

A Meeting of the Parish Council was held at Frittenden Memorial Hall, The Street, Frittenden on Tuesday 18th January 2022 at 7.30pm.

Present were: Cllr A Staples (Chairman)
Cllr J Tuke
Cllr L Gosbee
Cllr H Cullingworth
Cllr R Vernon
Cllr S Murray

In attendance: Mrs E Nightingale (Clerk), Cllr Fairweather (Borough)

PUBLIC FORUM:

A resident spoke about a planning application which had been submitted, but which had not yet appeared on TWBC's Planning Portal and would not, therefore, be considered by the Parish Council at this meeting. The resident explained the proposed scheme and how it had been developed in consultation with TWBC Planning Department.

Cllr Staples thanked the resident for the time taken to explain the proposed scheme and for giving the Council an opportunity to ask questions about it. He noted that members the Council could not express an opinion on the proposal pending formal notification from TWBC and the application being included as an agenda item. It was anticipated that consideration of the application would take place at the next meeting of the Council in February.

1. APOLOGIES FOR ABSENCE

Cllr Riley, Cllr Holden (County)

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

None.

3. BOROUGH & COUNTY COUNCILLOR UPDATE

Cllr Fairweather reported that he had attended a presentation on the Local Government Boundary Commission's report on 17th January 2022. That report recommended that Tunbridge Wells Borough Council be reduced from a 48-member Council to a 39-member Council. This would mean all wards would be 3 member wards. It was likely that existing wards would be consolidated and that Frittenden and Sissinghurst would be put with part of Cranbrook or Benenden. The Borough boundaries would stay the same and so Frittenden would remain in Tunbridge Wells Borough. There will be an all-out election in 2024. Depending on the votes received, the person with the highest number of votes would get a 4-year tenure, the person with the second highest number of votes would get a 3-year tenure and the person with the third highest number of votes would get a 2-year tenure. The effect of this would be to return to elections in thirds from 2026 onwards.

Cllr Fairweather noted that a public consultation on the proposed changes was now underway. That consultation ran until 31st March 2022. Thereafter, there would be a second consultation

running from July to September 2022 and the final decision on the changes would be published by 29th November 2022.

Cllr Fairweather reported that the second one-off green waste collection was now taking place. However, TWBC will be taking legal action against the contractor, Urbaser Ltd, in relation to the service it has provided.

TWBC had cancelled a £5m contract with Kent Homeless Connect by which an annual £600,000 grant was provided to support initiatives to combat homelessness in the Borough. Those initiatives had been successful in reducing homelessness to nil and it was therefore a serious blow for all funding to have been cut. Cllr Fairweather did not consider this to be morally right.

4. TO APPROVE THE MINUTES OF THE PREVIOUS PARISH COUNCIL MEETINGS HELD ON THE 8th DECEMBER 2021

It was proposed by Cllr Vernon, seconded by Cllr Cullingworth, and **RESOLVED** by all members present that the Minutes from the Council meeting on 8th December 2021 are a true and accurate record of that meeting. That being so, the Chairman signed the Minutes.

5. MATTERS ARISING FROM THE MINUTES OF THE PREVIOUS PARISH COUNCIL MEETING

None

6. PLATINUM JUBILEE

An open meeting had taken place at the Memorial Hall on 10th January 2022 which was attended by 25 people. Lots of ideas were put forward and a small committee was formed. That committee would be meeting on 19th January 2022 to consider which ideas might most practicably be realised and start to formulate plans in that regard.

7. TUNBRIDGE WELLS ELECTORAL REVIEW – WARDING CONSULTATION

Cllr Staples had circulated a link to the consultation documentation so members could consider the same before determining any submissions to be made on behalf of the Council when it next met. Cllr Staples would be attending a Zoom presentation on the proposals and will circulate any pertinent information coming out of that presentation in advance of that meeting.

8. KALC COMMUNITY AWARDS SCHEME 2022

Nominations were proposed by Cllr Staples, seconded by Cllr Cullingworth, and proposed by Cllr Gosbee, seconded by Cllr Vernon, and it was **RESOLVED** by all members present to submit those nominations to KALC.

9. MEMORIAL BENCH

Cllr Staples had suggested to the resident who had made an enquiry about placing a memorial bench near to the War Memorial that a half-curve bench might be sited around the trunk of the tree to the left of the rose bed. The Council will consider a formal application in that regard as and when it is received.

10. GROUNDS MAINTENANCE CONTRACTS 2022/23

Amendments to the wording of the Grounds Maintenance Contracts to be entered into for 2022/23 were agreed in order to further specify the Council's requirements, particularly in relation to the

cutting of the hedge between Laundry Lane and the Parish Field. The Clerk will issue invitations to tender and any tenders received will be considered at the next meeting of the Council. The Clerk will also obtain quotations for the reduction of the height and squaring off of the above hedge as a one-off contract prior to the commencement of the Grounds Maintenance Contracts for 2022/23 on 1st March 2022.

11. COVID-19 HARDSHIP FUND

There was nothing to report since the last meeting of the Council, save that the Clerk confirmed that none of the donors had objected to the Fund being extended by three months to 19th April 2022.

