

BLEAN PARISH COUNCIL



Minutes of the Parish Council meeting held on Monday 8th December 2025.

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Those Present: Cllr. P. Hutt (Chairman); Cllr. H. Samuelson (Vice-Chairman); Cllr. A. Jeffers; Cllr. S. Mohan; Cllr. J. Russell and Clerk Mrs D. Horswell.

Also present: Ward Cllr. S. Jupe; Ward Cllr. D. Smith and two members of the public.

1. Apologies for Absence.

Cllr. M. Akers – injured shoulder; Ward & County Cllr. R. Ricketts – CCC Cabinet meeting.

The Chairman welcomed everyone to the meeting.

2. Changes to DPI's & Declarations of Interest in matters to be discussed:

No changes were declared.

3. To Approve: Minutes of the last Meeting: of 10th November 2025.

The Minutes were **PROPOSED** by Cllr. Samuelson; **SECONDED** by Cllr. Jeffers and **APPROVED** by all **Members present. The Minutes were signed by the Chairman as a true record.**

4. Finance:

4.1 Invoice Payments (Banking Report circulated to Cllrs. for approval and payments paid between meetings).

DD	Lili Waste Services	Waste Collection December	£149.34 (Vat £24.89)
Bacs	Mr K Waddington	Handyman Wages November	£211.75
Bacs	Mrs D Horswell	Clerk Salary November	£885.13
Bacs	Mrs D Horswell	Batteries for Christmas Lights	£16.00
Bacs	HMRC	PAYE & NIC November	£341.98
DD	XLN	Telephone & Broadband December	£108.36 (Vat £18.06)
DD	HugoFox	Monthly Website Charge	£11.99
DD	HugoFox	Monthly email charges	£20.99
	Unity Trust Bank	Monthly Service Charge	£6.00
Bacs	Meadow Grange	Supply and plant 8 planters with winter planting.	£583..20 (Vat £97.20)
Bacs	BVHMC	Hall Hire December	£24.00

Total Paid Out: £2,358.74

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Money Received in

Bacs BVHMC – Waste Collection Sept & Oct.

£112.60

Bank Statement as at 30th November 2025 - Current Account £40,908.57*

(This does not include all the outgoing and incoming transactions in this banking report).

***Includes remainder of S106 money of £2,350.68 to be spent on play equipment maintenance.**

PROPOSED by Cllr. Jeffers; SECONDED by Cllr. Samuelson and all Cllrs. present APPROVED the bank payments.

4.2 To Approve: Landscape Services Grounds Maintenance Contract 2026/2027. This is an increase of £210.42 on last year's price.

Proposed by Cllr.Hutt, Seconded by Cllr. Samuelson and all Cllrs. present APPROVED the contract.

4.3 To Approve: Lili Waste Services Contract 2026/2027. This is an increase of £1.18 per week on last year's price. Note: BVH pay 50%.

Proposed by Cllr.Jeffers, Seconded by Cllr. Russell and all Cllrs. present APPROVED the contract.

5. Planning: (Planning Report for Discussion circulated to Cllrs. Prior to the meeting)

PLANNING REPORT December 2025

Planning Applications:

25/01940 - Single-storey detached garage with balcony and metal balustrade on side elevations following the demolition of existing garage and lean-to - **Moat Cottage, Tile Kiln Hill** – Blean Parish Council have no objection to this application but think there should be a condition to join the garage with the main dwelling house.

Decisions by CCC: None

Appeals

Appeal Ref: APP/J2210/W/23/3332825

24 School Lane

Retrospective application for single-storey detached agricultural storage.

Awaiting Decision.

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5.1 Update on Blean Common Development.

There have been complaints that conditions are not being upheld regarding the times of work. Cllr. Jeffers said that since the welfare unit and, presumably, the generator has been moved to the eastern side of the site, residents opposite the site are not disturbed by the generator. The contractors also appear to be opening the site later and closing earlier.

5.2 To Withdrawal of C12 in the Draft Local Plan.

Cllr. Bobrowicz, Chairman of Hackington Parish Council, has contacted Blean Parish Council because there have been some developments at the CCC level which are relevant to housing developments, including Save The Blean.

It relates to something called the Wealdon condition. It is a planning condition which 'forces all new housing developments to have a robust plan in place for dealing with the additional wastewater treatment required. This sewage plan must be approved and signed off by the City Council. It also ensures that the agreed sewage works for dealing with extra wastewater is fully implemented before the first home can be occupied.' It takes its name from Wealdon District Council in Sussex who early on this year won an appeal.

Following discussion it was agreed to write to Cllr. Bobrowicz giving support from Blean Parish Council.

