

**MINUTES OF THE MEETING OF THE PARISH COUNCIL
ON TUESDAY 17th JANUARY 2017 IGHTHAM VILLAGE HALL AT 7.45pm**

Present: Cllr Holden, Cllr Brierley, Cllr Cracknell, Cllr Edge-McKenna, Cllr Edwards, Cllr Mitchem, Cllr Willingham, The Parish Clerk, Cllr Taylor (Borough Green PC and TMBC for Borough Green Ward) Cllr Rayner (Wrotham PC and Vice Chair of KALC) and 22 members of public

1. APOLOGIES FOR ABSENCE

Cllr Hall & Cllr Betts

2. DECLARATION OF INTERESTS

None

3. UPDATE FROM BOROUGH COUNCILLOR

Cllr Taylor apologised on behalf of the Parish Alliance for the inclusion of the Gracelands (Dark Hill) site in the Local Plan. The Parish Alliance had understood that Ightham PC had supported its inclusion but are now aware that this was not the case. He suggested that the Parish Alliance meet in February to discuss sites to be included. In summary, the Parish Alliance is a group of 4 local parishes: Borough Green, Wrotham, Platt and Ightham who speak with one voice on some local issues as acting as a group they can be more effective.

Cllr Taylor also brought a letter opposing the closure of the NatWest Bank in Borough Green, this was signed by the Chairman and Parish Clerk. This has also been signed by other parishes and will be sent along with a petition to Head Office at Nat West.

Philippa Parker, a resident from Fen Pond Road, gave a short presentation on the potential H & H Celcon Planning Application, advising the meeting that she was speaking on behalf of Ightham residents who would be directly affected if the proposal went ahead. The reasons for objecting are summarised:

1. Site 50, the area proposed for conversion to quarry in 2011, was stamped "non-allocated" under the Kent Minerals and Waste Local Plan (KMWLP). This didn't originally include the 5 acres towards Fen Pond Road, it now does.
2. The land is within the AONB and a designated protection site and a site of special scientific interest. It is a habitat for protected species.
3. H&H have past backfill history of noxious substances
4. Destruction of a heritage site and impact on a Grade II* listed building
5. The impact of the expansion and development of H&H Celcon on traffic and visual issues
6. The carcinogenic effects of a silica sand quarry

Cllr Holden reported that Ightham Parish Council had been notified in December 2016 by KCC of a request for a scoping opinion to determine the environmental impact of a proposed planning application to extend Ightham Sand Quarry. This alerted us to the fact that there is likely be planning application and we now have time to gather information to enable us to give a view once we are consulted. Cllr Holden said that the presentation had been very helpful in this regard. A member of public asked whether the Parish Alliance would be involved. Cllr Holden said that we would ask for their support in our view.

Cllr Rayner said that he would be standing as County Councillor in May and believes that this will be a critical issue. He commented that (1) a planning application must be submitted before any response can be made (2) he believes that there are strong arguments for opposing an application as there need to be special or exceptional circumstances to develop in AONB or Metropolitan Greenbelt; such circumstances here are not obvious. Cllr Rayner recommended the services of a Planning Consultant as the application could be easily defended if the Parish Council could raise enough money. There was precedent with a previous 2006 H&H Celcon application when all money raised towards the defence was later recovered. Cllr Holden said that if we were to employ a legal or other advisor that we would have to limit our financial liability. A member of public asked what sort of aspects the Parish Council take into account when responding to a planning application? Cllr Holden said we would consider the impact on the village and whether that impact was acceptable. The Parish Council seek broadly to represent the views of the parishioners. Cllr Mitchem said that the H&H site was not in the current Kent Minerals and Waste Local Plan but it is out for consultation. (see below). Other considerations that should be raised if an application comes in are the location of the high pressure gas pipeline and the monitoring of long term health impacts of quarry works.

Cllr Rayner reported that he attended a Conservative party meeting on 16th January and was made aware that some KCC member funding is available for areas that have poor quality broadband. Cllr Holden asked the Parish Clerk to find out what funding is available and on what terms. A resident from Fen Pond Road said that broadband was poor despite fibre being installed and was concerned that in such cases residents wouldn't have access to any help. Another resident said that different fibres would affect the broadband speeds. Cllr Holden recommended that any issues should be communicated to the local MP, Tom Tugendhat who has offered in the past to take issues forward. Cllr Rayner said that Rt Hon Tom Tugendhat MBE MP will be holding a Surgery in Borough Green Village Hall 9.30am onwards on 17th February by appointment only. To book a meeting [email](#), or call 020 7219 4727.

