMAIL ADDRESSES**

It was proposed by Cllr Vernon, seconded by Cllr Murray, and **RESOLVED** by all members present that .gov.uk email addresses be rolled out to all members of the Council. Cllr Tuke will arrange this and notify the Clerk once those addresses had gone live. The Clerk will then notify TWBC of the change in contact details and ask that they also be changed in the Parish Magazine.

#### **143. HIGHWAY IMPROVEMENT PLAN**

The draft Highway Improvement Plan considered at the last meeting of the Parish Council had been finalised by Cllr Lawrence and circulated in advance of the meeting.

Cllr Staples raised concerns about the proposal to lower the speed limit within the village gateways to 20 mph as this could materially impact on Speedwatch's efforts to implement the speed limit. Some drivers reacted badly to their efforts to implement a 30mph speed limit and it was likely that such reactions would be more common if the speed limit was lowered to 20mph at all times. Instead, Cllr Staples favoured the limit on The Street being limited to 20mph at the times children were being dropped off / picked up from school as in other villages such as Rolvenden.

Cllr Staples also questioned whether any funds available should be spent rectifying an error by Canham Homes. The Clerk noted that Canham Homes had submitted designs for the installation of the footpath to KCC Highways and those plans were approved without, seemingly, KCC considering the impact the new footpath would have on an already narrow road. Put simply, KCC should not have approved the design. Canham simply built what was approved and so the error lay primarily with KCC Highways. Cllr Lawrence had lobbied KCC to address the dangerous situation that had been created and it is compelling Canham Homes to make changes. Cllr Lawrence pushed for those changes to be in the form of a chicane, with priority to those leaving the village, as this would act as a traffic calming measure to the benefit of the village. However, KCC concluded this this would contravene traffic regulations, because priority must be given to

the unobstructed lane. In other words, because any chicane incorporating the new pavement would be on the side of the road for traffic leaving the village, priority would have to be given to traffic coming into the village. That would do little to slow the speed of vehicles entering into the village. Accordingly, whilst alterations to the road configuration will be made by Canham Homes / KCC to improve safety, those changes will not necessarily address concerns around speeding and the HIP therefore suggests that any scheme includes a road hump between the village gateway and the new priority zone in the hope that this will slow drivers down as they approach the priority zone and enter the village.

The Clerk noted that, if the HIP was adopted, the next stage of the process would, if possible, be for the Chair / Clerk to meet with KCC's HIP Community Engagement Team for their initial feedback before KCC provided costings for the various priorities identified in the HIP.

It was proposed by Cllr Vernon, seconded by Cllr Tuke and **RESOLVED** (1 abstention) that the HIP be adopted by the Council and submitted to KCC for its initial comments.

#### 144. DOG WALKERS CHARTER FOR PARISH FIELD

Cllr Murray had conducted an informal consultation by way of a poll on the Community Facebook Page and, by some margin, the preference was for there to be no restrictions on dogs being off lead on the Parish Field. 63% of those who completed the poll voted for no restrictions.

Cllr Staples felt that, at the very least, new signage should be erected stating that:

5. Dog walkers are required to pick up their dogs' mess and either dispose of it at home or in the litter bins provided;
6. All dogs must be kept under control at all times, to include if off lead.

Cllr Staples also suggested that a warning should be included that professional dog walkers were not permitted to use the Parish Field, albeit it was acknowledged that this would be very difficult to police.

It was proposed by Cllr Vernon, seconded by Cllr Gosbee, and **RESOLVED** by all members present that the clerk be instructed to research how other parishes dealt with restricting professional dog walkers and circulate the proposed wording for the new signage in advance of the next meeting of the Council.

#### 145. VILLAGE FETE 2026

This item will be deferred to the next meeting of the Council due to the absence of Cllr Viviers.

#### 146. VILLAGE CLEAN UP

Unfortunately, the planned village clean up had again been postponed due to a weather warning. Cllr Staples felt that the Council should attempt to rearrange this event if at all possible.

#### 147. SPEEDWATCH

Cllr Staples reported that there had been 6 sessions since the last Council meeting. 15 offenders had been recorded out of 238 vehicles, which was the lowest offending rate recorded for some time. 2 letters will be sent out by the Police to repeat offenders.

#### 148. PLAYGROUND INSPECTIONS / EQUIPMENT

Cllr Gosbee confirmed that the bottom of the slide had been mended but he was concerned that the repair might not last very long. He also noted that the wood on the rooster was getting rough and needed replacing.

#### 149. ROAD REPORT

Cllr Gosbee reported that a new drain had been installed by Little Buckhurst Cottages.

The 30 mph sign on Biddenden Road had been hit and turned around. He had moved it back as best as he could. He had also pushed the temporary road narrowing signs on the approach to the Brook Place development into the ground as he was concerned that they might be blown over in high winds.

The 30 mph sign on the Cranbrook Road approach to the village was hanging off and this has been reported to KCC.

Cllr Gosbee reported that the bricks that had been fly tipped on Grandshore Lane had been cleared but Cllr Staples noted that some more rubble had since been dumped. Cllr Gosbee with check and report this.