6. Reports from Ward Cllrs and County Cllr:

6.1 Ward Cllr. Jupe:

Cllr. Jupe said she was appalled at the recent traffic lights on Blean Common by the new development site.

She is dealing with the tree that needs attention in Chestnut Avenue.

CCC need to make KCC see sense regarding the work being carried out at Westgate Towers.

7. Reports and Updates:

7.1 Village Hall Report: - Cllr. Russell.

No report.

7.2 N.H.W:

All relevant reports are circulated to Cllrs. weekly. It was noted there are lots of scams circulating.

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7.3 Footpath Report: Cllr. Samuelson.

Footpaths are muddy.

7.4 Highways Report: Cllr Jeffers.

Cllr. Jeffers said that the traffic island at Blean Common has been hit and reported to KCC. The website states the job has been attended but more work is required.

7.5 Speedwatch Report: Cllr. Akers.

No report.

7.6 Clerks Report.

Recreation Ground

Five large planters and three small ones have been planted with winter bedding by Meadow Grange.

18th November - I met with Landscape Services new area manager, Steve Jacobs, and had a walk around the recreation ground, Nature Reserve and The Green to see what areas they mow and whether the Parish Council were happy with their work. We did look at the overgrown ditch which runs along the entire length of the recreation ground which has not had any work done on it for a few years. He is going to bring the hedge manager along to discuss and supply a quote for the work to be done sometime in the future if the Parish Council request it.

Faults Reported:

Dead trees outside shops reported to Landlord 1/8/25 – **response received.**

Surface of the Crab and Winkle Way – Reported to PROW - **Ref 250880766.**

CB18 – Overgrown vegetation and blocked drainage - Ref: **251014820.**

Fly-tipping on Crab & Winkle Way – **Ref FLT020213**

Correspondence Circulated:

CCC - annual budget consultation process.

Local Officers will be attending Blean Village Hall: Wed 26 Nov 11:00

Kent Ramblers: Meeting for Footpath Volunteers – 27th November – Lenham.

Blean Church Carol Service Sunday December 14th

CCC – Matthew Archer - Notes on assets and shadow authority arrangements.

Annual Survey - Crime and Community – closing date 1st December.

Blean Woods National Nature Reserve - Mid-October to mid-November 2025

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Kent Ramblers: Meeting for Footpath Volunteers – 27th November – Lenham Community Centre.

KALC NEWS - DECEMBER 2025.

Post Office Limited - Rough Common Road Drop and Collect.

CPRE – renew membership - It was thought a good idea to rejoin the membership as their legal advice could be useful.

CCC - Update on local government reorganisation (LGR)

PC 30838 PARKINSON WELLARD and PCSO SINCLAIR will be at Blean Village Hall on Wednesday, 10th December 2025, between 11:00 - 12:00 hours.

This is an opportunity for residents to meet their local officers, raise any concerns, or simply have a chat. We look forward to seeing you there!

8. Matters raised by the Public:

A resident raised concerns about traffic speed and inconsiderate parking in Chapel Lane. He has contacted KCC and the Police with his concerns but has been advised it is better for the Parish Council to contact them.

9. Matters to be discussed and updates on pending projects: (Any relevant papers circulated to Cllrs. prior to the meeting)

9.1 To Discuss: Issues in Chapel Lane – parking and speeding.

This matter had been discussed at agenda item 8.

9.2 Update: BPC Highway Improvement Plan.

Cllr. Akers has the notes suggested by residents and is writing a report.

9.3 To Discuss: Request from resident ref bench, tree plaque.

BPC has received an email from a resident who would like to have a bench or a tree with a plaque in the recreation ground or nature reserve in memory of his Mother-in-law and Father-in-law. After discussion It was thought it might be best to suggest having a plaque on one of the benches already sited.

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10. Councillors' Reports.

10.1 Cllr. Hutt reminded Councillors of the Broad Oak reservoir Stakeholder Advisory Group meeting – 11th December 2pm – 4pm online.

10.2 Cllr. Mohan spoke of the Westfield Residents Association that needs new committee members.

10.3 Cllr. Jeffers reported that there has been a lot of activity at the Royal Oak pub and a fence has been erected in front of the car park. Clerk to contact CCC as this requires planning permission.

11. Any Other Business for discussion at the next Parish Council meeting on 9th February 2026.

There being no further business the Chairman wished everyone a Happy Christmas and the meeting closed at 20.35.

Dates of forthcoming Parish Council meetings in the coming year 2026 unless for any reason they have to be changed – 9th February; 9th March; 13th April; 11th May; 8th June; 13th July; 14th September; 12th October; 9th November; 14th December.

These Minutes remain as draft minutes until approved by the Parish Council at the next meeting.

Date _____

Signature _____