

**MINUTES OF A MEETING OF THE PARISH COUNCIL HELD IN  
THE PARISH ROOM, SISSINGHURST  
ON THURSDAY 12<sup>TH</sup> SEPTEMBER 2019**

**PRESENT:** Cllr. Veitch (in the Chair) Cllrs. Beck, Bunyan, Clifford, Fermor, Fletcher, Hall, Hartley, Hatcher, Pethurst and Warne.

**APOLOGIES:** Cllrs. Fairweather, Gilbert, Kings and Smith. Borough Cllr. Dawlings.

The Chairman welcomed everyone to the meeting and read out the following statement: Members are required to declare any interests, dispensations, predetermination or lobbying on items on this agenda. Members are reminded that changes to the Register of Interests should be notified to the Clerk. She notified those present that the meeting was being recorded as a Clerk's aid.

**63/19: Minutes of the Previous Meeting to be confirmed:**

Cllr. Warne asked that item 59/19 be amended to include the word 'draft' before TWBC Local Plan. Cllr. Veitch proposed that the Minutes of the Meeting held on the 8<sup>th</sup> August 2019, including the amendment be adopted as a true record. This was seconded by Cllr. Fletcher and agreed.

**64/19: Visit from Dr. Justin Charlesworth – G.P at Orchard End Surgery and Alison Burchell – Programme Director for Primary Care Strategic Planning (West Kent CCG).**

Cllr. Fletcher explained that there are a number of options for the Wilkes Field.

At the moment, the legal documents for the transfer of the Wilkes Field to the Parish Council have been written to enable a medical centre to be built in conjunction with a community centre.

There has been a major change in the delivery of primary care across the county, The Parish has a clean sheet and is exploring options for the use of the land. Dr Charlesworth and Alison Burchell had been invited to explain the options for the future delivery of primary care.

He handed over to Dr. Charlesworth to explain the current situation of health care in the Parish.

There are three practices in Cranbrook which are already too small to cater for the population. There is a national GP recruitment crisis with Kent being particularly understaffed. The existing GPs are all of a similar age so within five to seven years they will all be expecting to retire. The three surgeries have agreed to work together which would be better for the patients and will make the recruitment of new GPs easier. There are increasing demands on what we do and how we work. The GPs remain committed to providing personal care and want to leave Cranbrook with a practice to be proud of. He invited questions.

Cllr. Beck – How many GPs are we short of now?

Dr. Charlesworth – None at present but within 5 years 3 out of 4 of existing partners will be retired.

Cllr. Clifford - Have all three existing practices agreed to merge and have you a timescale?

Dr Charlesworth – Yes, they have all made that commitment and would like it to happen within 3 years.

Cllr. Hall – Have the existing premises in Jockey Lane been considered?

Alison Burchell – The building in Jockey Lane is not big enough. Any building considered will need to be of an adequate size to future proof for all three practices, plus any growth in the population.

Alison Burchell gave a precis of the situation from the perspective of the CCG.

The CCG do not hold any capital funding. GPs are responsible for their own premises whether owned or leased and for the delivery of services. We are in the very early stages of exploring options. The three practices have submitted their outline business case proposal which sets out their rationale and the principle of merging and looking for new premises. The CCG will examine what has been submitted and decide if permission can be given for the process to advance. The outline proposal does not include any site options. As well as the Community Centre on Wilkes Field there are a number of other sites under consideration in Cranbrook. A full and detailed options appraisal will be undertaken. The process has to be approved at each stage by the CCG because they have delegated authority from NHS England for the commissioning of general practice. They hold the budget that reimburses the cost of rent or rates of any premises, which GPs can apply for under their contract.

Cllr. Hall raised questions regarding the financial implications of including a medical centre within the Community Centre and the specific requirements that would be necessary. Cllr. Fletcher responded by stating it was far too soon for a particular financial model to be discussed. In response to Cllr. Hartley, Dr. Charlesworth advised there were several different types of funding models. In some schemes GPs may raise the capital funds themselves or they could choose to go to a third party developer who would provide the capital funding.