Cllr Vernon noted that local groups previously attached posters etc. to the village gateways using staples but this was no longer appropriate as the gateways were now made of hollow plastic. Any holes made by attaching posters would damage the plastic and he would therefore send out a request on the Community Facebook page that any posters be affixed to boards and not the gateways themselves.

#### 150. PLANNING

##### New Applications

25/02126/FULL	<p>The Hatchin Tan, Grandshore Lane, Frittenden          Stationing of one mobile home &amp; a utility room for gypsy family  <b>Proposed by Cllr Vernon, Seconded by Cllr Gosbee</b>  <b>RESOLVED TO RECOMMEND REFUSAL for the following reasons:</b></p> <ol style="list-style-type: none"> <li>1. <b>The addition of a further mobile home and detached utility building on the site results in unacceptable scale of development with a material adverse effect of domestic paraphernalia, hardstanding, lighting and activity and this additional development will be readily visible from Grandshore Lane. This is evidenced by the fact that the current unlawful development of the site in the location of the proposed mobile home and utility block is in full view of Grandshore Lane through the entrance to the site.</b></li> <li>2. <b>The additional development of the site will have a material impact on the landscape character of the area and will not preserve and will detract from the locally distinctive sense of place when considering the wider area in which the site is set.</b></li> <li>3. <b>The Appeal allowed under reference 23/02102 was on the basis of a reduced scale of development of one pitch which although this resulted in harm it would</b></li> </ol>
---------------	---

	<b>not conflict with policy. This new proposal for an additional mobile home and utility building will have a material impact on the landscape and rural character of the locality and it therefore conflicts with policies EN1, EN25 and H4 of the TWLP and Core Policies 4, 5 and 14 of the Tunbridge Wells Borough Core Strategy 2010.</b>
25/02202/NMAMD	Pound Hill Oast, Biddenden Road, Frittenden Non-Material Amendment in relation to 25/01383/FULL – (use of tile hanging, removal of ground floor windows, two-bedroom window sizes increased, and two roof lights added within cat slide roof) <b>Proposed by Cllr Vernon, Seconded by Cllr Tuke</b> <b>RESOLVED TO RECOMMEND APPROVAL</b>

### Outcome of Previous applications

25/01631/LBC	1 Sandhurst Bride Farm, Staplehurst Road, Frittenden Listed Building Consent – Internal & external alterations/repairs <b>CONSENT GRANTED</b>
25/01617/FULL	Little Bubhurst Farm, Bubhurst Lane, Frittenden Variation of Condition 2 of Planning Permission 24/00209/FULL – (Self-Build) Re-use & conservation of an existing Atcost barn into residential accommodation (amendments to scheme approved under 24/00209/FULL) <b>PERMISSION GRANTED</b>
25/01791/FULL	Buckhurst Farm Bungalow, Biddenden Road, Frittenden Self-Build – replacement dwelling with associated works <b>PERMISSION GRANTED</b>

Cllr Staples noted that additional development beyond what had previously been approved had taken place at the site adjacent to The Hatchin Tan and it appeared that no application had been submitted in respect of that additional development. It was therefore proposed by Cllr Staples, seconded by Cllr Vernon, and **RESOLVED** by all members present that the clerk be directed to raise this with TWBC Planning Enforcement.

### Planning appeals

- None

### 151. GENERAL CORRESPONDENCE

- KCC has offered the Council a one tonne bag of salt/sand mix for gritting pavements etc. The Council cannot accept a one tonne bag as it has nowhere for it to be stored. However, it could accept a number of smaller bags if KCC was willing to offer that. The Clerk will make enquiries of KCC.
- KALC Community Award Scheme 2026 – Nominations were invited. This will be included as an agenda item for the next meeting of the Council.
- The Clerk had been informed by the executor of the late Colin Bullocks estate that the Parish Council had been made a bequest in Colin's Will. The Council expressed its sadness at the passing of a such well-loved member of the community and its great appreciation to be remembered by him in that way.

## 152. FINANCE

- It was proposed by Cllr Gosbee, seconded by Cllr Tuke, and **RESOLVED** by all members present to pay the accounts as follows:

FRITTENDEN PAYMENTS – OCTOBER 2025					
Cheque Number	GROSS	VAT	NET	SUPPLIER	DETAILS
BACS	£15.00	Nil	£15.00	Frittenden Memorial Hall	Hall Hire (1 x hour in meeting room)
BACS	£300.00	£50.00	£250.00	Groundscare & General Services Ltd	Grass cutting – Parish Field x 1 (Grounds Maintenance – Sept)
BACS	£109.88	£18.32	£91.56	FCC Waste Management Ltd	Street Cleansing – Litter Bins (Aug & Sept)
BACS	£47.16	£7.86	£39.30	C21 Hygiene Ltd	Bin Bags (2 x boxes of 100)
BACS	£68.39	Nil	£68.39	Mrs E Nightingale	Clerk's Expenses - Oct
BACS	£220.42	Nil	£220.42	Mrs E Nightingale	Clerk's Salary - Oct
BACS	£55.00	Nil	£55.00	HMRC	PAYE
DD	£11.99	£2.00	£9.99	Hugo Fox	Domain & 5 x email addresses
DD	£11.99	£2.00	£9.99	Hugo Fox	Website Hosting fee
<b>Total</b>	<b>£839.83</b>	<b>£280.18</b>	<b>£559.65</b>		

There being no further business, the meeting was closed at 8:40pm.