A resident in Borough Green Road whose property was flooded asked whether there was any update on the flood report. He was enquiring about funding towards flood defence measures. The Parish Clerk reported that she has been in contact with Max Tant who was waiting to speak with a couple of residents before issuing the report and confirmed, that no decision about funding could be made until the report is issued. An update is in the December Minutes and will be emailed to residents pending the report from KCC.

A resident from Fen Pond Road said that the pond often flooded and needed dredging. This isn't maintained by the Council, as it is privately owned. The Parish Clerk was asked to make Max Tant aware as KCC would have access to Land Registry records to establish who the owner is.

A resident asked about progress of moving the 30mph sign on Fen Pond Road, The Parish Clerk reported that she had repeatedly chased this up but had no further update.

There is also no update on the A25 traffic calming measures, it is with KCC at the moment.

Cllr Cracknell urged residents to contact the local MP with highways issues.

4. PARISH COUNCILLOR VACANCY & ELECTION OF CHAIRMAN

Cllr Holden is to continue as acting Chairman until someone else comes forward. We have one candidate for Parish Councillor, Cllr Holden and the Parish Clerk to set up a meeting.

5. PLANNING APPLICATIONS

TM/17/00022/TNCA - T2 Silver Birch – Fell in sections to near ground level. Crown House, High Cross Road, Ivy Hatch, Sevenoaks, Kent TN15 0NR. Leafmatters Ltd. "No objection providing Liz Guthrie is content."

TM/16/02256/FL - Peel House – Appeal Notice – Parish Council to write to reiterate our initial response of "no objection". The application was turned down on the basis of bulk.

TM/17/00029/LB - Old Laundry Cottage, Mote Road, Ivy Hatch, Sevenoaks, Kent TN15 0NT. Listed Building Application: Reinstatement of first floor to create a third bedroom. Resubmission of existing consent TM/14/00695/LB. Applicant: National Trust, Ms B Gillow Ightham Mote, Mote Road, Ivy Hatch, Sevenoaks, TN15 0NT. Cllr Edge-Mckenna took the application away to consider.

Planning Applications Approved

TM/16/03541/TNCA - T1/2 Oak trees to reduce back to lowest forks by pollarding. T3 Oak to reduce lower limbs by 5-6 meters. Oldbury Hall, Oldbury Lane, Ightham, Sevenoaks, Kent, TN15 9DF.

TM/16/03669/NMA - Non-Material amendment to planning permission TM/14/03507/FL (Demolition and replacement of existing dry storage shed): Revision to form and design of building. Selected Plants Nursery, Ismays Road, Ivy Hatch, Sevenoaks, Kent.

TM/16/03384/NMA - Non material amendment to planning permission TM/15/00129/FL: Adjust the approved window and door locations of the studio. Fir Tree House, Ismays Road, Ivy Hatch, Ightham, Kent TN15 0NX.

TM/16/03291/FL - Engineering works to reduce ground level extension and driveway, and erection of 1 no. bay Oak framed garage. Oakhill, The Street, Ightham, Sevenoaks, Kent, TN15 9HE.

TM/16/03292/FL - Erection of side porch/utility extension, installation of 2 No. first floor windows to west elevation and 1 No. first floor window to east elevation. Three Birches, Common Road, Ightham, Sevenoaks, Kent, TN15 9DY.

TM16/03269/TNCA - T1 - Golden Lawson Cypress, fell to near ground level, low amenity value and T2 - Silver Birch, reduce height by approximately 2m and prune remainder to shape. Crown House, High Cross Road, Ivy Hatch, Sevenoaks, Kent, TN15 0NR.

TM/16/03239/RD - Details submitted pursuant to conditions 3 (materials), 5 (external lighting) and 13 (surface water drainage) of planning permission TM/14/00182/FL (Retention and replacement of existing buildings to create a small

business centre, comprising 6 buildings (10 separate units) and a works storage facility including 2 replacement sheds and open storage area. Associated works include removal of the existing weighbridge, rubble bund, landscaping works and alteration of internal site access arrangements) Cricketts Farm, Borough Green Road, Ightham, Sevenoaks, Kent TN15 9JB.

TM/16/03213/PDVLR - Prior Notification for Residential Extension: 8m rear extension off original rear elevation of property (Part 1 Class A). Peel House, 9 Tebbs Way, Ightham, Sevenoaks, Kent, TN15 9BJ.

TM/16/03151/FL - Change of use and extension of garage to annexe accommodation. Nutlands Cottage, Oldbury Lane, Ightham, Sevenoaks, Kent TN15 9DA.

