

-----DRAFT MINUTES TO BE APPROVED AT COUNCIL MEETING ON 2 JUNE 2026-----

A Meeting of the Parish Council was held at The Memorial Hall, The Street, Frittenden on Tuesday 5th May 2026 at 7.30pm.

Present were: Cllr R Vernon
Cllr J Tuke
Cllr S Murray

In attendance: Mrs E Nightingale (Clerk), Cllr A Fairweather (Borough) & 2 members of the public

The meeting was chaired by Cllr Vernon

PUBLIC FORUM:

A resident spoke about the appeal against Tunbridge Wells Borough Council's (TWBC) decision to refuse planning permission for the extension of Larchmere House. It was their view that the parking issues could not be overcome as proposed by the applicant, being the area to be used for additional designated offroad parking was already regularly in use by vehicles to include delivery vehicles. The resident recognised the good service provided by Larchmere House but noted that this was not a planning consideration.

Another resident spoke about the new documentation (layout/landscaping plan) submitted by the application in support of their planning application for the residential development of the Bellview site. It was noted that there would be an update from the Working Group coordinating opposition to that application during the meeting.

1. APOLOGIES FOR ABSENCE

Cllr A Staples, Cllr M Viviers, Cllr L Gosbee, Cllr C Russell (County) & Cllr N Warne (Borough)

2. ELECTION OF CHAIRMAN

It was proposed by Cllr Tuke and seconded by Cllr Murray that Cllr Vernon be elected chair. However, as the meeting was not quorate to vote on that proposal, the vote will be postponed until the Council next meets.

3. ELECTION OF VICE-CHAIR

The Clerk confirmed that Cllr Staples had confirmed that he wished to put his name forward for the position of vice-chair notwithstanding his absence from the meeting. It was duly proposed by Cllr Vernon, seconded by Cllr Tuke, and **RESOLVED** by all members present that Cllr Staples be elected vice-chair.

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

None.

13. PLANNING

This agenda item was advanced by Cllr Vernon for the convenience of the members of public in attendance.

New Applications

- None

Outcome of Previous applications

- None

Planning appeals

- Appeal against refusal of planning application 26/00022/FULL – Larchmere House, Biddenden Road, Frittenden – Construction of two storey front extension, three storey rear extension and first floor side extension

Cllr Vernon noted that the reasons TWBC had given for their refusal of the above application were highways related. This meant that only those issues would be the subject of the appeal and the objections raised by the Parish Council and others relating to the impact on neighbours would not be considered in the appeal. In those circumstances, Cllr Vernon had gone through the statement submitted by the applicant in support of the appeal and proposed drawing the Planning Inspectors attention to the points the Council consider are incorrect. Cllr Vernon had prepared and circulated draft submissions to the Planning Inspector which set out why the reasons for refusal remained valid. It was proposed by Cllr Vernon, seconded by Cllr Murray, and **RESOLVED** by all members present that the Clerk be instructed to submit the submissions prepared by Cllr Vernon to the Planning Inspector on behalf of the Parish Council.

5. BOROUGH COUNCILLOR UPDATE

Cllr Fairweather noted that there had been a considerable amount of working going on in the background to address the Bellview planning application. Much of what was being discussed was confidential but an update would be provided as soon as Cllr Fairweather was able to do so.

Cllr Fairweather had attended a meeting with the Leader of Kent County Council (KCC), an officer of KCC, Cllr Russell and Cllr Vernon at the site of the pavement build out by Brook Place. The Leader of KCC had agreed to ask the relevant officers to look at a redesign and the cost of doing that.

The Call For Sites as part of the upcoming TWBC Local Plan Review would be going live on 11 May 2026 and run to 3 August 2026.

Cllr Fairweather noted that grant funding was still available from TWBC in relation to its Parish Highway Improvements Grant. The Clerk noted that the Parish Council had agreed a scheme with KCC but that it was still awaiting costed designs. As soon as that information had been provided by KCC an application for funding would be submitted.

6. TO APPROVE THE MINUTES OF THE PREVIOUS PARISH COUNCIL MEETING HELD ON THE 7TH APRIL 2026 AND THE MINUTES OF THE PLANNING MEETING HELD ON THE 28TH APRIL 2026

It was proposed by Cllr Vernon, seconded by Cllr Murray, and **RESOLVED** by all members present that the Minutes from the Meeting on 7th April 2026 are a true and accurate record of that meeting. That being so, Cllr Vernon will sign the said Minutes as acting Chair.

The meeting was not quorate to approve the minutes of the Planning Meeting on 28th April 2026 and that agenda item will therefore be postponed to the next meeting of the Council.

7. MATTERS ARISING FROM THE MINUTES OF THE PREVIOUS PARISH COUNCIL MEETINGS

Locking the Parish Field Gate

The Clerk had received a quote from Iden Signs for the sign to be hung on the gate of £34. It was proposed by Cllr Vernon, seconded by Cllr Tuke, and **RESOLVED** by all members present that the quote be accepted and Iden Signs be asked to go ahead and make the sign.

Misleading road closure signage

The Clerk had raised this with Cllr Russell who had noted that highways wanted communication be via the online portal. The Clerk will therefore submit the Parish Council's comments on this issue via that portal.

Hole in Parish Field Hedge

The Clerk confirmed that this had now been addressed by Nigel Sestanovic.