Chairman's Signature: \_\_\_\_\_

Date: \_\_\_\_\_

A Meeting of the Parish Council was held at The Memorial Hall, The Street, Frittenden on Tuesday 4<sup>th</sup> November 2025 at 7.30pm.

Present were: Cllr G Lawrence  
Cllr A Staples  
Cllr J Tuke  
Cllr M Viviers  
Cllr R Vernon  
Cllr L Gosbee

In attendance: Mrs E Nightingale (Clerk), Cllr C Russell (County), Cllr A Fairweather (Borough)

### **PUBLIC FORUM:**

None.

### **153. APOLOGIES FOR ABSENCE**

Cllr S Murray, Cllr N Warne (Borough)

### **154. DECLARATIONS OF INTEREST (in accordance with the Members Code of Conduct Part 2)**

None.

### **155. BOROUGH COUNCILLOR UPDATE**

Cllr Russell noted that there was a meeting of the full council on 6<sup>th</sup> November. After that meeting she circulated a written report noting that:

The Reform administration had now lost 9 members as follows;

Cllr Paul Thomas (sitting as independent), Cllr Brian Black (sitting as independent), Cllr Isabella Kemp (sitting as independent), Cllr Oliver Bradshaw (sitting as independent), Cllr Maxine Fothergill (sitting as independent), Cllr Robert Ford and Cllr Bill Barrett (formed a new group “Kent Reformers”), Cllr Amelia Randell (joined UKIP) and Cllr Daniel Taylor (currently sitting as an independent and awaiting trial).

The administration has put forward a one unitary option for Kent and Medway into the Local Government Reorganisation process, but failed to explain how the regional assemblies would work or would even be created following the setting up of the new sovereign authority. This option only works on a financial basis, it will preclude Kent and Medway from any form of devolution deal with central government and doesn’t follow any of the rules issued about the arrangement of unitary authorities, namely population size and areas. Cllr Russell also noted that it would remove representation to a larger extent, with one councillor for the new super authority of Kent and Medway doing the work of 3 district councillors and the county councillor combined.

Locally, Cllr Russell has been attempting to address drainage issues across the division and has escalated a number of queries to senior managers.

Cllr Russell and her district colleague, Cllr Bev Palmer, are continuing to try to get Highways officers to meet them in Hawkhurst to discuss the 4<sup>th</sup> pedestrian crossing. They are currently refusing and so a formal complaint has been submitted to KCC about this.

The cabinet member for education has assured Cllr Russell that she will be having a meeting and has been in touch with the campaign group, SWS, to confirm details about a meeting with them as well. Cllr Russell continues to press for a date.

Cllr Russell has asked Katie Lam MP's team to contact Hams to try and persuade them to extend the U2 route by one stop and is looking into what existing section 106 money could possibly be applied to unlock this.

Cllr Russell still has some members grant funds left to be applied to community projects or new village highway safety projects.

Cllr Fairweather reported that the new yellow lines at the Biddenden Road, Headcorn Road, Mill Lane, The Street crossroads had been approved, but he did not know when they would be installed.

The new Tunbridge Wells Local Plan, as approved by the Planning Inspector, had been published and it would go to the full council on 10<sup>th</sup> December for adoption. Whilst some members may well vote against it, Cllr Fairweather was confident it would be ratified and adopted.

Cllr Fairweather reported that the Larchmere planning application had been recommended for refusal on the basis of highways concerns and the impact on the residential amenity of a neighbouring property.

The appeal against the enforcement notice relating to the unlawful development on the land behind the Knoxbridge Pub had been dismissed.

Planning Enforcement had also been to the site between the Hatchin Tan and Grandshore Farm to inspect the unlawful development which has recently taken place there. They were advised that a retrospective planning application will be submitted and have therefore decided to take no further action until that application has been submitted and determined.

#### **156. TO APPROVE THE MINUTES OF THE PREVIOUS PARISH COUNCIL MEETING HELD ON THE 4<sup>TH</sup> OCTOBER 2025**

It was proposed by Cllr Staples, seconded by Cllr Vernon, and **RESOLVED** that the Minutes from the Council meeting on 4<sup>th</sup> October 2025 are a true and accurate record of that meeting. That being so, the Chair will sign the said Minutes.

#### **157. MATTERS ARISING FROM THE MINUTES OF THE PREVIOUS PARISH COUNCIL MEETINGS**

##### Email addresses

The format for the .gov.uk email addresses to be rolled out to all council members was agreed and Cllr Tuke will set up the remaining accounts. Once he has done this, the Clerk will notify TWBC and all other interested third parties of the change in contact details.

##### Bench

Cllr Lawrence had taken delivery of the new bench and it will be installed in the next few days.

##### Hedges adjacent to the highway

Cllr Lawrence noted that one area of hedge adjacent to Biddenden Road was yet to be cut. He had spoken to the landowner and expected this to be done shortly.

