

**MINUTES**  
**BEAN PARISH COUNCIL**  
**Monday 12<sup>th</sup> January 2026**  
**at 7.00pm**  
**at**  
**Bean Village Hall**

Members noted 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 would be taken as read.

**Present:** Cllr. K Clarke, Cllr. A Munday, Cllr. J Turner-Burgin,  
Cllr. K Turner-Burgin (Chair), Cllr. SA Weeks, Cllr. T Williams

**There were no members of the public present.**

	<b>Agenda Item</b>
<b>1</b>	<b><u>Apologies for absence</u></b> Were received and accepted from Cllr. Hammock.
<b>2</b>	<b><u>Declarations of interest</u></b> <b>2.1</b> There were no updates to the Register of Interests <b>2.2</b> There were no declarations of interest against an agenda item.
<b>3</b>	<b><u>Public Participation (Local Government Act, s 100)</u></b> 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.  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.  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.
<b>4</b>	<b><u>Minutes</u></b> <b>4.1</b> To APPROVE the Minutes of the Parish Council Meeting held on Monday 15 <sup>th</sup> December 2025 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. <b>RESOLVED:</b> <i>That the Minutes of the Parish Council meeting held on Monday 15<sup>th</sup> December 2025 be approved and adopted as a true record</i>
<b>5</b>	<b><u>Items for Consideration</u></b> The Chair announced that there were two planning matters which would be added to the agenda under Item 11.3 and 11.4. The Chair confirmed that documents relating to these items had been distributed to Members on the day the agenda had been published. The Chair also announced that the replacement of an item of keep-fit equipment, would

	<p>be added to the agenda under Item 16.2. The Chair confirmed that Members had received the documents relating to this item on the day the agenda had been published. The Chair also advised that the Clerk would update the Council, under item 17.3 on the damage to the suspended ceiling, which is thought took place over the weekend 10/11 January 2026</p>
6	<p><b><u>Correspondence</u></b> The following items of correspondence were noted.</p> <ul style="list-style-type: none"> <li>- Parish Forum meeting scheduled for 13<sup>th</sup> January has been cancelled but the leader plans to provide a briefing on the current LGR status at the 7<sup>th</sup> April 2026 meeting.</li> <li>- RSN Rural Funding Digest - January 2026 Edition</li> <li>- Rural Services Bulletin 6 January 2026</li> <li>- Road Safety &amp; Active Travel Group's seventh quarterly newsletter</li> <li>- No response to date from BRA regarding BPC's request to change the date of their September 2026 meeting.</li> </ul>
7	<p><b><u>KALC/SLCC/NALC</u></b> <b>7.1 New Devolution Page</b> <a href="https://www.kentalc.gov.uk/devolution">https://www.kentalc.gov.uk/devolution</a></p> <p><b>7.2 Correspondence from KALC/NALC</b> - 5 January 2026 letter from new Chair of NALC - January KALC News</p> <p><b>7.3 Dartford Area Committee of KALC</b> The next meeting will take place, online, on Wednesday 4th February at 6.30. Cllrs K Turner-Burgin and K Clarke will represent BPC.</p>
8	<p><b><u>GDPR and Governance compliance</u></b> There were no matters to consider.</p>
9	<p><b><u>Consultations</u></b> There were no matters to consider.</p>
10	<p><b><u>Kent Police</u></b> <b>10.1</b> To note the response from A/Inspector at Dartford Community Safety Unit and to note that this Council's local IAG is the North Kent Group and that the next meeting will take place in Gravesend. Our local beat officer has also kindly supplied his rota until the end of March.</p> <p><b><i>RESOLVED:</i></b> <b><i>To invite the Community Beat Officer to the Council's March meeting.</i></b></p> <p><b>10.2</b> Members discussed the role of an Independent Advisory Group (IAG) within Kent. The College of Policing guidance for forces is clear in that:</p> <p style="padding-left: 40px;">"IAGs (IAGs) enable us to create a genuine partnership with our communities. IAGs are independent only in relation to their views."</p> <p><b><i>RESOLVED:</i></b> <b><i>That Cllr. Williams, representing Bean Parish Council, applies to the local IAG for membership.</i></b></p>