Hedge behind the tennis court

The clerk noted that she was awaiting a third quote for the cost of removing the hedge and was also yet to receive any quotes from the neighbour for the cost of replacing the fence panels said to have been damaged by the hedge. This matter was therefore postponed pending receipt of that information.

Improvements to the playground

The Clerk was endeavouring to obtain two further quotes for the proposed works.

Annual Parish Assembly

The Clerk will add Cllr Russell to the agenda as a speaker.

Unlawful development on Grandshore Lane

The Clerk had again asked TWBC Enforcements to take appropriate action and had also reported the foul smell coming from the drainage ditch along the side of the road adjacent to the developments to the Environment Agency. The Clerk had been advised that TWBC was arranging a joint site visit with the Environment Agency.

8. UPDATE FROM THE HANDS OFF OUR HERITAGE WORKING GROUP

Cllr Vernon confirmed that the notice suggesting a further consultation had been commenced in respect of the Bellview site had been sent by TWBC in error.

He went on to report that one of the documents recently submitted by the applicant in support of the Bellview application had contained a critique of TWBC Planning and what they've been doing, particularly in relation to TWBC having a 5-year housing supply under the new Local Plan. The Working Group has taken advice on the points raised and it had been suggested that the developer was wrong. Cllr Vernon had drafted and circulated a response and it was proposed by Cllr Vernon, seconded by Cllr Murray, and **RESOLVED** by all members present that those comments be submitted to TWBC by the Clerk on behalf of the Parish Council.

Cllr Vernon reported that the views of KCC Highways and the Highways Consultant instructed by the Working Group had been aligned. However, the application had submitted additional information / designs which KCC had now suggested would be accepted. The Highway Consultant had provided the Working Group with a letter setting out why they considered the position now adopted by KCC Highways to be wrong. It was proposed by Cllr Vernon, seconded by Cllr Tuke, and **RESOLVED** by all members present that the letter be sent to KCC Highways in the first instance and thereafter submitted to TWBC Planning if appropriate.

Cllr Vernon noted that he and Cllr Fairweather would be meeting with the Planning Officer dealing with the application in the coming week.

9. VILLAGE FETE 2026

Cllr Viviers had requested that the Parish Council fund the provision of toilets on the Parish Field. He had provided the Clerk with two quotes from Four Jays. One for a block of 4 standard toilets and one for a block of 3 standard toilets and 1 accessible toilet. The Council felt it important to have an accessible toilet available and it was therefore proposed by Cllr Tuke, seconded by Cllr Vernon and **RESOLVED** by all members present that the Parish Council fund the provision of toilets in the sum of £375.00.

10. SPEEDWATCH

Cllr Staples had provided the following written report which was read out by the Clerk:

“In April we held 6 sessions. We recorded 14 offenders out of 158 vehicles passing (traffic was very light last month due to the Easter holidays) with 50mph as the highest speed noted. 3 letters were sent.

Two of the sessions were held at Chestnut Close and no offenders noted (out of 53 vehicles passing),

The session on 16th April was attended by PC Jason Wright from the Kent Speedwatch team, together with our local beat officer and a colleague. PC Jason Wright was very positive about the impact of Speedwatch pointing out that uniformed police resources available for speed enforcement are very limited, due to budgetary constraints. He also agreed that sessions held at Chestnut Close could be reduced as the current road arrangements were having a positive impact on speeding through that part of the village.”

11. PLAYGROUND INSPECTIONS

This agenda item was postponed to the next meeting of the Parish Council in the absence of Cllr Gosbee.

12. ROAD REPORT

This agenda item was postponed to the next meeting of the Parish Council in the absence of Cllr Gosbee.

13. PLANNING

See above

14. GENERAL CORRESPONDENCE

TWBC was holding an online Parish Chairs Local Briefing on the Local Plan Review and Call for Site on Monday 18th May. Cllr Staples would be in a position attend a vice-chair and the Clerk will therefore provide him with the relevant details.

15. FINANCE

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

FRITTENDEN PAYMENTS – May 2026					
Cheque Number	GROSS	VAT	NET	SUPPLIER	DETAILS
BACS	£30.00	Nil	£30.00	Frittenden Memorial Hall	Room Hire (2 x meeting room sessions)
BACS	£57.20	Nil	£57.20	Mrs E Nightingale	Clerk's Expenses - May
BACS	£198.43	Nil	£198.43	Mrs E Nightingale	Clerk's Salary - May
BACS	£59.60	Nil	£59.60	HMRC	PAYE
BACS	£50.00	NIL	£50.00	WKPS	Membership fee – 2026/27
BACS	£84.00	£14.00	£70.00	KALC	Fee for Chairs Conference Feb 2025
BACS	£200.00	Nil	£200.00	Mr N Sestanovic	Repair of Parish Field fence/hedge
BACS	£600.00	£100.00	£500.00	Groundcare & General Services Ltd	Grass cutting x 2
BACS	£1,218.76	Nil	£1,218.76	AJGIBL GBP CLIENT NST A/C	Insurance Premium 2026/27
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
DD	tbc	tbc	tbc	NPower	Electricity for streetlighting
Total	£2,520.97	£119.50	£2,401.47		

There being no further business, the meeting was closed at 20:30pm.

Chairman's Signature: _____

Date: _____