

MINUTES
BEAN PARISH COUNCIL
Monday 7th September 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. D Hammock, Cllr. A Munday, Cllr. J Turner-Burgin
Cllr. K Turner-Burgin (Chair), Cllr. S Weeks, Cllr. T Williams

JS Becket (Clerk& RFO)

	Agenda Item
1	<u>Apologies for absence</u> None, all members were present.
2	<u>Declarations of interest</u> 2.1 There were no updates to the Register of Interests 2.1.1 It was NOTED that Cllr. Hammock sits on DBC Development Board and therefore, would refrain from any discussions or decisions regarding planning matters. 2.2 There were no declarations of interest against an agenda item.
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 Minutes of the Parish Council Meeting held on Monday 13th July 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. <i>RESOLVED:</i> <i>That the Minutes of the Parish Council meeting held on Monday 13th July 2026 be approved and adopted as a true record</i>

5	<u>Items for Consideration</u> The Chairman announced that the following urgent items would be added to the agenda. 11.4 Planning application 26/01015/FUL 5 Foxwood Road 16.1 Locking up of Bean recreation ground
6	<u>Correspondence</u> The following items of correspondence were noted. - Rural Services Bulletins, 17 July – 2 September 2026 - RSN Monthly Rural Funding Digest - Information from DBC on Community Resilience
7	<u>KALC/SLCC/NALC</u> 7.1 New Devolution Page https://www.kentalc.gov.uk/devolution 7.2 Correspondence from KALC/NALC - Chief Executives Bulletins 16 July – 27 August 2026 - KALC newsletters (September) 7.3 KALC – Dartford Area Committee To NOTE that the above meeting was held on Monday 27th July from 10.00 am – 12.00 pm. Unfortunately, due to the date and time there was no representation from BPC.
8	<u>GDPR and Governance compliance</u> No matters to consider at time of publication
9	<u>Consultations & Public Engagement Events</u> 9.1 The following consultations have now closed. 1) KCC Annual Budget 2) Police Force Mergers 9.2 Kent Minerals & Waste consultation which has been extended to 5th October 2026 Cllr Weeks reported that there are three existing site allocations for soft sand, sharp sand and gravel • Chapel Farm, Lenham (soft sand) • Stonecastle Farm, Hadlow (sharp sand and gravel) • Moat Farm, Capel (sharp sand and gravel). No changes are proposed to these sites in the adopted Kent Minerals Sites Plan 2020. These sites are proposed to be included in the new Plan because they remain necessary to maintain the supply of these specific aggregate resources. The Kentish Ragstone Quarry at Hermitage Quarry in Aylesford will run short in 2033 so it needs to be enlarged but there are many factors to consider before assent may be given. None of the above directly affect Bean Parish but it is important that Bean PC remains a recipient of details relating to minerals and waste as there is a seam of gravel which runs under The Thrift and Thrift Wood and the Parish's close proximity to Pinden Asbestos

