



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:
Wednesday 15th October 2025, 7:00pm
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
Wednesday 15th October 2025
at 7.00pm
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	<u>Declarations of interest</u> 2.1 To receive any updates to the Register of Interests 2.2 To receive any declarations of interest against an agenda item. 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.
3	<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. 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.
4	<u>Minutes</u> 4.1 To APPROVE the Minutes of the Parish Council Meeting held on Monday 8 th September 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. <i>RECOMMENDATION:</i> <i>That the Minutes of the Parish Council meeting held on 8th September 2025 be approved and adopted as a true record</i>
5	<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.
6	<u>Correspondence</u> To note the following items of correspondence - Elders Forum Tuesday 18th November at Acacia Hall, Darent Suite, Dartford, DA1

	<p>1DJ, beginning at 10:00am</p> <ul style="list-style-type: none"> - The Rural Bulletin – 16, 23, 30 September 2025 7 October 2025 - Bluewater Community Forum Members, took place on Thursday 25th September 2025. To receive a report. - CPRE Kent E-Newsletter - September 2025 - RVSG Roundup September 2025 - Enquiry from Swanscombe & Greenhithe TC. They are looking at compiling a Community Resilience Plan and have enquired if Bean PC would have any appetite in working as a “cluster”? - RSN Monthly Rural Funding Digest and Government Consultations Bulletin - Bluewater Community Forum – Community Newsletter - Learn CPR with KSS Air Ambulance – free course. - My Community Voice – October - Invitation for the Chair to attend DBC Remembrance Sunday Service – 9 November at 10.45
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</p> <ul style="list-style-type: none"> • NALC Events Letter • KALC October newsletter • Kent Association of Local Councils' 78th Annual General Meeting, to be held on Saturday, 22nd November 2025, at the Rochester Corn Exchange, The Meeting House, Northgate, Rochester, ME1 1LS. • Chief executive's bulletin – 18, 25 September 2025, 2 October 2025
8	<p><u>Parish Forum</u></p> <p>The meeting scheduled for 7th October was cancelled due to lack of business.</p>
9	<p><u>GDPR and Governance compliance</u></p> <p>9.1 Assertion 10</p> <p>Further to the training on Assertion 10 given at the September meeting there is a Statutory requirement for ALL staff and councillors to have undertaken training in GDPR / FOI in order to be certain of meeting the criteria with strong evidence. There is also a requirement for ongoing training, which would be achieved through refresher courses, but the frequency can be determined by each council according to the appropriate level of risk. This does not have to be renewed annually, but it is recommended that councils renew every two years.</p> <p>NALC provide online training modules for:</p> <ul style="list-style-type: none"> • Data Protection Essentials • FOI essentials <p>https://www.nalc.gov.uk/support/improvement-training-and-qualifications/online-courses.html</p> <p>Or via Bitesize courses on KALC website https://www.kentalc.gov.uk/event</p> <p>Enrolling on the NALC courses is simple and convenient. Just visit NALC Nimble e-learning portal, https://nalc.nimble-elearning.com/ and register.</p> <p>Each course is £16, and can be paid with a debit or credit card, which will be re-imbursed by the Council on production of invoice and receipt or payment.</p>

10	<p><u>Consultations</u> No items to consider at time of publication</p>
11	<p><u>Kent Police</u> 11.1 The Police and Crime Commissioner Matthew Scott has launched his Annual Policing Survey. Anonymous survey: https://www.kent-pcc.gov.uk/get-in-touch/consultations/ 11.2 Local surgeries PC Kieron Swan will be holding surgeries for Bean & Village Park, Darenth, Longfield. New Barn and Southfleet wards as follows. 17/10/2025 – 1000 hours – DARENT VALLEY HOSPITAL, MAIN FOYER 19/11/2025 – 1400 hours – HAWLEY GARDEN CENTRE, DA2 7RB 14/12/2025 – 1000 hours – Coffee shop opposite GREEN SPICE, GREEN STREET GREEN ROAD (if this is open by then) LONGFIELD VALLEY HILL HALL will be the first one in the new year. 11.3 Kent Police rural crime survey (Survey closes 7th November) https://survey.mycommunityvoicekent.co.uk/Survey/HASH/AB812FBF30515BB6AD956CBAE43EFD73</p>
12	<p><u>Planning</u> To NOTE the following 12.1 Weekly planning lists from DBC including Planning Decisions taken under delegated powers 12.2 Weekly planning lists from EDC To NOTE the following application has been REFUSED 12.3 DA/25/00857/P3Q Farmland Rear Of Drudgeon Farm School Lane Bean Kent Application under Schedule 2, Part 3, Class Q of the Town and Country Planning (General Permitted Development) Order 2015 as to whether prior approval is required for proposed change of use from an agricultural building to 5 dwellings (C3 Use class). https://publicaccess.dartford.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SZV1VBBQJ3700 DBC Decision That PRIOR APPROVAL IS REQUIRED and has been REFUSED for the following reasons: 01 The application is not supported by sufficient information to satisfy the local planning authority that the building complies with the requirements of Class Q. (a) (i) and (ii) - not an agricultural building, Q.1. (b) (iii) - the site has been used for any non-agricultural purpose, of Part 3 Schedule 2 of the Town and Country Planning (General Permitted Development Order) 2015 (as amended). The proposed change of use cannot be considered permitted development for this reason. 02 The proposed development fails to comply with Condition Q.2 (f) and (g) of Class Q of Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development Order) 2015 (as amended) and so cannot be considered Permitted Development under Class Q. TO CONSIDER 12.4 25/00976/FUL Darent Valley Hospital Darenth Wood Road Darenth Kent Erection of a modular, single-storey decant ward on an existing car park, along with</p>