12. SPEEDWATCH

Cllr Staples reported that the team had only been able to undertake two sessions in December, during which only four vehicles were caught speeding.

13. PLAYGROUND INSPECTIONS

Cllr Murray confirmed that she had been responsible for inspections in December and Cllr Gosbee was undertaking the inspection in January.

Cllr Cullingworth reported that a child had gone down the slide on 18th January 2022 without realising that it was undergoing maintenance and, as a result, her clothing had got covered in paint primer. This had happened because the contractor undertaking the repairs to the slide had failed to erect barriers, or signs showing that it was under repair, or otherwise prevent it from being used. The Clerk will immediately notify the contractor of this incident and ask that steps be taken, as a matter of urgency, to ensure that the slide cannot be accessed pending completion of the repairs. In the meantime, Cllr Cullingworth confirmed that she had closed off both the top and bottom of the slide with tape as a temporary measure.

14. COMMUNITY SHOP UPDATE

Cllr Vernon had circulated an update received from the Community Shop Committee (annexed to these minutes).

15. ROAD REPORT

Cllr Gosbee reported that a new salt bin had been installed on London Lane.

He had liaised with Paul Catt of KCC in relation to the dangerous manhole covers between Kent House and Kent Way. Paul Catt has confirmed that these will be attended to by KCC within 90 days. Cllr Gosbee had also spoken to Paul Catt about the electronic 30mph sign which was being triggered as lower speeds. This will be adjusted by KCC.

Cllr Gosbee had also raised the issue of water collecting by the new dropped kerb outside the school and reported that engineers would be coming out to look at this and formulate a solution.

Cllr Gosbee will be reporting a pot hole on Mill Lane and he is also attempting to get KCC to address the poor state of the road edges along Staplehurst Road and Frittenden Road.

The load of horse manure that had been fly tipped had now been cleared away.

Cllr Gosbee has spoken to some of the residents of Biddenden Road to assess whether a parking place located further down the road would be used. The response had been lukewarm with one

resident saying that it would not be used because it was too far away for those with small children.

Cllr Staples raised the overgrown state of the footpath that ran off Dig Dog Lane. He had asked whether the local Young Farmer's Club might be willing to clear it but was told that this would not be covered by their insurance. The clerk noted that the Council's insurance would cover that activity if the members of the Young Farmer's Club were acting as volunteers for the Parish Council. It was therefore proposed by Cllr Staples, seconded by Cllr Tuke, and **RESOLVED** by all members present that he would ask whether the Young Farmer's Club might get a team together and clear the footpath on the Council's behalf.

16. PLANNING

- Hatchin Tan Update – Cllr Staples had received an update from Rob Campbell, TWBC Planning Compliance Officer. An appeal against the refusal of planning permission had been submitted and accepted by the Planning Inspectorate as valid. Further enforcement action in respect of breaches of the enforcement notice issued by TWBC with regard to the unauthorised development at the site would now have to wait until the outcome of that appeal.
- TWBC Planning Enforcement Training – Cllr Staples had attended this training session, which had emphasised to him the constraints placed on Local Authorities when seeking to enforce breaches of planning.

New Applications

21/01638/FULL	Land at Four Acres, Cranbrook Road, Frittenden Erection of 23 dwellings together with all necessary infrastructure (revised details) Proposed by Cllr Vernon, seconded by Cllr Tuke RESOLVED TO RECOMMEND APPROVAL SUBJECT TO THE CONSERVATION OFFICER'S RECOMMENDATION FOR A PLANNING CONDITION TO ENSURE THE QUALITY OF THE EXTERNAL MATERIALS BEING ADOPTED
21/04183/NMAMD	Land To The Rear Of 2 Marsh Cottages, Mill Lane, Frittenden Non - Material Amendment in relation to reference 19/02395/FULL in order to change the external finishes from natural weatherboard to painted weatherboard and add one additional window to utility and one new rooflight. NOTED

Outcome of Previous applications

21/02959/FULL	Land North Of Grandshore Farm, Grandshore Lane, Frittenden Siting of Mobile Home, touring caravan, utility room and septic tank installation PERMISSION REFUSED
21/03844/SUB	Oasthouse Sw Of Cherry Tree Farmhouse, Mill Lane, Frittenden Submission of Details in Relation to Condition 5 (Schedule of Works) and 6 (General Details) (Part Discharged) of reference 19/01827/LBC - details of joinery and fenestration and the plasterwork/internal finish schedule PERMISSION GRANTED