10	<u>Kent Police</u> 10.1 Surgeries – Sunday 4 October at 1400 and Monday 9 November at 1300 at Longfield Costa Coffee.
11	<u>Planning</u> The following were noted. 11.1 Weekly planning lists from DBC including Planning Decisions taken under delegated powers 11.2 Weekly planning lists from EDC 11.3 DA/26/00735 87 Stonewood Bean Kent DA2 8BZ Demolition of existing conservatory and erection of a single-storey rear extension Permission GRANTED 11.4 DA/26/01015 5 Foxwood Road Erection of a first-floor side extension, single storey rear extension and enlarged porch. Change of materials to the roof and walls <a href="https://publicaccess.dartford.gov.uk/onlineapplications/applicationDetails.do?activeTab=su
mmmary&keyVal=TKMFFCBQMTI00">https://publicaccess.dartford.gov.uk/onlineapplications/applicationDetails.do?activeTab=su mmmary&keyVal=TKMFFCBQMTI00 No comments or observations. 11.5 26/00018/FTWR Old Bean Cottage Shellbank Lane Bean Kent DA2 8AX Erection of part single/part double storey side extensions (26/00160) Fast track appeal dismissed - The proposal due to its volume, depth, mass, in conjunction with existing extensions would introduce a disproportionate addition to the original building that would constitute inappropriate development within the Green Belt, causing harm to its openness. The proposal would therefore be contrary to Policy M12 of Dartford Local Plan to 2037 and paragraphs 153,154 & 155 of the NPPF.
12	<u>Highways</u> 12.1 Members discussed the request from a resident of Bean to re-position the ‘lego blocks’ either side of Sandy Lane underpass to facilitate access for a mobility scooter. The Clerk will; raise the matter with Highways. 12.2 Kent Highways Forward Works Programme Highways have now produced a new five-year programme covering the years 2026/27 to 2030/31, reflecting the need to consider asset management as a multi-year activity. The programme is in two parts: the first concerns the next two years (2026/27 - 2027/28), and most of the sites included have already been verified by our engineers. The second part relates to years three to five of our five-year programme (2028/29 - 2030/31), and is largely based on data from our asset management systems, so may be subject to more changes as the schemes are verified. They are continuing to develop our programme for some assets and treatment types, so additional schemes may be added at a later date. In addition, it is important to note that the programme is subject to regular review and may change for a number of reasons. The programme is shared on their website: Managing highway infrastructure - Kent County Council

13	<u>Environmental Issues</u> 13.1 Southfleet Parish Proposed AI Data Centre Members noted the report on the zoom meeting held on 3rd August 2026 attended by Cllr. Munday and the Clerk and the subsequent information provided by Southfleet Parish Council.
14	<u>Footpaths</u> 14.1 DR22 – adjacent to 30 – 52 Foxwood Letters have been sent to the above residents reminding them that throwing garden, building or general waste over their back fences onto the land bordering DR22 is classed as fly-tipping and that should it continue the Parish Council will report the resident/s to DBC for action.
15	<u>Beacon Woods</u> 15.1 Fencing around the picnic area has been completed. 15.2 Covert camera in car-park has been installed. 15.3 Gate at the Shellbank Lane entrance to be replaced by Thames Water on Tuesday 15th September. 15.4 Members received a report on the incident which took place around 7pm on Wednesday 5th August 2026, involving police and KFAR. Crime ref 06/08/1473. 15.5 Members noted the correspondence between the Clerk and UKCPS dated 21 July 2026 regarding their proposal to amend the car-parking signage and ratified the Clerk's response stating: <i>We do not agree with the new signage removing the Tariff and do not give consent for the signs to be updated.</i> 1. <i>We consider it imperative that visitors to our Country Park can see clearly on site what the tariff is without resorting to using the app.</i> 2. <i>The contract we signed with you included the agreed signage that currently exists</i> 3. <i>You refer to 'guidance' which infers that this is not a legal requirement. Please supply the link to this 'guidance'</i> 4. <i>On the new signage you have removed the wording 'Payment must be made before 23.59 of the same day' why is this?</i> 5. <i>Some of our visitors may not have access to the app and would therefore see that payment can be made up to 23.59 and find some other way to pay before the deadline, eg by phone to 0203 046 0010 thus avoiding the app completely or alternatively they may not have phone coverage at the park and have to pay later. If they are not advised that they have until 23.59 to pay they will just leave the park and we will lose income.</i> <i>We suggest the signs are changed to include the additional fee as follows: Up to 2 hours parking £1:20 3 hours and over £2.20 With a note that this includes a 20p admin fee to RingGo. Corrective stickers could then be applied to the printed tariff when/if RingGo increase their charges.</i>
16	<u>Recreation Facilities</u> 16.1 The Clerk will be meeting with Landscape Services on 15th September to discuss their current service in advance of the end of the contract 31 January 2027. 16.2 The Clerk advised members that TMS had failed to lock the recreation ground at the agreed time of 8pm on 6 occasions during August and to date on 3 occasions in September before the agreed time of 7pm. On each of these occasions, the Parish