	<p>associated landscaping, car park alterations, and all associated works</p> <p>12.5 25/01034/FUL 4 Barnfield Cottages, Sandy Lane Erection of one detached dwelling, alterations to the ground levels to the front of the site to facilitate parking spaces and associated engineering works. https://publicaccess.dartford.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=T29MK0BQKMW00</p> <p>12.6 25/01035/FUL 4 Barnfield Cottages, Sandy Lane Erection of one detached dwelling, alterations to the ground levels to the front of the site to facilitate parking spaces and associated engineering works. https://publicaccess.dartford.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=T29ML5BQKMY00</p> <p>To NOTE</p> <p>12.7 25/01016/FUL Land West Of Shellbank Lane (Property history 200000535443) Bean, Dartford DA2 8AX Change of use of land to a gypsy site with the stationing of two static mobile homes and one touring caravan and erection of day room, with associated vehicular access track, hard and soft landscaping.</p> <p>Request for screening opinion</p> <p>DBC have advised that ‘It is concluded that given the smaller scale of the current proposal, the Environmental effects would not be significant. The above assessment criteria, have been given carefully consideration and, the Borough Council’s screening opinion is that an Environmental Impact Assessment is not required.’</p>
<p>13</p>	<p><u>Highways</u></p> <p>13.1 Sandy Lane The blocks are back in place on the Watling Street side of the underpass and our contractor will be re-instating the gate at the School Lane end.</p> <p>13.2 Various Roads in the Borough of Dartford - Speed Limit Consolidation Order https://letstalk.kent.gov.uk/various-roads-dartford-speed-limit-consolidation-order?utm_source=ehq_newsletter&utm_medium=email&utm_campaign=ehq-New-Consolidation-Order-in-Dartford&utm_campaign=website&utm_medium=email&utm_source=ehq Public Notice closes Monday 29 September 2025 at 12 noon</p> <p>13.3 Bean Roundabout Request from local resident to seek from KCC/National Highways agreement to install yellow boxes on the roundabout at the exit from Bean to allow motorists to cross the traffic coming from the A2 towards Bluewater to access the slip road to A2 London bound.</p> <p>13.4 Parish Seminar on 22nd October 2025 09:30 – 14:00 (09:00 start for signing in). Lecture Theatre, Sessions House, Maidstone ME14 1XQ Registrations close 19th October https://forms.office.com/e/PcaH0Wnmnw</p>
<p>14</p>	<p><u>Environmental Issues</u> No matters to consider at time of publication.</p>