#### HIP

KCC had acknowledged the revised Highway Improvement Plan which had been submitted before the 31<sup>st</sup> October deadline. It had confirmed that improvements to the current untenable situation at Brook Place were being dealt with between KCC and Canham Homes outside of the HIP process. KCC had also confirmed that it had ordered a review of safety at the Bounds Cross junction and that any measure recommended as a result of that review would be undertaken outside of the HIP process. KCC had also confirmed that the new access road to the Friday's site in Knoxbridge was located within Staplehurst Parish and so any improvements sought in respect of that junction with the A229 would have to be via any HIP submitted by Staplehurst Parish Council.

That left the various proposals made on the HIP to address speeding through the village. KCC will be working up costed proposals on how the Council's aims in that regard might be met, and will provide those costings by 31<sup>st</sup> December 2025 so the Parish Council can make a final decision on how it wants to move forward and apply for the £25,000 of funding that will be available for rural road safety schemes from TWBC in the new year.

### **158. ESTABLISHING A WORKING GROUP AND FIGHTING FUND RE: OPPOSITION TO PROPOSED DEVELOPMENT AT BELL VIEW**

Cllr Lawrence expressed the Council's thanks to all who had contributed to the briefing note prepared by Cllr Vernon and all those who had helped distribute it around the parish. There will be a community meeting on 10<sup>th</sup> November 2025 to provide additional information on the proposal, the planning process and the steps that could be taken by those wishing to comment on any planning application that may be submitted. Going forwards, the main route for communications will be the WhatsApp group which has been set up by residents, albeit further maildrops might be needed to ensure that those who did not use WhatsApp were kept informed.

It was proposed by Cllr Vernon, seconded by Cllr Gosbee, and **RESOLVED** by all members present that:

1. The Parish Council will coordinate and lead the community's opposition to a proposed residential development on a field in the centre of the village on the corner of Mill Lane and Headcorn Road ("Bell View") and set up a working group (the "Working Group") to advise it in that regard.
2. The Working Group is to comprise the Chair (Cllr Garry Lawrence), Vice-Chair (Cllr Anthony Staples) and Cllr Richard Vernon.
3. The Working Group shall have the power to co-opt or consult from both inside and outside the Parish Council as it sees fit.
4. Meetings of the Working Group will take place at whatever frequency may be determined necessary by the Working Group from time to time and may take place electronically.
5. The public will be excluded from meetings of the Working Group for reasons of confidentiality.
6. The Working Group will report to the Parish Council in writing in advance of its regular monthly meetings, or any extraordinary meetings as may be convened in relation to Bell View. Any decisions made in reliance on that advice shall be by way of formal resolution

of the Parish Council, minuted by the Clerk to the Council and published in the usual way.

7. The Working Group is authorised by FPC to engage and/or retain on its behalf such representation and/or specialist professional advisors as it considers appropriate to include, but not limited to:
  - (i) planning lawyers;
  - (ii) planning consultants;
  - (iii) heritage and/or conservation consultants; and
  - (iv) highways consultants.

Any such engagement or retainer shall be signed by the Chair on behalf of FPC.

8. A fund, financed by public donations, (the “Fighting Fund”) shall be established to meet the cost of such professional representation or advice. The Fighting Fund shall operate and be administered in accordance with the attached rules.
9. The Parish Council will meet the administrative costs of the Working Group to include, but not limited to, venue hire for public meetings, stationery and printing costs, as well and any additional costs incurred in respect of the work done by the Clerk / RFO in relation to the Working Group and Fighting Fund.

It was further proposed by Cllr Tuke, seconded by Cllr Staples, and **RESOLVED** by all members present that a fighting fund be established and administered by the Parish Council in accordance with the rules at annex 1.

#### **159. BEQUEST FROM THE LATE COLIN BULLOCK**

Colin Bullock had requested that his bequest be applied to the maintenance of the playground and football field on the Parish Field with a view to improving the drainage of the field. Cllr Lawrence is putting together proposals for upcoming repairs to the playground and its equipment, and it was noted that the funds very kindly bequeathed by Colin Bullock provided an opportunity to make some improvements.

Cllr Lawrence asked that the Council to consider naming the playground after Mr Bullock to recognise his contribution to the community over many years.

The question of drainage of the Parish Field had been discussed in the past. Consideration would be given to whether improvements might be made but the work needed to resolve the issue was considerably beyond the means of the Parish Council.

#### **160. HEDGE BEHIND THE TENNIS COURT**

Cllr Lawrence had met with a resident whose boundary fence had been damaged by the hedge and inspected both the hedge and the fence. Concern was expressed by members of the Council that simply replacing the damaged fence would not resolve the problem because the new fence could ultimately be damaged as the hedge continued to grow. The problem was caused by the fact that there was limited access to cut back the hedge from the tennis court side, and this work was included in the Grounds Maintenance contract issued to the Council’s contractor, but there was no way of independently accessing the other side of the hedge, being the side that was said to be causing the problem. Cllr Staples noted that the hedge could be removed entirely. However, that may not be welcomed by neighbouring residents whose view of the tennis court would no longer be shielded by a hedge. It was agreed that Cllr Lawrence would put together a costed proposal and speak with the potentially impacted residents to canvas their views.

