

BEAN PARISH COUNCIL

AGENDA
BEAN PARISH COUNCIL
Monday 10th August 2020 at 700 pm
Via MS Teams

Members to note that following a resolution passed at the October 2010 Meeting, Item 7, and in accordance with Standing Orders 12a the Minutes of the previous meeting will be taken as read.

	Agenda Item	
1	<u>Apologies for absence</u>	
2	<u>To receive any declarations of interest pertaining to this agenda</u> Cllr. Munday declares an interest in planning application 14.5. Cllr. Munday is a Governor at Bean School.	
3.	<u>Minutes</u> 3.1 To APPROVE the Minutes of the Council Meeting held via Zoom on Wednesday 10 th June 2020 that they be received as a true and complete record and that the resolutions contained therein be deemed to be the resolutions of the Council. RECOMMENDATION: <i>That the Minutes of the Parish Council held on 10th June 2020 be approved and adopted as a true record</i> 3.2 To APPROVE the Confidential Minutes of the Council Meeting held via Zoom on Wednesday 10 th June 2020 that they be received as a true and complete record and that the resolutions contained therein be deemed to be the resolutions of the Council. RECOMMENDATION: <i>That the Confidential Minutes of the Parish Council held on 10th June 2020 be approved and adopted as a true record</i>	
4	<u>Matters Arising</u> To consider any other matters arising from the Minutes not covered elsewhere on the Agenda and at the discretion of the Chair any items of an urgent nature that need to be discussed.	
5	<u>Announcements from the Chair</u> 5.1 Installation of a CCTV camera to record access to the defibrillator.	
6	<u>Community Rural Warden</u> To receive a report if available.	
7	<u>Correspondence</u> 7.1 Guide to Community Resilience was published in June. The guide provides a general overview of emergency planning in, by and for rural communities.	

	<p>Work was funded by The Princes Countryside Fund and National Lottery Community Fund.</p> <p>RECOMMENDATION: <i>That the Council considers which, if any of the recommendations, they would wish to implement.</i></p> <p>7.2 Closure of walk-in GP service at White Horse, Northfleet The walk-in GP service at White Horse, Northfleet, ends on 30 June 2020. Springhead Health Surgery (previously White Horse Surgery, Gateway Surgery and The Forge Surgery) remains open as usual. Patients who need to urgently see a GP after 30 June 2020 are being advised to contact their regular GP practice, as an on-the-day appointment should be available if clinically needed. If they cannot get an appointment with their practice, they are advised to call NHS 111. The minor injury unit at Gravesham Community Hospital, Gravesend, remains open for urgent minor injuries and some minor illnesses. The full announcement is on the website: https://www.kentandmedwayccg.nhs.uk/news-and-events/news/white-horse-walk-in</p>	
8	<p><u>KALC/SLCC/NALC</u> All information received from the above relating to COVID-19 and other urgent matters have been forwarded to Councillors on receipt.</p>	
9	<p><u>Parish Forum</u> All meetings cancelled until further notice.</p>	
10	<p><u>GDPR</u> No matters to consider at date of publication.</p>	
11	<p><u>Ebbsfleet Development Corporation /Bean Triangle/ London Resort</u> 11.1 London Resort Thursday 25th June 2020, from 1pm-2pm Community Liaison Group (CLG) was attended by Cllr. Burgin. Key points from that meeting include</p> <ul style="list-style-type: none"> - They have spoken to Highways England who have no plans to change their current plans with respect to Ebbsfleet junction, LR plan to install their own road from Ebbsfleet. - Have new CEO who was formerly Vice-Chair of Paris Disney - Looking to decrease footfall and increase the experience. Indications are that ticket prices will be very costly - It would seem that Paramount are still involved in the project now joined by ITV and BBC - Public consultation will take place in July 2020 - Port of Tilbury has been proposed as a delivery point for construction materials and now they are considering also using it as a port for visitors when the resort is open - Aiming for net zero carbon - No great crested newts on site - Will build 3,500 hotel rooms - 7,500 car parking spaces - CIL money will be shared between Thurrock, Gravesham and Dartford <p>Information on the consultation can be found https://londonresort.info/news/the-london-resort-invites-public-to-have-their-say/ Documents and notification letter</p>	