	<p><b>10.3 Local Beat Officer Surgeries</b>  These will take place  Longfield Costa Coffee DA3 7QD – 14/01/2026 @ 1000-1100  Hawley Garden Centre DA2 7RB - 03/02/2026 @ 1400-1600  Darent valley hospital Main Foyer– 06/03/2026 @ 1000-1100 (subject to change, awaiting NHS trust to confirm this availability.)</p>
11	<p><b><u>Planning</u></b>  <b>The following were NOTED</b>  <b>11.1</b> Weekly planning lists from DBC including Planning Decisions taken under delegated powers  <b>11.2</b> Weekly planning lists from EDC  <b>11.3</b> <b>23/01286/FUL</b> granted on appeal (Appeal APP/T2215/W/25/3359417) 13 May 2025  Bean Cottage Shellbank Lane Bean Kent  The appeal is allowed and planning permission is granted for the demolition of the existing detached dwelling and outbuildings and the erection of a replacement dwelling and associated works at Bean Cottage, Shellbank Lane, Bean, Kent DA2 8AX in accordance with the terms of the application Ref. DA/23/01286/FUL, subject to the conditions in the schedule  The following application was CONSIDERED  <b>11.4</b> <b>25/01467/FUL</b>  25 Beacon Drive  Bean  Kent. DA2 8BE  Conversion of garage to habitable room with associated alteration to front elevation.    <b>No objections or comments.</b></p>
12	<p><b><u>Highways</u></b>  No matters to consider at time of publication</p>
13	<p><b><u>Environmental Issues</u></b>  The Clerk reported that further to the report in the December minutes regarding rubbish left along DR22 over the weekend of 6/7 December more rubbish was left on 18 December and cleared on 19 December. An address has been found in the rubbish and the residents contacted</p>
14	<p><b><u>Footpaths</u></b>  No matters to consider at time of publication</p>
15	<p><b><u>Beacon Woods</u></b>  <b>15.1</b> Car parking income for December 2025 £558.00 plus £40 cash donations.  <b>15.2</b> Following a request received from a visitor to Beacon Wood Country Park, the Council considered whether it would be appropriate to introduce an Annual Parking Permit for users of the site. The Clerk presented information on current visitor numbers, parking usage, and the level of income generated through the existing RingGo arrangements.</p>

	<p>The Council noted that Beacon Wood Country Park experiences relatively modest visitor numbers when compared to larger countryside sites operated by national bodies such as the Forestry Commission. As a result, the income derived from parking charges is limited and closely linked to day-to-day usage of the park. It was highlighted that the introduction of an Annual Parking Permit could reduce overall parking income, as regular users may opt for a lower-cost annual option, thereby decreasing the revenue currently received from individual visits.</p> <p>Members were advised that, unlike larger organisations such as the Forestry Commission, the Council does not have access to significant alternative income streams that could be used to offset any reduction in parking revenue at Beacon Wood Country Park. The Park operates on a smaller scale and must be financially sustainable in its own right, with income contributing directly to maintenance, management, and operational costs.</p> <p>Having considered the financial implications, the Council concluded that the introduction of an Annual Parking Permit at this time was not warranted. It was agreed that the likely reduction in income, combined with the administrative costs of introducing and managing a permit scheme, could result in a net loss of revenue for the Country Park.</p> <p><b>RESOLVED:</b>  <i>That, following a request from a visitor to Beacon Wood Country Park, the Council considered the introduction of an Annual Parking Permit and determined that an Annual Parking Permit would not be introduced at the present time. The matter may be reviewed in the future should visitor numbers, usage patterns, or the financial position of the Country Park change.</i></p> <p><b>15.3</b> The comparison of income between 2024 (£4,393.10) and 2025 (£8,276.91) showing an increase of £3,883.81, was noted.</p> <p><b>15.4</b> It was noted that Dartford Orienteering Klubb (DFOK) held a very successful event at the Woods on 13 December 2025 with over 100 competitors.</p>
16	<p><b><u>Recreation Facilities</u></b></p> <p><b>16.1</b> Repairs to fencing adjacent the allotment have been completed and the shrub at the corner of the allotments/Annie's Cottage has been cut down and will be chipped on site.</p> <p><b>16.2 Keep Fit Equipment</b>  The Clerk confirmed that the inspection and annual maintenance of the keep-fit equipment had taken place at a cost of £549.20 + VAT and Members had received a copy of the report. It was noted that the Double Air Walker could not be repaired and that a replacement would cost £2,460.82 + VAT.</p> <p><b>RESOLVED</b>  <i>That a replacement Doubler Air Walker be purchased from FreshAir Fitness at a cost of £2,460.82 + VAT.</i></p>
17	<p><b><u>Bean Village Hall</u></b></p> <p><b>17.1</b> Mature Drivers &amp; Passengers seminar will take place at Bean Village Hall on Monday 2nd March 1.30 – 3pm</p> <p><b>17.2</b> Update on hall survey.  Members noted and discussed the matrix of surveyors who responded to the</p>