### 161. DOG WALKING ON PARISH FIELD

In light of the responses to the Facebook Poll carried out by Cllr Murray, which was weighted in favour of not applying any restrictions on dog walkers on the Parish Field, Cllr Lawrence will obtain a quote for new signage which simply stated that:

7. Dog walkers are required to pick up their dogs' mess and either dispose of it at home or in the litter bins provided; and
8. All dogs must be kept under control at all times, to include if off lead.

### 162. HEADCORN AERODROME CONSULTATIVE COMMITTEE

The clerk had written to the Aerodrome expressing concern about noise nuisance and had circulated the response received from the Aerodrome in advance of the meeting. In short, the Aerodrome did not propose to apply restrictions on the hours during which planes, in particular the plane used by the parachute club, could operate.

Cllr Gosbee had attended a recent meeting of the Headcorn Aerodrome Consultative Committee and confirmed that the concerns raised by the Parish Council had been discussed.

### 163. VILLAGE FETE 2026

Cllr Viviers had circulated a proposal in advance of the meeting and explained that he felt a village fete would be good for community spirit, as well as an opportunity to raise funds and promote local businesses and crafts. The aim would be to hold the event in the Summer, avoiding the school holidays as far as possible. The Parish Council will administer and promote the event, but organisation will be delegated to a committee formed by Cllr Viviers from local volunteers. They will look to partner with local businesses for food and drink and provide stalls, games for children and possibly some live music during the day.

It was proposed by Cllr Viviers, seconded by Cllr Gosbee, and **RESOLVED** by all members present that Cllr Viviers' proposal be adopted and he proceed to advertise for volunteers to form an organising committee, which will put together a details plan for approval by the Council.

### 164. VILLAGE CLEAN UP

It was agreed that, in view of the shortening days, poor weather and difficulties with scheduling an event in the run up to Christmas, the next Village Clean-up will take place in the Spring, with the provisional date of 28<sup>th</sup> March 2026 being agreed upon.

### 165. SPEEDWATCH

Cllr Staples reported that there had been 4 sessions out of the 6 since the last Council meeting planned (with 2 being cancelled due to poor weather conditions). 16 offenders had been recorded out of 156 vehicles, with 4 letters being sent out. Three for excessive speed (45mph, 46mph and 47mph respectively) and once to a repeat offender.

### 166. PLAYGROUND INSPECTIONS / EQUIPMENT

Cllr Gosbee had inspected the playground and a resident had kindly assisted him in reattaching the handrail to the slide which had come loose. He also noted that the vehicular access gate was not closing properly. He had adjusted it as far as he could but it would need looking at again.

Cllr Lawrence will produce a plan for replacing the steps to the slide and all other maintenance works arising from the annual inspection report and/or general improvements as set out at item 7 above.

## 167. ROAD REPORT

Cllr Gosbee reported that Dig Dog Lane had suffered repeated fly tipping incidents. Cllr Staples asked whether a CCTV camera might be installed to deter fly tipping. It was agreed that the feasibility of this would be looked at.

Cllr Gosbee continues in his attempts to get the drains cleared. He keeps being told that this will happen but so far nothing has been done, save for the drainage works at the far end of Biddenden Road. Cllr Gosbee will continue to press KCC for action on this.

## 168. PLANNING

### New Applications

25/02407/SUB	Shenlands Barn, Ayleswade Lane, Biddenden Submission of Details in relation to Condition 5 – (LEMP); Condition 6 – (Primary Ecological Appraisal); Condition 7 – (external lighting) of 25/00898/FULL <b>NOTED</b>
25/02499/LBC	Catherine Wheel Barn. Sand Lane, Frittenden Listed Building Consent – Window replacement to north-west elevation <b>Proposed by Cllr Vernon, Seconded by Cllr Lawrence RESOLVED TO RECOMMEND APPROVAL</b>

### Outcome of Previous applications

25/01991/FULL	Brissenden Farm, Sand Lane, Frittenden Erection of building for use as a welfare unit; Enclosure of yard; Addition of roller shutter & door to Building A and B, with erection of wall between posts to Building B (Associated with 25/01874/PNR) <b>PERMISSION GRANTED</b>
25/02048/FULL	Brissenden Farm, Sand Lane, Frittenden Variation of Condition 2 of 23/00011/FULL – Addition of mezzanine, increase of height, new and amendments to windows, amendment to timber slats, roof and doors <b>PERMISSION GRANTED</b>

The clerk reported that she had written to TWBC Planning Enforcement about the potentially unlawful development on the site adjacent to Grandshore Farm, Grandshore Lane referred to at the last meeting of the Council. TWBC had acknowledged that correspondence and confirmed that any planning breaches are being investigated. Cllr Fairweather had confirmed that such investigations had taken place as recorded at item 3 above.

