



SUMMONS AND AGENDA

To All Members of The Council:

Councillor K Turner-Burgin (Chair)
Councillor K Clarke
Councillor D Hammock
Councillor A Munday (Vice-Chair)
Councillor J Turner-Burgin
Councillor S Weeks
Councillor T Williams

You are summoned to attend the
Meeting of the Parish Council to be held on:
Monday 13th April 2026, 7:30pm
Bean Village Hall
High Street, Bean DA2 8AS

For the purpose of transacting the business as detailed on the attached
agenda

JS Becket

Jan Becket
Parish Clerk

Clerk@beanparishcouncil.gov.uk

07398 540963

AGENDA
BEAN PARISH COUNCIL
Monday 13th April 2026
at 7.30pm
at
Bean Village Hall

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	<p><u>Declarations of interest</u></p> <p>2.1 To receive any updates to the Register of Interests</p> <p>2.2 To receive any declarations of interest against an agenda item.</p> <p>2.2.1 To NOTE that Cllr. Hammock sits on DBC Development Board and therefore will refrain from any discussions or decisions regarding planning matters.</p>
3	<p><u>Public Participation (Local Government Act, s 100)</u></p> <p>The council meets and makes its decisions in public. A council meeting is not a public meeting. It is a meeting held in public and there is no requirement in law which allows members of the public to speak at such meetings.</p> <p>However, the council is keen to encourage public attendance at meetings and will therefore provide an opportunity to local registered electors to show it is committed to community engagement.</p> <p>A maximum of 3 minutes is allowed per person to speak and the total length of time afforded for public participation at each meeting shall be no more than 10 minutes, subject to an extension of this time, in exceptional circumstances, being agreed by the Chairman.</p>
4	<p><u>Minutes</u></p> <p>4.1 To APPROVE the Minutes of the Parish Council Meeting held on Monday 9th March 2026 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.</p> <p><i>RECOMMENDATION:</i> <i>That the Minutes of the Parish Council meeting held on Monday 9th March 2026 be approved and adopted as a true record</i></p> <p>4.2 To APPROVE the Minutes of the Extra-ordinary Parish Council Meeting held on Friday 13th March 2026 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.</p> <p><i>RECOMMENDATION:</i> <i>That the Minutes of the Extra-ordinary Parish Council meeting held on Friday 13th March 2026 be approved and adopted as a true record.</i></p>

5	<p><u>Items for Consideration</u> The Chairman will announce his decision as to whether any items received for consideration since agenda production, are suitably urgent to be discussed at the meeting, and indicate their position on the agenda.</p>
6	<p><u>Correspondence</u> To note the following items of correspondence</p> <ul style="list-style-type: none"> - Rural Services Bulletin 10, 17, 24, 31 March 2026, 8 April - Rural Survey 2025/26 - RSN Rural Funding Digest - April 2026 Edition - CPRE Kent E-Newsletter – March 2026 - Kent Trading Standards – March article - Community Forum Meeting will be on Thursday 26th March 2026 - Road Safety & Active Travel Group Newsletter - Borough & Parish Forum Tuesday 7th April 2026 – to receive a report. - Bluewater Community Forum letter - Bean Residents Association will not be meeting on Bank Holidays 6th April and 4th May 2026. To note litter pick report of 12 March 2026 and Garden City Resident’s Question to EDC Board meeting 18th March 2026.
7	<p><u>KALC/SLCC/NALC</u></p> <p>7.1 New Devolution Page https://www.kentalc.gov.uk/devolution</p> <p>7.2 Correspondence from KALC/NALC</p> <ul style="list-style-type: none"> - Chief executive's bulletin – 12, 19, 26 March 2026 2, 9 April - NALC Events newsletter - Change of date of KALC DAC to 24 or 29 April. - KALC News - April 2026 <p>7.3 KALC – Dartford Area Committee To appoint a 2nd Councillor to attend these meetings. Suggested dates for next meeting Wednesday 22 July 2pm Monday 27 July 10am or 6pm Wednesday 29 July 10am or 6pm</p>
8	<p><u>GDPR and Governance compliance</u> No matters to consider at time of publication</p>
9	<p><u>Consultations & Public Engagement Events</u></p> <p>9.1 Neighbourhood Health Meeting – 18 March 2026 attended by Cllr. Williams. To note the presentation given by NHS Kent & Medway and the one-page overview. To note Cllr. William’s report and to consider the following recommended actions:</p> <ul style="list-style-type: none"> • Request confirmation of Bean’s designated neighbourhood area. • Seek details on local service provision and points of access. • Invite a representative from the Neighbourhood Health programme to a future meeting. • Maintain oversight of how vulnerable residents, including the homeless, are supported as the model develops.
10	<p><u>Kent Police</u> No matters to consider at time of publication</p>