15	<p><u>Footpaths</u></p> <p>15.1 DR25 The Council has purchased 2 x ‘Please shut the gate’ notices at a cost of £25.46 for the gate at the junction of DR25 and DR24 which prevents cattle and other farm animals egressing towards School Lane.</p> <p>15.2 DR22 A request has been made to KCC PROW to re-imburse the Council for costs incurred for the emergency removal of fallen and dangerous branches on DR22 on 29th August 2025, total cost £450 + VAT.</p>																
16	<p><u>Beacon Woods</u></p> <p>16.1 Car parking income for September 2025 - £726.75</p> <p>16.2 To consider the quotation for repairs to the external fencing on Southfleet Road.</p>																
17	<p><u>Recreation Facilities</u></p> <p>17.1 To consider the quotations for fox deterrent fencing.</p> <p>17.2 To note the Annual Inspection report carried out by Play Inspection on 26th September 2025. To further note the recommendations made, in particular those relating to the Fresh-Air Fitness equipment which was originally installed in May 2016. The equipment carries a 10-year warranty.</p>																
18	<p><u>Bean Village Hall</u></p> <p>18.1 To NOTE that Royal Mail have confirmed that the address for the hall has been changed from Bean Youth & Community Centre to Bean Village Hall, High Street, Bean DA2 8AS.</p>																
19	<p><u>Allotment Association</u></p> <p>19.1 Request to apply for permission to cut back a TPO Oak tree overhanging plots 15 and 16 rendering them useless for cultivation.</p>																
20	<p><u>Residents’ Association</u></p> <p>20.1 To NOTE the Minutes of the meeting held in August 2025</p> <p>20.2 To NOTE the agenda and supporting papers for the meeting on Monday 6th October 2025.</p>																
21	<p><u>Finance</u></p> <p>21.1 Balance as at 30 September 2025 on all accounts</p> <p><u>Bean Parish Council (Co-op)</u></p> <table border="1" data-bbox="331 1451 1209 1603"> <tr> <td>Reserve Account</td> <td>14,537.86</td> </tr> <tr> <td>Current Account (No. 1 account)</td> <td>20,378.24</td> </tr> <tr> <td>Petty Cash</td> <td>17.66</td> </tr> <tr> <td>TOTAL</td> <td>34,933.76</td> </tr> </table> <p><u>Bean Village Hall (Co-op)</u></p> <table border="1" data-bbox="331 1715 1209 1832"> <tr> <td>Current Account (No. 2 account)</td> <td>18,552.91</td> </tr> <tr> <td>Petty Cash</td> <td>00.16</td> </tr> <tr> <td>TOTAL</td> <td>18,553.07</td> </tr> </table> <p><u>Bean Parish Council (Unity Trust – Beacon Woods)</u></p> <table border="1" data-bbox="331 1906 1209 1944"> <tr> <td>Current account</td> <td>22,801.00</td> </tr> </table>	Reserve Account	14,537.86	Current Account (No. 1 account)	20,378.24	Petty Cash	17.66	TOTAL	34,933.76	Current Account (No. 2 account)	18,552.91	Petty Cash	00.16	TOTAL	18,553.07	Current account	22,801.00
Reserve Account	14,537.86																
Current Account (No. 1 account)	20,378.24																
Petty Cash	17.66																
TOTAL	34,933.76																
Current Account (No. 2 account)	18,552.91																
Petty Cash	00.16																
TOTAL	18,553.07																
Current account	22,801.00																

Transactions on UT account since last meeting;

Expenditure

Website £2.99

TMS Protection (August) £341.10

TMS Protection (September) £341.10

Service Charge (September) £6.00

Income

Deposit from cash donations £44.41(August) + £55.20 (September)

Car parking (August) £937.50

Car Parking (April, June, July) £2,147.25

Initial bank deposit, originally paid by BPC £500

Balance of funds received from FoBW £382.95

21.2 Bank and Scribe reports up to 30 September 2025

To receive and discuss the following

- Co-op Bank transactions on all accounts 1- 30 September 2025
- Bank reconciliation on all accounts as at 30 September 2025 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

21.3 Payments to note and approve

Scribe £384 + VAT

Parish Online emails £299 + VAT

21.4 AGAR Year ending 31 March 2025

Mazars have confirmed (letter dated 23 September 2025) the Completion of the limited assurance review for the year ended 31 March 2025.

They have reported:

On the basis of our review of Sections 1 and 2 of the Annual Governance and Accountability Return, in our opinion the information in Sections 1 and 2 of the Annual Governance and Accountability Return is in accordance with Proper Practices and no other matters have come to our attention giving cause for concern that relevant legislation and regulatory requirements have not been met.

There were no other matters affecting their opinion to be drawn to the Council's attention.

The completion notice dated 24th September 2025 has been posted on the Council notice board in the village and on the Council's website.

21.5 Computer

To NOTE that Microsoft support for Windows 10 has been extended, free, on the Council's computer until October 2026. The cost of purchasing a new computer will, therefore, be included in the budget for 2026 -2027.

22

Remembrance Day

To consider

- Arrangements for the service which will be held on Sunday 9th November at 2pm
- To note that Revd Nevell has confirmed his attendance
- Arrangements for installing and removing lamppost poppies

23

Items of interest

23.1 Chair's Items

23.2 Borough Councillor's Items

23.3 Members' Item

23.4 Clerk's Items

To receive the Clerk's report