	Council had to arrange for the Recreation Ground to be locked ourselves. Members appreciate that emergencies can arise and that there may occasionally be circumstances outside the control of the individual guard. However, the repeated failure to close the Recreation Ground at the agreed times, together with the lack of notification on the September occasions, means that the Council is still having to provide part of the service for which it is paying for which they should be reimbursed. RESOLVED: <i>That the Clerk write to TMS seeking confirmation of the following.</i> <i>1. That the £68.22 reimbursement will be made to the Parish Council for the six missed August closures;</i> <i>2. What action has been taken following your previous email to the Control Room and in relation to the team's run sheets;</i> <i>3. What arrangements are now in place to ensure that the 7.00pm September closing time is consistently adhered to; and</i> <i>4 To ensure that the Parish Council is contacted promptly on the numbers previously provided if the Recreation Ground cannot be closed at the scheduled time.</i>																
17	<u>Bean Village Hall</u> 17.1 Further movement of exterior and internal walls. Members inspected the additional cracks which have appeared in both the rear exterior wall and the internal dividing internal walls between the storage rooms and the main hall RESOLVED: <i>To request a follow up survey from the structural engineers and to advise the next steps the Council should take.</i> 17.2 H&S policies are being drafted and Members will undergo training regarding Health and Safety (Display Screen Equipment) Regulations 1992.																
18	<u>Allotment Association</u> 18.1 Confidential item.																
19	<u>Finance</u> 19.1 Balance as at 31 August 2026 on all accounts <u>Bean Parish Council (Co-op)</u> <table border="1"> <tr> <td>Reserve Account</td><td>14,715.51</td></tr> <tr> <td>Current Account (No. 1 account)</td><td>8,654.91</td></tr> <tr> <td>Petty Cash</td><td>9.51</td></tr> <tr> <td>TOTAL</td><td>23,379.93</td></tr> </table> <u>Bean Village Hall (Co-op)</u> <table border="1"> <tr> <td>Current Account (No. 2 account)</td><td>23,040.80</td></tr> <tr> <td>Petty Cash</td><td>6.37</td></tr> <tr> <td>TOTAL</td><td>23,047.17</td></tr> </table> <u>Bean Parish Council (Unity Trust – Beacon Woods)</u> <table border="1"> <tr> <td>Current account</td><td>6,102.63</td></tr> </table> Transactions on UT account between 1 July -31 August 2026 Expenditure Website (July) £4.79	Reserve Account	14,715.51	Current Account (No. 1 account)	8,654.91	Petty Cash	9.51	TOTAL	23,379.93	Current Account (No. 2 account)	23,040.80	Petty Cash	6.37	TOTAL	23,047.17	Current account	6,102.63
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Website (August) £4.79
 TMS Protection (July) £352.47
 LJ Sinclair Fencing (August) £4,128.30
 Service charge (July) £7.00
 Service Charge (August) £7.00
 Transfer to No. 1 account for signage (July) £154.40
 Transfer to No. 1 account for SIM card (July) £19.50

Income

Deposit from cash donations (July) £54.51
 Deposit from cash donations (August) £44.46
 Car parking (June) £615.74
 Car Parking (July) £802.49

19.2 Bank and Scribe reports up to 31 August 2026

The following were received and discussed.

- Co-op Bank transactions on all accounts 1 July – 31 August 2026
- Bank reconciliation on all accounts as at 31 July 2026 to be agreed and signed
- Bank reconciliation on all accounts as at 31 August 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 VAT Reclaim

Form 126 for the period 1 April – 30 June total £11,881.02, of which £11,269.06 applies to Beacon Wood Country Park expenditure, has been submitted and is awaiting approval.