<p>11</p>	<p><u>Planning</u> To NOTE the following</p> <p>11.1 Weekly planning lists from DBC including Planning Decisions taken under delegated powers</p> <p>11.2 Weekly planning lists from EDC</p> <p>11.3 Changes to Appeals process The Government published its new procedural guide for how planning appeals will work from 1 April. The consequences mean that town and parish councils and community groups will be required to reorganise how they comment on planning applications.</p> <p>The changes relate to by far the most common (95%) of the three types of planning appeal – written representations. To date this route has been used for minor schemes but from April it will be default route of all types of schemes (known as ‘Part 1’) apart from those where the application has not been determined by the planning authority or for listed building consent (‘Part 2’). The decision to switch from this default route to either a Hearing or Inquiry route will be for the Planning Inspectorate (PINS) alone.</p> <p>The main consequence is that the ‘Part 1’ procedure does not allow for the appellant, the planning authority (LPA) or interested parties to submit any new material for the appeal after it has been lodged. The PINS Inspector will rely solely on the application documents (including any comments made by interested parties) and the LPA decision notice, committee minutes and officer report.</p> <p>This will mean that it is crucial that town and parish councils and community groups make their comments on planning applications that will be ‘appeal ready’. In practice that will mean spending more time scrutinising the most important application documents and anticipating where the applicant/appellant and/or LPA is or could misapply key planning policies. With these changes affecting applicants as well, more and longer documents to be submitted are expected.</p> <p>To CONSIDER</p> <p>11.4 26/00306/FUL 8 Bean Hill Cottages Demolition of existing detached garage and erection of a detached garage https://publicaccess.dartford.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=TC33IRBQI2L00</p> <p>11.5 26/00254/FUL 5 Drudgeon Way Erection of a two storey side extension https://publicaccess.dartford.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=TBF6ETBQHRI00</p>
<p>12</p>	<p><u>Highways</u></p> <p>12.1 Temporary Road Closure - Sandy Lane, Bean - 13th April 2026 for 2 days</p> <p>12.2 To note the minutes of the JTB meeting held on 3 March 2026, particularly the item regarding Traffic Congestion at Darent Valley Hospital. Next meeting of JTB – provisional date 9th June 2026.</p>
<p>13</p>	<p><u>Environmental Issues</u> No matters to consider at time of publication</p>