In response to Cllr. Warne, Dr. Charlesworth advised that they would expect a new medical centre to be able to provide additional services and that it would be more appealing to young G.P.s. One attraction of the Community Centre is not only is it central it would create more liaison between the community and health provision.

Cllr. Veitch thanked Dr. Charlesworth and Alison Burchell for attending.

#### **65/19: Community Centre:**

Cllr. Fletcher reported that he had attended an open meeting with the senior members of NHS Kent & Medway. He discovered that the Primary Care Network in this area will cater for around 48,000 patients. They are very keen to broaden the delivery of health services, by increasing the number of patient facing, decision making staff. Engaging with the community is hugely important, young people have a tendency to refer to the internet before seeking advice or help from a doctor.

Cllr. Veitch advised that we are waiting for a response from the Co-Op's solicitors, TWBC are chasing them on a daily basis. The owner of the Tanyard Dental Practice is out of the country at present so there is no update on that tonight.

We are asking for expressions of interest in the Steering Group. There is a dedicated email address that can be used to express an interest on being part of the group or for anyone to put forward ideas. We want the Community to help design it. She and Cllr. Fletcher will be manning a stall at the Weald Sports Centre Community Day on 28<sup>th</sup> September to canvas ideas and opinions.

In response to Cllr. Pethurst, Cllr. Fletcher confirmed that the GPs would not be calling on the funding that the Council offered towards the Scoping Report.

### **66/19: Chairman's Report:**

Cllr. Veitch thanked everyone involved in organising the Sissinghurst Fete. It was a huge success with everyone working very hard on what was an extremely hot day.

She reminded everyone that new members were needed for the Committee and to contact Cllr. Fairweather if they were interested.

She congratulated the team on another excellent issue of Parish Cake.

She reported on the Parish Chairman's meeting which was short because an extra one is planned to discuss the draft TWBC Local Plan. Minutes of previous meetings are with the Clerks if anyone would like to see them.

The construction contracts are about to be signed for the library/museum/cultural centre in Tunbridge Wells, with work starting in the next few months and completion in two years. It is to be called the Amelia Scott Centre.

The cost of the Calverley Square project has been reassessed to take account of the extra costs due to Brexit. The total figure is now at £108m, but we have been assured that the actual interest on the increased loan would stay the same as interest rates have gone down. They are looking to dispose of the existing site and buildings. She had participated in the Calverley Square project review and thanked Members for their comments. She gave details of who was on the Independent Review Panel. The report has yet to be released. TWBC will make a decision later this month on the project. The Compulsory Purchase Order decision is a good independent summary of the project, hard copies are available from the office if anyone would like to read it.

She expressed sadness on the deaths of Pamela Spare, wife and Mayoress to John Spare and Cllr. Ronen Basu who was Mayor in 2013/14. All members have received details of the services if they wish to attend.

### **67/19: Policy & Resources:**

Cllr. Beck referred to the minutes of the recent meeting. He confirmed the date for the community event being held at the Weald Sports Centre was 28<sup>th</sup> September. In response to Cllr. Hartley, Cllr. Beck gave a precis of the costs to date on the Community Centre as follows:

Totals Per Category	
Architect	£20,427.96
Business Plan	£3,000.00
Ecology	£375.00
Fundraising	£6,300.00
Loan Opinion Survey	£406.36
Planning	£6,850.00
QS	£2,530.00
Solicitors-Buss Murton	£12,564.50
Solicitors-Hedleys etc	£8,338.25
Stationery	£2,418.18
Structural Survey	£1,475.00
VAT Consultant	£2,840.00
<b>TOTAL</b>	<b>£67,525.25</b>

Year Ending April

2013	£10.00
2014	£161.00
2015	£28,605.77
2016	£6,216.04
2017	£19,967.94
2018	£0.00
2019	£10,479.50
2020	£2,085.00

**TOTAL** **£67,525.25**

Cllr. Hartley requested that the minutes of the meeting reflect that as of 31<sup>st</sup> March 2019 there was £163,300 in earmarked funds for the Community Centre. Cllr. Beck agreed to produce a regular report of spending on the Community Centre.