	The deadline for comments is 11.59pm on 21 September 2020.	
12	<p><u>Consultations</u></p> <p>12.1 Model Code of Conduct The Local Government Association (LGA) launched a consultation on a new model member code of conduct with a closing date for the consultation of 17th August 2020. The Clerk and Councillors have responded to consultation stating that in their opinion the current sanctions available to local authorities are insufficient and have, in some cases, led to continuing poor behaviour by Councillors resulting in the bullying and harassment of individuals, especially Clerks and council employees. The NALC are in agreement with this opinion and are calling for further action by the government to introduce a new power for local authorities to suspend councillors for a period of up to six months, and for the Committee on Standards in Public Life to review progress on the implementation of the report's wider recommendations.</p> <p>12.2 Refinements to the design of the Lower Thames Crossing Consultation is open from 00.01 14 July to 23.59 12 August 2020 The proposals are available to view on the dedicated consultation website</p>	
13	<p><u>Kent Police</u> No matters to consider</p>	
14	<p><u>Planning</u> To NOTE the following</p> <p>14.1 Weekly planning list from DBC 14.2 Weekly planning list from EDC 14.3 20/00509/FUL Black Horse Cottage, High Street, Bean Regularise the continued use of the ground floor of the single storey building as Class C1 Guesthouse accommodation. Raising height of roof to create first floor to existing single storey building to provide additional Class C1 Guesthouse accommodation and staff rest room. Two storey rear extension incorporating a new staircase and a single storey rear extension incorporating a laundry. As well as provision of off-road parking for guests.</p> <p>RESOLVED: Objection on the following grounds</p> <p>1. The proposal is totally out of keeping with the surrounding area and, in the Council's opinion, constitutes over development of the plot.</p> <p>2. On the existing floorplan there is one bedroom on the left of the front door which does not show an en-suite. This remains unchanged in the proposals, yet in point 2.2 of the Planning, Design and Access Statement it states the property currently comprises 6 double bedrooms with en-suite and 1 single bedroom with en-suite.</p> <p>3. If the proposed dropped kerbs are added to the existing dropped kerbs, the dropped kerb will extend across the entire of the frontage of the property. There will be no visible boundary from the street and the proposed changes show only car parking spaces with no space for landscaping. This open front with so many cars entering and exiting would be hazardous for pedestrians and the entrance is very close to a mini-roundabout.</p>	

4. There is no breakfast room which suggests that guests are not long term but just passing through. If this is the case why is it necessary to have a laundry room with 5 machines?

5. The applicant has stated that the application is to provide additional Class C1 Guest House accommodation but the plans and description suggest that it is more akin to C4 House of Multiple Occupancy

6. The car parking for 11 cars is, in the Council's opinion, unworkable. On the assumption that the reason for dropping more kerb is to facilitate the parking shown, the design still fails to enable the practical usage of the marked spaces other than the five across the front. If a car is parked on the far-right space at the front of the house, no other cars will be able to access the spaces to the side as there will be insufficient room to get round. The angle at which the driver would have to drive into the end space at the north side of the house would make it practically impossible to park there, Losing the foliage at the front of the premises and laying it to car park around the front and side would have a significant negative impact on the character of the surroundings and not be in keeping with the village environment. Just off the map to the north of the boundary is a mini roundabout which is just metres away from the upper proposed drop kerb.

7. Planning, Design and Access Statement:

a) Point 3.2 - We do not believe this application meets the DBC Core Strategy criteria. It certainly does not contribute positively to the context of the townscape on a number of the points stated.

b) Point 4.0 c - "The proposal aims to replace the existing concrete in the garden with soft landscaping which will result in a net gain of biodiversity". We think that this is misleading as the net gain from this intention is nothing compared to what will be lost in the front by turning the front garden into a car park. The area left at the rear by the time the laundry, bin area and stairwell have been added is negligible and a couple of shrubs are all that will fit if guests wish to access the laundrette. The loss at the front which is evidenced on the first page of this report is visibly greater than what will be gained at the rear which again is visible in the photos included within the report.

8. The perception of space on the proposed block plan is misleading. The footpath down the side of the house is shown on the Planning, Design and Access Statement as being the width of the gate, but on the block plan it appears to be three quarters the length of a car making the site look bigger than it truly is. There are no measurements for reference,

9. The proposed building would also overlook the rear gardens of Foxwood Road on the opposite side of the street, causing a significant loss of privacy to the occupants, and there is also concern that the headlights of cars reversing into and/or leaving the property would shine into their bedroom windows

10. CIL -Point 6 – We are unsure as to whether or not this section has been completed correctly. The answer to questions 6a and 6b have both been answered "no" but Section 6c has been completed which is a table necessary for completion only if the answer to either question is "yes".