21/03731/FULL	Forge Cottage, The Street, Frittenden Complete refurbishment of Forge Cottage, including new external timber cladding and new timber double glazed windows PERMISSION GRANTED
21/03454/FULL	Little Chanceford, Sand Lane, Frittenden Proposed two storey side extension, single storey rear extension, extension to existing car port & conversion of garage into habitable space PERMISSION GRANTED
21/03529/FULL	1 Gordon Cottages, Cranbrook Road, Frittenden Removal of external oil-fired boiler and installation of an air source heat pump PERMISSION GRANTED
21/03594/FULL	Rose Cottage Oast, Knoxbridge, Frittenden Proposed annexe accommodation PERMISSION REFUSED
21/03520/FULL	Hollenden, Headcorn Road, Frittenden Erection of ground floor rear extension; Roof re-pitched over extension and existing flat roof extension removed; New bedroom to be formed with wall partially removed to provide walk in wardrobe: First-storey ensuite built over existing ground floor extension; Existing roof to be extended over PERMISSION GRANTED
21/03731/FULL	Forge Cottage, The Street, Frittenden Refurbishment of existing Forge Cottage, involves substantial internal repairs and complete refurbishment, new external timber cladding, new timber double glazed windows PERMISSION GRANTED
21/03768/FULL	Great Water House, Cranbrook Road, Frittenden Erection of large porch; Change existing entrance door to window PERMISSION GRANTED

Planning appeals

- None

17. GENERAL CORRESPONDENCE

- Cllr Riley had advised the Clerk that the second phase of the Memorial Hall refurbishment works had been delayed. The Hall would therefore be available for use until the first week of March 2022.

18. FINANCE

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

FRITTENDEN PAYMENTS – JANUARY 2022				
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Cheque Number	GROSS	VAT	NET	SUPPLIER	DETAILS
BACS	£40.00	Nil	£40.00	Frittenden Memorial Hall	Hall Hire – January x2
BACS	£223.91	£37.32	£186.59	Gala Tent Ltd	Tent Team - Replacement parts
BACS	£126.00	£21.00	£105.00	Unipar Services LLP	Speedwatch – Replacement equipment
BACS	£67.99	Nil	£67.99	Mrs E Nightingale	Clerk’s Expenses – January
BACS	£95.05	Nil	£95.05	Mrs E Nightingale	Clerk’s Salary – January
BACS	£62.80	Nil	£62.80	HMRC	PAYE
BACS	£42.00	£7.00	£35.00	Urbaser Ltd	Litter Bins – December
BACS	£160.00	£26.67	£133.00	Kent Grassland Services Ltd	Grounds Maintenance – December
BACS	£18.00	Nil	£18.00	Frittenden Parish Council	Refund of Bank Charges re: Hardship Fund
BACS	£125.00	Nil	£125.00	Kent Air Ambulance	S137 Donation
BACS	£50.00	Nil	£50.00	Victim Support	S137 Donation
BACS	£100.00	Nil	£100.00	Tunbridge Wells Citizens Advice	S137 Donation
BACS	£350.00	Nil	£350.00	Frittenden Parochial Church Council	S137 Donation
BACS	£50.00	Nil	£50.00	West Kent YMCA	S137 Donation
BACS	£50.00	Nil	£50.00	Samaritans	S137 Donation
BACS	£50.00	Nil	£50.00	Relate	S137 Donation
BACS	£75.00	Nil	£75.00	Hospice in the Weald	S137 Donation
BACS	£75.00	Nil	£75.00	Frittenden Pre-School	S137 Donation
BACS	£100.00	Nil	£100.00	Frittenden School	S137 Donation
BACS	£100.00	Nil	£100.00	Hawkhurst Community Hospital League of Friends	S137 Donation
BACS	£50.00	Nil	£50.00	Royal British Legion	S137 Donation
DD	£18.00	Nil	£18.00	Unity Trust Bank	Bank Charges – General Fund
DD	£62.96	£3.00	£59.96	EON	Street lighting energy – December
Total	£2,091.71	£94.99	£1,996.72		

ANY OTHER BUSINESS:

Clr Staples noted that a resident had asked whether a memorial bench could be placed on the area adjacent to the War Memorial. The Council were not averse to this, provided there was sufficient room, and Clr Staples will therefore invite the resident to submit a formal application for consideration at the next Council Meeting.

There being no further business, the meeting closed at 9:00 pm.

Chairman’s Signature: _____

Date: _____

Frittenden Community Stores update to Parish Council – January 2022

The team has met regularly since the public meeting to discuss the way forward. With a lease agreed in principle we felt that our main objective was to look at how we could deliver the project. Our first main task was to increase the size of our team.

Mark Viviers has recently joined as our Finance Director to replace John Marshall who resigned in the summer, and Jim Henderson has come on board to help with Marketing. We still urgently need people with fundraising and retail experience. Mark and Stewart have reworked the financials. The delay to the project caused by protracted lease negotiations meant revisiting figures done a year ago in the light of rising building and operating costs.

We still face many management challenges as identified at the public meeting. The biggest is the current funding gap. To date our financial pledges, stand at £73,000. This does not include the £10k grant being held for us by KCC and the £2k grant from the David Friday Memorial Fund. Our current build and fit-out figure for a timber build is £150k although this includes a contingency due to the ongoing cost escalation that we expect to face in the coming months.

We will be applying to 3 external grant providers in the first quarter of 2022. This is critical to project progress whether it is a timber build or a scaled down prefabricated building. We have met again with both Benenden and Smarden Community Shops. Benenden will be advising us on layout plans and equipment purchasing. Smarden have shared their experience of launching a share offer and given us an overview of their first year of trading.

Berni Cooper