Cllr. Beck proposed adoption of the minutes of the meeting held on 10<sup>th</sup> September, this was seconded by Cllr. Fermor and agreed.

**68/19: Planning & Preservation Management:**

Cllr. Bunyan referred to the minutes of the meeting held 20<sup>th</sup> August and highlighted the discussion regarding the outline application on Hartley Road. She also asked Members to let the Committee know their thoughts on the naming of the Hurstway site as this was due to be discussed at next Tuesday's meeting.

**69/19: Burials & Properties:**

Cllr. Clifford advised the next meeting was scheduled for 29<sup>th</sup> October.

**70/19: Environmental Management:**

Cllr. Fletcher advised the next meeting was scheduled for 24<sup>th</sup> September.

**71/19: Neighbourhood Development Plan:**

Cllr. Warne give a precis of the meetings held on 12<sup>th</sup> August and 9<sup>th</sup> September. An error on page 2, paragraph 2 of the August 12<sup>th</sup> minutes was pointed out. The words Brick Kiln Farm site were corrected to Turnden Phase 2. With the amendment made she proposed adoption of the minutes of 12<sup>th</sup> August, this was seconded by Cllr. Pethurst and agreed.

She highlighted previous advice from Stephen Baughen to engage with developers of specific sites and proposed the Council approve the forming of a resident's group to engage with the developer responsible for securing a masterplan for the Hartley sites under the same terms as the Brick Kiln and Turnden Advisory Groups. This was seconded by Cllr. Bunyan and agreed.

Cllr. Warne advised that the Council needed to respond to the consultation on the Benenden NDP. The Steering Group was under a great deal of time pressure at present so she hoped the Planning Committee would discuss a response. Cllr. Hatcher would relay the steering group's initial thoughts to the Planning Committee when it is discussed in October.

Some of the advice the NDP Steering Group had received had been conflicting so clarification was needed before work on the plan can progress. Cllr. Warne confirmed that all AECOM advice is paid for by central government.

Cllr. Warne proposed adoption of the minutes of the meeting held on 9<sup>th</sup> September, this was seconded by Cllr. Pethurst and agreed.

### **72/19: Reports from Delegates**

#### **a) KALC**

Cllr. Veitch reported that Cllr. Fletcher had attended on her behalf and noted discussions on the following:

The Tunbridge Wells Agreement which requires updating in the planning section so that officers are required to inform the parish if they are going to oppose a parish decision (copies of the current agreement are with the clerks if any of the new councillors want a copy). Concern was expressed over the capacity for water and sewage in new high build areas. It was questioned if the TWBC tourism website was up to date with parish information.

#### **b) Katharine Elizabeth Wood Charity**

Cllr. Veitch reported that an article will be submitted for the next edition of Parish Cake featuring someone that the charity has helped through their higher education. Support continues for those in need in the Parish.

The following report from delegate Graham Holmes was read out:

#### **c) Cranbrook Tourism Group**

The Group met on the 11<sup>th</sup> September. An article has been prepared for the TWBC Local magazine on existing and forthcoming attractions in the Parish. In addition material has been gathered for the final promotion of the series in the Wealden Advertiser. It will give prominence to the Apple Fayre in October but will also feature St Dunstan's concerts, the Windmill and Museum.

The Group were disappointed that no Councillors were willing to attend meetings. The Clerk would pass on Mr Holmes details to Cllr. Hatcher as he is keen to attend if timings allow.

#### **d) Transport Accessibility Group**

The next meeting of the Group will be on the 20<sup>th</sup> September at The Queens Hotel, Hawkhurst. Councillors are reminded that the Group exists to campaign for improvements to rural bus services in the area and they are invited to report any problems that might be brought to their notice by Parishioners.