11. The size of the proposed building and the removal of all the shrubs and

vegetation would also adversely affect the street scene on entering the village as well as impacting on the Village War memorial which is located adjacent to the site. There are also concerns that the proposed works might cause damage to a mature tree located adjacent to the site.

14.4 20/00797/FUL

Land adjacent Adjacent 31 School Lane

Erection of a 1 bed dwelling with associated parking and landscaping

RESOLVED: That the Council Strongly objects for the following reasons

1. a) 2.3 - There is not "extensive" development to the north of the plot and the aerial photograph has been cropped with the plot in the top corner showing development to the west but not the greenbelt to the north and east. The extensive development to the north comprises of a maximum of a dozen houses. b) 5.3 - Once the property is sold how will the applicant ensure the hedgerow planting is maintained to a height of 2.5 meters? The laurel grows at approximately 60cm per year so unless the applicant proposes to hold a maintenance contract how will the applicant know if this is maintained? Also, if the property is intended for a wheelchair user, it will be impossible to maintain at that height. c) 6.14 - If the garden is "around the same width as the dwelling" then there will be hardly any natural light entering the single side window into the kitchen as it will be directly in front of the hedgerow planting with very little room to get down the side to undertake any maintenance of the hedgerow. d) 6.17 - The reference to a 'local high street' is open to misinterpretation as to what facilities are actually available. The 'High Street' comprises a small village shop, village hall and pub.
2. Natural light: a) There are no dimensions given on the outside space. b) There is no natural light going into the hallway. c) The window in the bathroom will be shadowed by the protruding wall from the adjoining bedroom blocking a lot of light. D) The kitchen window will be blocked by hedgerow.
3. The road access is not conducive to assisted provision. To access and exit the site is extremely hazardous and visibility/sight of oncoming traffic would be obscured. The plans submitted do not show the layout of School Lane but the site is on a passing bay on an area of road that can only accommodate one vehicle. The entrance to this site is parallel with the road.
4. Should there be a Windfall Site Questionnaire attached to this application. There are references to one relevant to previous applications but there is not one attached to this one.

To Consider

14.5 KCC/DA/0158/2020

Bean Primary School, School Lane, Bean, Dartford, Kent, DA2 8AW

Erection of 2no. barrel vault free standing canopies to front elevation classrooms

14.6 20/00895/FUL

30 Foxwood Road

Raising height of roof for provision of a dormer window in rear elevations with Juliette balconies and roof lights in front elevation in

	<p>connection with providing additional rooms in the roof space</p> <p>To note that the following application has been GRANTED</p> <p>14.7 DA/20/00635/TPO 47 Drudgeon Way Bean Kent DA2 8BJ Application to raise the canopy by taking down 4 lower branches of 2 No. Maple trees subject to Tree Preservation Order No.31 1973</p> <p>To Note that the following application was REFUSED on 23 June 2020</p> <p>14.8 DA/19/01262/COU Land at Drudgeon Farm School Lane Bean Kent Change of use of land to form 4 permanent plots for travelling showpeople with associated access and landscaping</p>	
15	<p><u>Highways</u> No matters to consider at date of publication</p>	
16	<p><u>Environmental Issue</u> No matters to consider at date of publication</p>	
17	<p><u>Footpaths</u> 17.1 Wall alongside DR22 Further movement of the wall on the section of DR 22 between 48 and 50 Beacon Drive has been reported to the PROW Officer.</p>	
18	<p><u>Beacon Woods</u> 18.1 Tarmac/ Lafarge Lease To NOTE that the contact person we have liaised with since the start of the contract has now retired and his replacement has only just returned to work after being furloughed. The Clerk will contact Tarmac towards the end of August to arrange a meeting with the Council to discuss the renewal of the existing contract.</p> <p>18.2 Request to site Bee Hives in Beacon Woods. Whilst the Council was very sympathetic to the importance of establishing new and sustainable bee colonies the request was refused on the grounds of public safety.</p>	
19	<p><u>Recreation Facilities</u> 19.1 Opening of recreation ground The Prime Minister announced on 23 June 2020 that playgrounds and outdoor gyms would be able to reopen from 4 July. Guidance published on 26th June 2020 provided owners and operators responsible for playgrounds and outdoor gyms with practical advice on how these could be reopened and managed effectively to enable their use while minimising the transmission risk of COVID-19. After studying the document, the Parish Council considered that they were unable to meet these requirements and therefore would not be opening the recreation ground on 4th July and notified residents of this decision in a statement issued on 3rd July.</p> <p>A full inspection of the equipment was undertaken by Play Inspection on 7th July and no areas of concern were noted. A full Covid19 Risk Assessment was also undertaken by Cllrs. Munday and Impiazzi and following consultations with NALC, API, Play</p>	

