

MINUTES
BEAN PARISH COUNCIL
Monday 13th April 2026
at 7.30pm
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. D Hammock, Cllr. A Munday, Cllr. J Turner-Burgin, Cllr. K Turner-Burgin (Chair), Cllr. SA Weeks, Cllr. T Williams

Two police officers also attended.

	Agenda Item
1	<p><u>Apologies for absence</u> There were none, all members were present.</p>
2	<p><u>Declarations of interest</u> 2.1 There were no updates to the Register of Interests 2.2 There were no declarations of interest against an agenda item. 2.2.1 It was noted 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> 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> 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>RESOLVED:</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</p>

	<p>that the resolutions contained therein be deemed to be the resolutions of the Council.</p> <p>RESOLVED: <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 announced that two items, Insurance and Provision of HR, had been received for consideration since agenda production which were suitably urgent to be discussed at the meeting, and will be added to the agenda under Finance as items 19.5 and 19.6</p>
6	<p><u>Correspondence</u> The following items of correspondence were noted</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 <p>- Borough & Parish Forum Tuesday 7th April 2026 – This meeting was attended by the Chair and Clerk. The CEO of KALC was also in attendance Attendees received a presentation from the Chief Officer and Director of Corporate Services of DBC on the current status regarding the options for Local Government Reorganisation in Dartford and neighbouring areas. DBC’s preferred option is 5a, comprising 5 new unitary councils</p> <ul style="list-style-type: none"> • Gravesham, Medway, Dartford • Swale and Medway south of the river • Faversham, Canterbury, and Thanet • Ashford, Folkestone & Hythe, and Dover • Maidstone, Tunbridge Wells, Tonbridge & Malling, Sevenoaks <p>The decision from Government on which proposal has been chosen is expected to be announced in July 2026 with 1st April 2028 as the date of the new unitary councils going live. This latter date, when the agreements must be in place, is fixed and will not be changed.</p> <p>The number of Councillors in each unitary Council will be reduced from approximately 350 (depending on the size of the Unitary) down to around 80. This means that Councillors will have responsibility for a greater area and number of residents. Originally Government stated that there must be a minimum of 500,000 residents in each unitary but this has now changed and in other parts of the country smaller unitary councils have been approved. The transference of assets has caused problems in other parts of the country but should not have a great impact on Bean as the only DBC asset in Bean is the small playground in Page Close.</p> <ul style="list-style-type: none"> - 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. - Invitation to the Chair to attend the GAC of DBC on Wednesday 6th May. Chair to check availability and revert.

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.</p> <p>RESOLVED: <i>That Cllr J Turner-Burgin be appointed as the 2nd Council representative to the DAC of KALC, together with Cllr. K Turner-Burgin and that their preferred dates for the July meeting of the Committee are Monday 27 July 6pm or Wednesday 29 July 6pm.</i></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. The presentation given by NHS Kent & Medway and the one-page overview was noted. Cllr. William’s report was also noted and members considered 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. <p>RESOLVED: <i>That Cllr. Williams invites a representative from the Neighbourhood Health programme to attend the June 8th meeting of the Council.</i></p>
10	<p><u>Kent Police</u> The attending officers were advised of the recent acts of vandalism in the village:</p> <ul style="list-style-type: none"> - Damage to the recreational ground fencing - Vandalism to the Sandy Lane gate - Vandalism to the camera at Beacon Woods
11	<p><u>Planning</u> The following were noted</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>Members CONSIDERED</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 It was noted that the application makes no reference to being adjacent to woodland.</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 No comment.</p>
12	<p><u>Highways</u></p> <p>12.1 Temporary Road Closure - Sandy Lane, Bean - 13th April 2026 for 2 days</p> <p>12.2 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 were noted.</p> <p>12.3 Sandy Lane gate was vandalised 10-12 April 2026. Reported to police, Crime Reference Number 46/60334/26</p>