14	<p><u>Footpaths</u> No matters to consider at time of publication</p>
15	<p><u>Beacon Woods</u></p> <p>15.1 To note March 2026 income from car-parking £544.50 and donations £40, total £584.50. This is £137.25 less than received in March 2025.</p> <p>15.2 To note the Tree Report carried out in March 2026 and to approve the quotation of £1,375 + VAT to carry out the identified work.</p> <p>15.3 Order placed with Play Inspection to carry out Annual Inspection of Trim Trail in January 2027.</p> <p>15.4 To note that the monthly charge for Beacon Wood website with Hugofox has increased from 1st April 2026 from £2.99 to £4.79</p> <p>15.5 The lease at Beacon Wood has now been registered and we have received the updated Land Registry documents attached and both dated copies of the completed lease. It is noted that a section of fencing and gate bordering Shellbank are outside of the land leased by BPC and are therefore the responsibility of Thames Water.</p>
16	<p><u>Recreation Facilities</u></p> <p>16.1 To receive and discuss the report on the Kompan webinar on Playground Safety and to note the webinar https://youtu.be/eWOjipnah_s?si=cInpBOHX-LV8xM6p</p> <p>16.2 To note the Operational Inspection Report</p>
17	<p><u>Bean Village Hall</u></p> <p>17.1 To receive the draft minutes of the Village Hall Committee meeting held on Monday 30th March 2026.</p> <p>17.2 To note the Desktop Reinstatement Cost Assessment carried out by Cardinus giving an estimated reinstatement cost including additions, such as, outbuildings, car parks and other peripheral features as £851,900.00. This includes an additional charge of £20,000, estimated cost to dismantle and remove roof.</p> <p>17.3 To APPROVE the Hall Committee’s recommendations for salary increases, from 1 April 2026 for:</p> <ul style="list-style-type: none"> - Caretaker - Cleaner - Private hire caretaking. <p>17.4 To APPROVE the Hall Committee’s recommendations for increase in hire rates from 1st September 2026.</p> <p>Annual business contract £19/hour (increase of £1/hour) One off business hire £30/hour Clubs/local associations, regular hire £22/hour (increase of £2/hour) Youth/Charities – contact the Clerk Private Hire - £90 for the first 3 hours (increase of £5) then £25/hour for additional hours</p> <p>17.5 Contract for provision of gas to the hall from 1 September 2026 With reference to the Minutes of the Extraordinary meeting of the Council held on 13th March and the Minutes of the Hall Committee held on 30th March 2026 the Clerk was advised at 16.34 on Monday 30th March that the contract period of 4 years had been rejected by EDF but that they were prepared to offer a 3-year contract for the same price 1 September 2026 – 30 August 2030. Standing charge £0.50/day plus 7.7p/kWh. Before committing the Council to the revised time period, the most up to date quotations were reviewed and it was found that the quotation of Standing charge £0.50/day plus 7.7p/kWh for 3 years (instead of 4 years) remained the most competitive. Quotes for 4 years, as at 30 March, 2026 reflected a kWh rate of 10.2p.</p>
18	<p><u>Allotment Association</u></p>

No matters to consider at time of publication.

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Finance

19.1 Balance as at 31 March 2026 on all accounts

Bean Parish Council (Co-op)

Reserve Account	14,631.80
Current Account (No. 1 account)	1,679.42
Petty Cash	9.51
TOTAL	16,320.73

NB: Current account includes £1,294.44 VAT reclaim for 2024-25
Which has been transferred to Bean Village Hall account.

Bean Village Hall (Co-op)

Current Account (No. 2 account)	24,311.74
Petty Cash	8.92
TOTAL	24,320.66

Bean Parish Council (Unity Trust – Beacon Woods)

Current account	21,746.11
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Transactions on UT account since last meeting;

Expenditure

Website £2.99
TMS Protection (March) £352.48
Service Charge (February) £7.00

Income

Deposit from cash donations (March) £40
Car Parking (February) £457.50

19.2 Bank and Scribe reports up to 31 March 2026

To receive and discuss the following

- Co-op Bank transactions on all accounts 1- 31 March 2026
- Bank reconciliation on all accounts as at 31 March 2026 to be agreed and signed
- Monthly breakdown of receipts and payments
- Net position by cost centre and code
- Receipts and payments forecast
- Summary of receipts and payments all cost centres and codes
- Cost centre year comparisons

19.3 KALC 2026-27 Subscription

To approve the above subscription at a cost of £537.74 + VAT. The subscription is based on the published tax base figures for 2025/26 at 0.86p per 25/26 tax base unit plus a standing charge of £70.

19.4 Rural Services Partnership 2026 -2027 Subscription

To approve the above subscription at a cost of £55.13 + VAT.

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Items of interest

20.1 Chair's Items

20.2 Borough Councillor's Items

20.3 Members' Item

20.4 Clerk's Items

To receive the Clerk's report