#### **e) Hop Pickers Line Heritage Group**

Cllr. Holmes deputised for Cllr. Hartley when the Group last met on the 27<sup>th</sup> August.

Arrangements were finalised in respect of the High Weald AONB Walking Festival on the 18<sup>th</sup> September. Walkers will be guided around Goudhurst with particular reference to the railway. There are still some places available and anyone interested should contact Graham Holmes.

New representatives from Horsmonden were welcomed to the Group.

#### **f) CCAAC**

Cllr. Bunyan advised the next meeting was scheduled for 25<sup>th</sup> September.

### **73/19: Clerk's Report:**

The Clerk gave an update on crime figures as presented from PCSO Lee Jules. She also stated that our Annual Governance and Accountability Return had been received from the External Auditor and she was pleased to report that there were no issues raised.

**74/19: Correspondence:**

There was no correspondence to report.

**75/19: Items for Information:**

Cllr. Warne advised that she had received disturbing information that there had been an attempt to decapitate a sheep at Charity Farm, it was not believed to have been an isolated attack, as other incidents had been reported in the local area. Cllr. Beck stated that an animal head had been discovered in a bag in Quaker Lane today.

Cllr. Bunyan advised the Sissinghurst Flower Show was being held at Sissinghurst Primary School on Saturday at 2.30pm.

Cllr. Hall reported that Sevenoaks Borough Council were putting their Local Plan forward for examination next week. They were the only council she was aware of that were refusing to accede to housing targets because of constraints. 95% of their borough was either AONB or Green Belt land. The result of their actions will be known in the new year.

Cllr. Hall also reported that there was an article being written for the TWBC Local magazine promoting Cranbrook Museum.

Cllr. Fletcher stated there had been a two page report entitled 'A weekend in the High Weald, Kent and East Sussex' in the Times on Saturday which featured Sissinghurst Castle and Union Mill in Cranbrook.

**76/19: Reports from Borough Councillors:**

Cllr. Veitch read out a report from Cllr. Dawlings in which he gave an update on the Benenden NDP and the TWBC draft Local Plan. In regard to the Cranbrook Community Centre, TWBC continues to chase the Co-Op to agree the legal documents.

He also advised that there has been a significantly higher than expected take-up for the opt-in garden waste service. The main issue for the next few weeks will be inevitable teething problems as the new service levels are introduced. He also commented on the very sad and sudden death at the weekend of the Portfolio Holder responsible for the Refuse service - Cllr Ronen Basu.

Cllr. Warne reported that she had attended an Audit & Governance meeting where risks particularly regarding the big projects they are considering, were discussed. She had also attended a planning meeting and was disappointed to be out voted on an application in Hawkhurst, which would see the demolition of the White House on Highgate Hill, to make way for a McCarthy Stone development.

She reported that a Cabinet meeting this morning agreed to recommend approval to Full Council on 25<sup>th</sup> September of the construction phase of the Calverley Square project.

The meeting was closed. Parishioners were invited to ask questions.

A member of the public reiterated his concerns regarding the possible purchase of the Tanyard Dental Practice. He also queried the access rights for the Cranbrook Engineering site. Cllr. Veitch explained the different access rights and the timelines involved.

A parishioner wanted to attend the next Environmental Management meeting. She was advised of her right to attend and asked if she could submit any questions she has in advance, it would be most appreciated.

A parishioner voiced concern at the amount of newly built houses that remain unsold.

Another parishioner voiced disappointment at the quality of work covering up of the white lines in The Street that had been placed there in error. She was advised to contact Cllr. Holden who has asked for the work to be done. She also reported that the rubbish bin in The Street was still awaiting replacement following a road traffic accident some time ago. The Clerk offered to chase this up with TWBC. A grit bin in the village has also been daubed in paint. The Clerk has a graffiti cleaning kit so would ask the Parish Warden to try and remove it.

Signed .....

Date: 10<sup>th</sup> October 2019