13	<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 March 2026 income from car-parking £544.50 and donations £40 was noted, total £584.50. This is £137.25 less than received in March 2025.</p> <p>15.2 The Tree Report carried out in March 2026 was noted and members discussed the quotation of £1,375 + VAT to carry out the identified work.</p> <p>RESOLVED: <i>That AP Trees be appointed to carry out the work as identified in the March 2026 Tree Inspection Report, at a cost of £1,375 + VAT.</i></p> <p>15.3 Order placed with Play Inspection to carry out Annual Inspection of Trim Trail in January 2027.</p> <p>15.4 It was noted 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 Members received and discussed the report on the Kompan webinar on Playground Safety and noted the webinar https://youtu.be/eWOjipnah_s?si=cInpBOHX-LV8xM6p The Clerk confirmed that there had been no provision in the budget for 2026/27 for additional equipment.</p> <p>16.2 The Operational Inspection Report was received and the Clerk was instructed to organise the recommended repairs to the artificial turf around the table tennis table.</p>
17	<p><u>Bean Village Hall</u></p> <p>17.1 The draft minutes of the Village Hall Committee meeting held on Monday 30th March 2026 were received and noted.</p> <p>17.2 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 was noted. 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>RESOLVED: <i>That the Hall Committee's recommendations for salary increases, effective from 1 April 2026, for the caretaker, cleaner and private hire caretaking be approved.</i></p>

17.4 To APPROVE the Hall Committee's recommendations for increase in hire rates from 1st September 2026.

RESOLVED:

That the following increase in hire fees, effective from 1 September 2026 be approved.

- *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*

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.

18 Allotment Association

No matters to consider at time of publication.

19 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

The following reports were discussed

- Co-op Bank transactions on all accounts 1- 31 March 2026
- Bank reconciliation on all accounts as at 31 March 2026 was 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.

RESOLVED:

That the subscription to KALC for 2026/27 at a cost of £537.74 + VAT be approved.

19.4 Rural Services Partnership 2026 -2027 Subscription

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

RESOLVED:

That the subscription to Rural Services Partnership for 2026/27 at a cost of £55.13 + VAT be approved.

19.5 Insurance

Clerk currently awaiting additional information for completion of Statement of Facts and current value of Assets to request quotations for Insurance 2026/27, due on 26 April 2026.

RESOLVED:

That the Clerk report to Cllr. Clarke with the quotations when received and that authority to appoint an insurer be delegated to Cllr. Clarke and the Clerk

19.6 HR Provision

The Clerk advised that the government have introduced 173 changes to Employment Law to be introduced over a 2-year period. 29 changes have come into effect from 6 April 2026. These changes will be overseen and employers checked for compliance by a new body called the Fair Work Agency.

To ensure compliance and future-proof the Council going forward the Clerk will be meeting with a representative from Peninsula on Tuesday 14th April at 2pm at the hall to conduct a FREE impact assessment survey.

RESOLVED:

That the Chair of HR Committee (Cllr Munday) call a meeting of the Committee (Cllrs Weeks and Hammock) to receive a report from the Clerk on the meeting with Peninsula and to make recommendations to the full Council at the May meeting on what further actions should be taken.

20	<p><u>Items of interest</u></p> <p>20.1 Chair's Items - none</p> <p>20.2 Borough Councillor's Items - none</p> <p>20.3 Members' Item – none</p> <p>20.4 Clerk's Items</p> <p>The Clerk reported in more detail on the various acts of vandalism in the village. The windows have been cleaned at the Village Hall and the boiler service and gas safety check have taken place.</p> <p>The repairs to the cracks at the external rear wall of the hall have been completed and the plasterer has advised that in his opinion there is no subsidence as the cracks had appeared adjacent to the bricked-up windows where two different types of blocks were not toothed together when the opening was blocked up.</p> <p>The repairs have been left exposed and will remain exposed for 12 months in order to monitor any further movement, with a view to final rendering in summer 2027.</p>
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There being no further business the Chair closed the meeting at 9.27pm

Chair..... Date