### Planning appeals

- None

## 169. GENERAL CORRESPONDENCE

- The Police & Crime Commissioner for Kent had launched his annual policing survey which could be found at:  
[https://forms.office.com/pages/responsepage.aspx?id=8Acb8\\_mc20CWTW\\_5hql-PcQ797n7iqVOI2lSmBZFHF5UMUFRVRPNFBRMDIZMEdQTEFIUTZYRTBSVi4u&origin=lprLink&route=shorturl](https://forms.office.com/pages/responsepage.aspx?id=8Acb8_mc20CWTW_5hql-PcQ797n7iqVOI2lSmBZFHF5UMUFRVRPNFBRMDIZMEdQTEFIUTZYRTBSVi4u&origin=lprLink&route=shorturl)
- MBC was consulting on two proposed developments. The clerk will circulate the details to Council members.

## 170. FINANCE

- It was proposed by Cllr Viviers, seconded by Cllr Tuke, and **RESOLVED** by all members present to pay the accounts as follows:

FRITTENDEN PAYMENTS – NOVEMBER 2025					
Cheque Number	GROSS	VAT	NET	SUPPLIER	DETAILS
BACS	£19.00	Nil	£19.00	Frittenden Memorial Hall	Hall Hire (1 x meeting room session, 2 x winter surcharge (Oct & Nov meetings))
BACS	£1,020.00	£170.00	£850.00	Groundscare & General Services Ltd	Grass cutting – Parish Field x 1 Hedge cutting x 3 (Grounds Maintenance – Oct)
BACS	£108.00	£18.00	£90.00	R D Vernon	Refund of printing cost – HOOH mailshot
BACS	£53.60	Nil	£53.60	Mrs E Nightingale	Clerk's Expenses - Nov
BACS	£256.87	Nil	£256.87	Mrs E Nightingale	Clerk's Salary - Nov
BACS	£64.20	Nil	£64.20	HMRC	PAYE
DD	£11.99	£2.00	£9.99	Hugo Fox	Domain & 5 x email addresses
DD	£11.99	£2.00	£9.99	Hugo Fox	Website Hosting fee
<b>Total</b>	<b>£1,545.65</b>	<b>£192.00</b>	<b>£1,353.65</b>		

There being no further business, the meeting was closed at 9:20pm.

Chairman's Signature: \_\_\_\_\_

Date: \_\_\_\_\_

ANNEX 1

## Hands Off Our Heritage Fighting Fund

### 1. Authorisation of the Hands Off Our Heritage Fighting Fund (the “Fighting Fund”)

The Fighting Fund was authorised by Frittenden Parish Council (“FPC”) on 4<sup>th</sup> November 2025.

### 2. Purpose of the Fighting Fund.

At a meeting on 4<sup>th</sup> November 2025, FPC resolved to coordinate and lead the community’s opposition to a proposed residential development on a field in the centre of the village on the corner of Mill Lane and Headcorn Road (“Bell View”) and set up a Working Group (the “Working Group”) comprising the Chair, Vice-Chair and Cllr Richard Vernon, to advise it in that regard.

The Working Group has the power to co-opt or consult from both inside and outside FPC as it sees fit.

Meetings of the Working Group will take place at whatever frequency may be determined necessary by the Working Group from time to time and may take place electronically. The public will be excluded from meetings of the Working Group for reasons of confidentiality.

The Working Group will report to FPC in writing in advance of its regular monthly meetings, or any extraordinary meetings as may be convened in relation to Bell View. Any decisions made in reliance on that advice shall be by way of formal resolution of FPC, minuted by the Clerk to the Council and published in the usual way.

The Working Group is authorised by FPC to engage and/or retain on its behalf such representation and/or specialist professional advisors as it considers appropriate to include, but not limited to:

- (i) planning lawyers;
- (ii) planning consultants;
- (iii) heritage and/or conservation consultants; and

(iv) highways consultants.

Any such engagement or retainer shall be signed by the Chair on behalf of FPC.

The Fighting Fund is intended to meet the cost of such professional representation or advice.

FPC will meet the administrative costs of the Working Group to include, but not limited to, venue hire for public meetings, stationery and printing costs.

Full records of all transactions will be maintained and available for inspection by the Council's internal auditor.

### 3. Collecting contributions

The Fighting Fund will be financed by public donations made payable to Frittenden Parish Council. Donations will be personally acknowledged on receipt.

### 4. Financial arrangements

#### *Banking*

A dedicated account will be opened with Unity Trust Bank in the name of Frittenden Parish Council

#### *Accounting and audit*

All receipts and payments to be accounted for by FPC's Responsible Financial Officer ("RFO"). Any additional costs incurred as a result of work undertaken and/or expenses incurred by the Clerk and/or RFO in relation to the Working Group and/or Fighting Fund are to be borne by FPC.

All records will be subject to the annual independent review of FPC's accounts (FPC's year-end is 31<sup>st</sup> March).

### 5. Payment

Requests for payment from the Fighting Fund will be made by the Chair. The Chair will send an email request to the Clerk/RFO attaching

the relevant invoice(s) and requesting that funds be released to settle the same (c.c. the Vice Chair and Cllr James Tuke). Payments will be made by BACS.

Payments of up to £200 (exc. VAT) will be made on the authorisation of the Vice Chair and Cllr Tuke (or another member of the Council).

Payments in excess of £200 (exc. VAT) will be included by the Clerk in the list of payments for approval at the next regular or extraordinary meeting of the Council and authorised by the Vice-Chair and Cllr Tuke (or another member of the Council) in the usual way.