	<p>Council's request for a structural survey quotation.</p> <p><b>RESOLVED:</b>  <i>That Super Speed Engineering be appointed to undertake the consulting structural engineering duties of carrying out a site survey and producing a structural report on the above building, terms and conditions as set out in their proposal, dated 5 January 2026, at a total cost of £800 plus VAT.</i></p> <p><b>17.3 Suspended Ceiling</b>  The Clerk advised that a report of damage to a section of the suspended ceiling had been reported the morning of this meeting (12 January 2026) by the pre-school. The area immediately below the section damaged together with an extended section surrounding the damaged area has been barriered off. A builder has been arranged to attend on 13 January 2026 to assess the damage and make safe the ceiling.</p>																
18	<p><b><u>Allotment Association</u></b></p> <p><b>18.1</b> The Clerk has received confirmation from All Tree Consultancy that following discussions with DBC Planning Senior Technical Officer (Development Management) it has been confirmed that the Oak tree which currently overhangs Plots 15 and 16 is not subject to a TPO as the trunk of the tree sits the allotment side of the fencing with 49 Drudgeon Way.</p>																
19	<p><b><u>Finance</u></b></p> <p><b>19.1 Balance as at 31 December 2025</b> on all accounts</p> <p><b><u>Bean Parish Council (Co-op)</u></b></p> <table border="1" data-bbox="331 1088 1209 1240"> <tr> <td>Reserve Account</td> <td>14,631.80</td> </tr> <tr> <td>Current Account (No. 1 account)</td> <td>13,629.75</td> </tr> <tr> <td>Petty Cash</td> <td>9.51</td> </tr> <tr> <td><b>TOTAL</b></td> <td><b>28,271.06</b></td> </tr> </table> <p><b><u>Bean Village Hall (Co-op)</u></b></p> <table border="1" data-bbox="331 1317 1209 1429"> <tr> <td>Current Account (No. 2 account)</td> <td>20,705.03</td> </tr> <tr> <td>Petty Cash</td> <td>3.56</td> </tr> <tr> <td><b>TOTAL</b></td> <td><b>20,708.59</b></td> </tr> </table> <p><b><u>Bean Parish Council (Unity Trust – Beacon Woods)</u></b></p> <table border="1" data-bbox="331 1505 1209 1541"> <tr> <td>Current account</td> <td><b>21,066.95</b></td> </tr> </table> <p>Transactions on UT account since last meeting;</p> <p><b>Expenditure</b>  Website £2.99  LS Sinclair – Fencing £2,892.00  TMS Protection (December) £352.47  Service Charge (November) £6.00</p> <p><b>Income</b>  Deposit from cash donations (December) £40.00  Car Parking November £585.75</p> <p><b>19.2 Bank and Scribe reports up to 31 December 2025</b>  To receive and discuss the following</p> <ul style="list-style-type: none"> <li>- Co-op Bank transactions on all accounts 1- 31 December 2025</li> <li>- Bank reconciliation on all accounts as at 31 December 2025 was agreed and signed</li> </ul>	Reserve Account	14,631.80	Current Account (No. 1 account)	13,629.75	Petty Cash	9.51	<b>TOTAL</b>	<b>28,271.06</b>	Current Account (No. 2 account)	20,705.03	Petty Cash	3.56	<b>TOTAL</b>	<b>20,708.59</b>	Current account	<b>21,066.95</b>
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	<ul style="list-style-type: none"> <li>- Monthly breakdown of receipts and payments</li> <li>- Net position by cost centre and code</li> <li>- Receipts and payments forecast</li> <li>- Summary of receipts and payments all cost centres and codes</li> <li>- Cost centre year comparisons</li> </ul> <p><b>19.3 Internal Auditor</b> Members discussed the appointment of Internal Auditor for 2025-26 AGAR</p> <p><b><i>RESOLVED</i></b> <b><i>That L Robbins be invited to conduct the Council's Internal Audit for 2025-26 and to undertake the internal audit as set out by the AGAR for 2025-26. A formal letter of appointment, signed by Cllr. Munday, Lead Councillor for Finance, will be sent.</i></b></p>
20	<p><b><u>Items of interest</u></b></p> <p><b>20.1</b> Chair's Items - none</p> <p><b>20.2</b> Borough Councillor's Items - none</p> <p><b>20.3</b> Members' Item</p> <ul style="list-style-type: none"> <li>- the white lines at the end of School Lane with the junction of Sandy Lane need replacing. Clerk to log request with Highways.</li> <li>- the wall alongside DR22 on the boundary with 48 Beacon Drive continues to move. Clerk to advise DBC Building Control Manager that they may wish to re-inspect the Wall.</li> </ul> <p><b>20.4</b> Clerk's Items</p> <p>The Clerk updated members on the following:</p> <ul style="list-style-type: none"> <li>- Santa's visit went well and was well attended.</li> <li>- Thames water road closures in the local area</li> <li>- Incident involving dogs in the rec which took place on 5<sup>th</sup> January 2026 and subsequent event of 7<sup>th</sup> January 2026.</li> </ul>

**There being no further business the Chair closed the meeting at 8.55pm**

**Chair.....**

**Date .....**