19.4 2025-2026 AGAR

At the time of producing this agenda no correspondence has been received from the external auditor, Mazars, regarding the 2025-2026 accounts.

19.5 Internal Auditor

Further to Item 19.5, page 2148, June 2026 Minutes our Internal Auditor has confirmed appointment for 2026-27 financial year.

19.6 Council lap-top

Replacement of the Council's laptop, as per budget.

RESOLVED

That the Council's laptop be replaced as detailed in the 2026-27 budget.

19.7 Local Government Pay Award

The Local Government Association (LGA), acting on behalf of the National Joint Council (NJC) for Local Government Services, has announced that agreement has been reached on the 2026 pay award for local government employees. The settlement provides for a 3.3% increase in pay rates and allowances with effect from 1 April 2026. The agreed pay award covers the period from 1 April 2026 to 31 March 2027, and employers are being encouraged to implement the increase as quickly as possible.

https://www.slcc.co.uk/lga-announces-2026-local-government-pay-settlement/?utm_source=emailmarketing&utm_medium=email&utm_campaign=news_bulletin_27_august_2026&utm_content=2026-09-02

	The increase will be reflected in the September payroll run, back dated to 1 April 2026 19.8 Defibrillator New battery and pads have been purchased at a cost of £330 + VAT
20	<u>Items of interest</u> 20.1 Chair's Items – None 20.2 Borough Councillor's Items – None 20.3 Members' Item – None 20.4 Clerk's Items Bean Village Hall 1) As per our new contract, as of 1 September 2026 gas to the Village Hall is now supplied by EDF 2) A Chair trolley has been damaged – lost wheel, damaged handle. Replacement cost, like for like £275 + £60 delivery. Looking at cheaper options. Beacon Woods 1) Funding for Forest School Currently waiting for DBC to revert. In the event that are unable to assist with funding Kent Community Funding www.kentcf.org.uk will be approached. 2) The Clerk will be attending a webinar on Managing tree-related liability through Autumn and Winter 2026 3) Beanhill Cottages Branches from trees in Beacon Woods are overhanging this property and making access along the side very difficult. We have instructed our tree surgeon in the past to remove the offending branches. Have requested AP Trees to inspect and submit quotation. Members RESOLVED that the work should take place as soon as possible. Environmental 1) The alleyway between houses 134 and 136 in Beacon Drive and the Mount footpath is now completely blocked by vegetation from 134 and the fence from 134 is falling down. Both PROW officer and Kent Highways have confirmed that as the alleyway is unadopted and is neither a registered PROW or part of Highways that they have no powers to ensure that it is kept open and accessible. DBC environmental/enforcement were approached in the hope that they may consider the 'blockage' fly-tipping but they have confirmed that the blockage does not qualify as fly tipping. Highways 1) The following road is scheduled for re-surfacing after 21 September and within an 18-month period. BRAMBLE AVENUE, BEAN Beacon Drive to Stonewood Alternative route via Beacon Drive and Stonewood. (And vice versa) 2) Thames Water Utilities - Temporary Road Closure - Dale Road, Southfleet - 29th September 2026 for 4 days.

EXCLUSION OF THE PRESS AND PUBLIC

To resolve that, in accordance with the Public Bodies (Admission to Meetings) Act 1960, the public and press be excluded from the meeting during consideration of the following item of business on the grounds that it involves the likely disclosure of exempt information.

Proposed by Cllr. Hamock and seconded by Cllr. Weeks. Motion carried.

18.1 Members considered a confidential matter relating to an allotment tenancy and associated management arrangements.

The Council considered the confidential report concerning an allotment tenancy and resolved to permit the tenancy to continue, subject to a substantially reduced allotment arrangement and strict conditions, as detailed in the confidential report.

The Clerk was instructed to notify the tenant in writing of the Council's decision and the conditions of the revised tenancy.

There being no further business to consider the Chair closed the meeting at 21.05pm

Chair.....

Date