

A Meeting of the Parish Council was held at The Memorial Hall, The Street, Frittenden on Tuesday 4th 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.

1. APOLOGIES FOR ABSENCE

Cllr S Murray, Cllr N Warne (Borough)

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

None.

3. BOROUGH COUNCILLOR UPDATE

Cllr Russell noted that there was a meeting of the full council on 6th 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 4th 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 10th 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.

4. TO APPROVE THE MINUTES OF THE PREVIOUS PARISH COUNCIL MEETING HELD ON THE 4TH OCTOBER 2025

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

5. 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 31st 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 31st 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.

6. 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 10th 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.

7. 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.

8. 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.

9. 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:

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

10. 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.

11. 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.

12. 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 28th March 2026 being agreed upon.

13. 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.

14. 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.

15. 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.

16. 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 NOTED
25/02499/LBC	Catherine Wheel Barn, Sand Lane, Frittenden Listed Building Consent – Window replacement to north-west elevation Proposed by Cllr Vernon, Seconded by Cllr Lawrence RESOLVED TO RECOMMEND APPROVAL

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) PERMISSION GRANTED
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 PERMISSION GRANTED

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

17. 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-PcQ797n7iqVOI2ISmBZFHF5UMUFRVRPNFBRMDIZMEdQTEFIUTZYRTBSVi4u&origin=lprLink&route=shorturl
- MBC was consulting on two proposed developments. The clerk will circulate the details to Council members.

18. 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
Total	£1,545.65	£192.00	£1,353.65		

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 4th November 2025.

2. Purpose of the Fighting Fund.

At a meeting on 4th 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 31st 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.