## 6. Duration of Fund

The Fund will remain in operation pending the final determination of any planning application submitted in respect of Bell View, to include the determination of any appeal to the Planning Inspectorate and it will be wound up no later than six months thereafter, the exact date to be at the discretion of FPC.

FPC has resolved that any surplus funds be returned to donors on a pro rata basis.

## 7. Confidentiality

Donors are to remain confidential and not to be identified by name in any public meeting.

## 8. Revision of rules

FPC be allowed to amend these rules during the life of the Fighting Fund, subject to the unanimous agreement of members, and subject to the legal limitations on the powers of parish councils.

A Meeting of the Parish Council was held at The Memorial Hall, The Street, Frittenden on Tuesday 2<sup>nd</sup> December 2025 at 7.30pm.

Present were: Cllr A Staples  
Cllr J Tuke  
Cllr M Viviers  
Cllr R Vernon  
Cllr L Gosbee

In attendance: Cllr C Russell (County), Cllr A Fairweather (Borough), Cllr N Warne (Borough)

In the absence of Cllr Lawrence (Chair), the meeting was chaired by Cllr Staples (Vice-Chair).

#### **PUBLIC FORUM:**

None.

#### **171. APOLOGIES FOR ABSENCE**

Cllr G Lawrence, Cllr S Murray, Mrs E Nightingale (Clerk)

#### **172. DECLARATIONS OF INTEREST (in accordance with the Members Code of Conduct Part 2)**

None.

#### **173. BOROUGH COUNCILLOR UPDATE**

Cllr Russell summarised the Highway Improvement Plan (HIP) preparation process specifically in the context of the new yellow lines in the Village. It was proposed by Cllr Staples, seconded by Cllr Vernon and **RESOLVED** by all members present that it be minuted that the HIP for Frittenden is owned by Frittenden Parish and not KCC.

Cllr Russell explained that KCC is proposing a single Unitary Authority for Kent and Medway. Cllr Fairweather added that TWBC is supporting 3 Unitary Authorities for Kent. The proposals for Unitary Authorities will now be subject to public consultation before the Government makes a decision which is likely to be in 2026.

Cllr Fairweather reported that the new Local Plan has successfully gone through various sub committees and is due to be considered at a full council meeting on 10 December 2026 and, if approved, it will be adopted at that meeting.

Cllr Fairweather reported that in relation to Royal Victoria Place shopping centre: the new Primark store is due to open on 12 December 2025; Fenwick have signed a new lease on 2 December 2025; and, generally, there are positive signs for the centre with good foot fall.

Cllr Warne reported that the new Planning and Infrastructure Bill is due to receive Royal Assent in the next few weeks which will speed up the Local Plan process, requiring a new plan to be adopted within 30 months. The challenge will be how in practice local authorities will implement this.

**174. TO APPROVE THE MINUTES OF THE PREVIOUS PARISH COUNCIL MEETING HELD ON THE 4<sup>TH</sup> NOVEMBER 2025**

It was proposed by Cllr Viviers, seconded by Cllr Gosbee, and **RESOLVED** that the Minutes from the Council meeting on 4<sup>th</sup> November 2025 are a true and accurate record of that meeting. That being so, Cllr Staples will sign the said Minutes as acting Chair.

**175. MATTERS ARISING FROM THE MINUTES OF THE PREVIOUS PARISH COUNCIL MEETINGS**

It was noted that the following items will be added to the agenda for the next council meeting:

- Cllr Lawrence to report on a costed proposal for the tennis court fence (item 8 in minutes)
- Cllr Lawrence to report on quote for signage (item 9 in minutes)

It was also agreed that in relation to the Parish Field, the daily locking (or not) of the field will be an agenda item at the next meeting.

**176. UPDATE FROM HANDS OFF OUR HERITAGE WORKING GROUP**

Cllr Vernon reported that a highway consultant and conservation consultant have been chosen but not yet formally appointed.

**177. DONATIONS**

As the Royal British Legion is no longer a local charity, it was agreed that the £50 previously donated to the Frittenden Branch would be split equally between the Heart of Kent Hospice and Hospice in the Weald resulting in donations of £225.00 to each of those charities. It was proposed by Cllr Tuke, seconded by Cllr Gosbee and **RESOLVED** by all member present that the donations list as amended and annexed to these Minutes is approved for payment.

**178. VILLAGE FETE 2026**

Cllr Viviers reported that he has sent out a request for volunteers to form a committee and has had one volunteer so far. Ideally, he would like another 2 or 3 on the committee.

**179. SPEEDWATCH**

Cllr Staples reported that there have been 5 sessions of speedwatch since the last Council meeting. 35 out of 288 vehicles had been recorded at speeds of 34mph or greater. 2 letters had been sent out and the highest speed recorded was 42mph.

**180. PLAYGROUND INSPECTIONS / EQUIPMENT**

Cllr Gosbee reported that the playground has been checked. The hedge behind the tennis court has been cut. The plywood at the bottom of the slide is starting to degrade so it might need replacing over the winter.