	<p>Inspection and our insurance brokers a suite of signage detailing the use of the facilities under COVID19 was produced and installed both inside and outside the recreation ground and the following statement released to residents.</p> <p>Bean Parish Council are pleased to advise that the Recreation Ground will be open from tomorrow Thursday 9th July 2020. The Council has completed the COVID-19 Risk Assessments and all the equipment has now undergone a full safety inspection. Notices and posters regarding the use of the facilities have been displayed both at the entrance to the recreation ground and adjacent to the play equipment. Two Outdoor Gym pieces of equipment have been taped off to maintain social distancing by users.</p> <p>Please do not remove hazard tape or notices placed within the Recreation Ground and either take your litter home with you or place in one of the 5 litter bins provided. Removal of notices or tape and/or failure to use the bins provided may result in the closure of the Recreation Ground.</p> <p>Since the 9th July, as a result of vandalism, it has been necessary to replace some of the signage and the tape on 2 pieces of outdoor gym equipment on frequent occasions. On Monday 3rd August, under delegated powers, the Chair and Vice-Chair, with support from all Councillors, made the decision that should the signage continue to be removed that the recreation ground be closed until further notice. Cllr. Burgin posted an article to this effect on both Bean Facebook Pages.</p> <p>RECOMMENDATION That the Council resolves that should COVID19 signage and tape on the gym equipment continue to be removed that the recreation ground be closed until further notice.</p> <p>19.2 Yeoman’s will resume their grounds maintenance contract in September.</p>	
20	<p><u>Bean Village Hall</u> 20.1 Leak in roof above kitchen – 25 June 2020 To note the attached report</p> <p>20.2 Re-opening of Hall Jumping Beans used the hall from 1 June – 22 July and undertook a deep clean on 23rd July, inspected by the caretaker and clerk. The Clerk and Cllr. Munday have undertaken a full Risk Assessment of the hall including a separate risk assessment for COVID19. Sanitisers and cleaning equipment have been purchased for when hirers return as each hirer will be responsible for cleaning in accordance with the C19 RA and these requirements will be included in the new hiring agreements with effect from September. An industrial floor cleaner has also been purchased as the floor will need to be cleaned every day prior to use by the nursery.</p>	
21	<p><u>Allotment Association</u> No matters to consider</p>	

22	<p><u>Residents' Association</u> To note that July and August meetings were cancelled.</p>															
23	<p><u>Spirit's Rest</u> To receive a report</p>															
24	<p><u>Finance</u></p> <p>24.1 Scribe reports up to 31 July 2020 To note the following Bank reconciliation Detailed expenditure Detailed receipts Nett position by cost centre Summary of receipts and payments Summary report</p> <p>24.2 Balance 31 July 2020 on all accounts <u>Bean Parish Council</u></p> <table border="1" data-bbox="331 786 1209 943"> <tr> <td>Reserve Account</td> <td>20,848.16</td> </tr> <tr> <td>Current Account (No. 1 account)</td> <td>6,328.75</td> </tr> <tr> <td>Petty Cash</td> <td>75.49</td> </tr> <tr> <td>TOTAL</td> <td>27,252.40</td> </tr> </table> <p><u>Bean Village Hall</u></p> <table border="1" data-bbox="331 1048 1209 1167"> <tr> <td>Current Account (No. 2 account)</td> <td>534.54</td> </tr> <tr> <td>Petty Cash</td> <td>220.42</td> </tr> <tr> <td>TOTAL</td> <td>754.96</td> </tr> </table> <p>24.3 Staff additional hours In acknowledgement of the extra hours the Clerk has spent researching and implementing government guidelines for both the recreation ground and the village hall the Council has agreed that the clerk should receive a one-off extra payment equivalent to 12 hours work.</p> <p>RECOMMENDATION That the Clerk receives a one-off payment equivalent to 12 hours work for the time spent in dealing with COVID-19 issues relating to both the recreation ground and the village hall.</p>	Reserve Account	20,848.16	Current Account (No. 1 account)	6,328.75	Petty Cash	75.49	TOTAL	27,252.40	Current Account (No. 2 account)	534.54	Petty Cash	220.42	TOTAL	754.96	
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25	<p><u>Items of interest</u> Chairs Items Borough Councillors Items Members Items Clerks Items</p>															