**181. ROAD REPORT**

Cllr Gosbee reported that he has made a request for the road lines outside the school to be repainted. The tree that had fallen across the Cranbrook Road has been cleared. The salt bin at the

bottom of Satins Hill is full of water so he has requested a replacement and the salt bin on Grandshore Lane has been stolen. The fly tipping on Dig Dog Lane has been reported.

## 182. PLANNING

### New Applications

25/02774/FULL	<p>Rose Cottage, Knoxbridge, Frittenden (Part-Retrospective) Change in roof material or existing single storey extension &amp; porch; erection of pergola. <b>Proposed by Cllr Vernon, Seconded by Cllr Tuke</b> <b>RESOLVED TO RECOMMEND APPROVAL</b></p>
25/02790/SUB	<p>Four Acres, Cranbrook Road, Frittenden Submission of details relating to Condition 7 (Vehicle parking &amp; Hard landscaping) &amp; Condition 10 (Adopted Highway &amp; Footpaths) of 21/01638/FULL <b>Proposed by Cllr Vernon, Seconded by Cllr Gosbee</b> <b>RESOLVED TO COMMENT AS FOLLOWS:</b> in relation to the details submitted in respect of Condition 10 and drawing K23143-BWP-XX-XX-DR-C-404-P04 (S278 - Priority Layout Plan):</p> <ol style="list-style-type: none"> <li>1. the Keep Right arrow on the village side has been mounted on the pavement in a position that could restrict wheelchair, push chair and mobility scooter access along the pavement and should be relocated.</li> <li>2. the plan details Give Way markings and new centreline to be painted on the road on the village side of the lay out which is incorrect as the Give Way should be on the way into the village. It was noted that this painting does not appear to have been completed but the plan is incorrect and should be amended.</li> <li>3. the plan shows lighting on the two priority signs and the new lamp post. This is noted as solar lighting. It appears to have been installed but for the 2 weeks since installation the lighting has not been working. Lighting of the signage and the build out is critical for highway safety and the lighting therefore needs to be operational as a matter of urgency.</li> </ol> <p>[These comments were also passed to Cllr Russell (County) and Cllr Fairweather (Borough) who will raise them with the relevant officers]</p>

### Outcome of Previous applications

25/01192/FULL	<p>Larchmere House, Biddenden Road, Frittenden Proposed two storey front extension, three storey rear extension &amp; first floor side extension to create five new rooms and extension to ground floor day room <b>PERMISSION REFUSED</b></p>
25/02126/FULL	<p>The Hatchin Tan, Grandshore Lane, Frittenden Part-Retrospective: Stationing of additional Gypsy and Traveller pitch comprised of one mobile home, one touring caravan and a</p>

	utility room (in addition to pitch approved under 23/02102/FULL) <b>PERMISSION GRANTED</b>
--	---

### Planning appeals

- None

### 183. GENERAL CORRESPONDENCE

- None

### 184. FINANCE

- It was proposed by Cllr Tuke, seconded by Cllr Viviers, and **RESOLVED** by all members present to pay the accounts as follows:

FRITTENDEN PAYMENTS – DECEMBER 2025					
Cheque Number	GROSS	VAT	NET	SUPPLIER	DETAILS
BACS	£49.00	Nil	£49.00	Frittenden Memorial Hall	Hall Hire (1 x meeting room session & winter surcharge, 1 x Hall session & winter surcharge)
BACS	£109.88	£18.32	£91.56	FCC Waste Management Ltd	Litterbins (Oct & Nov)
BACS	£55.40	Nil	£55.40	Mrs E Nightingale	Clerk's Expenses - Dec
BACS	£158.22	Nil	£158.22	Mrs E Nightingale	Clerk's Salary - Dec
BACS	£39.60	Nil	£39.60	HMRC	PAYE
BACS	£700.00	Nil	£700.00	PCC Frittenden	Tent Team Donation – New Bell Ropes
BACS	£500.00	Nil	£500.00	PCC Frittenden	Tent Team Donation – Access for All Project
BACS	£320.00	Nil	£320.00	Bell & Jorrocks	Tent Team Lunch
DD	£11.99	£2.00	£9.99	Hugo Fox	Website Hosting
DD	£20.99	£3.50	£17.49	Hugo Fox	Domain & 5 x email addresses
<b>Total</b>	<b>£1,965.08</b>	<b>£23.82</b>	<b>£1,941.26</b>		

There being no further business, the meeting was closed at 8.25pm.

Chairman's Signature: \_\_\_\_\_

Date: \_\_\_\_\_

**ANNEX 1**  
**DONATIONS 2025**

Kent Air Ambulance	<b>£250.00</b>
Frittenden School	<b>£200.00</b>
Frittenden Pre-School	<b>£200.00</b>
Heart of Kent Hospice	<b>£225.00</b>
Hospice in the Weald	<b>£225.00</b>
Hawkhurst Community League of Friends - Cottage Hospital	<b>£100.00</b>
Victim Support	<b>£50.00</b>
Tunbridge Wells CAB	<b>£50.00</b>
Samaritans	<b>£50.00</b>
Relate	<b>£50.00</b>
Snowfields Academy Farm	<b>£50.00</b>
Frittenden Parochial Church Council	<b>£350.00</b>

**TOTAL**

**£1,800.00**