TM/16/03022/FL - Change of use of the coach house associated with Upper Brooms from a residential annex to a separate dwelling. The Coach House, Upper Brooms, Common Road, Ightham, Sevenoaks, Kent, TN15 9ED

Planning Applications Refused

TM/16/03020/FL -. Demolish existing dwelling and erection of 2 detached dwellings with garage and parking. Two Willows, Jubilee Crescent, Ightham, Sevenoaks, Kent, TN15 9AE.

6. MINUTES. The Minutes of the meeting held on 19 December 2016 were approved and signed with a small typo amendment.

7. MATTERS ARISING

Kent Highways – items to be reported.

Road Closures –Temporary Road Closure – Sevenoaks Road, Ightham – from 3 January 2017 for up to 1 month. Find out when works are likely to finish.

Pot holes on Bates Hill outside The Rowans and on Coach Road outside Greenleaves and Raspitt Hill. The Parish Clerk was asked to obtain a schedule of resurfacing works. The salt bin outside Seven Wents is full of water.

Proposed new Scout Hut/Pavilion– Update – We are asked to clarify what was agreed in terms of funding the Scout Hut at the last meeting. IPC had initially agreed to pay the up front costs to get to the planning permission stage, in addition we agreed to pay demolition costs of the existing pavilion and levelling of the playing field. An exact figure was never given. Cllr Holden is going to ask Jason Murray to put together a briefing note outlining the need for the new scout building. IPC need to confirm our legal position as regards the lease, granting a license to the football club and decide at what point we let building works commence. The Parish Clerk will contact KALC for information on how other parishes structure such a project. We already have some information from Platt PC but they had an existing lease which they just amended. Cllr Edge raised a concern that sufficient funds may never be raised and potentially IPC could be wasting money. Cllr Holden felt confident that the most recent building proposal was achievable.

Cllr Holden also reported that a car had been abandoned and then set fire to on the scout field and then became the responsibility of the scouts to remove. To prevent further incidents, the scouts were going to put a gate at the entrance that could be padlocked.

Busty Stream/ Flooding – Update – Cllr Cracknell received information from the Flood Forum and is attending a meeting in a couple of weeks.

Lease for Tennis Club - Update – no update on progress with the new lease. Request for pathway lighting – The Clerk is awaiting a price on the lighting.

Play Ground - Update – We have received a quote for wetpour and artificial grass by the relocated gate. The Clerk was asked to establish which would be more durable and although suppliers said that the wet pour would be, the artificial grass came with a 7 year guarantee and is much cheaper. It was agreed that we would go ahead with the artificial grass. Cllr Willingham to ask James Hayward to repair the broken fence at the back of the playground.

Car Park Extension in Recreation Ground – Update – Hedges & Signage – The beech hedges have now been planted and railway sleepers installed along the front boundary of the car park. The orange netting needs to stay in place for as long as possible to allow the hedges to establish. The car park signage was signed off, Parish Clerk to place the order. The noticeboard is also on order for PSA notices, this will prevent people pinning notices to the trees. It was agreed that this would not be lockable but the Parish Clerk would monitor the notices. The lights have not been connected as we are waiting for an unmetered supply agreement. Parish Clerk to contact UK Power Networks to get the certificate.

Broadband – Update - See above

Ightham Cricket Club – Update – We have received a proposal from the cricket club to go ahead with improvements including a new mower store and toilet block. The approx cost will be £30,000 plus VAT. IPC have agreed to matched funding up to the value of £15k including what we have spent already, including the cheque below this is roughly £3,000.

Oldbury Lane Junction with A25 – Update - KCC are looking into engineering solutions.

Fen Pond Road – Progress report – No further developments, the Parish Clerk has chased this up.

Bates Hill/ Tonbridge Road Traffic calming – Update –SIDS – The Parish Clerk reported that Shipbourne PC would be interested in sharing the cost of a mobile SID as they are looking for one at the South end of the village by the primary school. The Parish Clerk was asked to come up with definitive figures for the next meeting.

Proposed 20mph speed limit in Oldbury Lane – Update – Parish Clerk has chased up Helen Cobby but has not heard back.

Proposed Public Footpath Diversions at Longstead Cottage, Old Lane MR418 – Update – Nothing to report
Repositioning of Post Box on Back Lane – Parish Clerk to request relocation to the bus stop.

Tree Survey – Quote –The Parish Clerk confirmed with TMBC that they would have to pay for a private assessment of trees in the village. It was agreed that we should instruct Treeability as they have given us a reasonable quote. The question of ownership of Jubilee Crescent was raised.

Pentecost Picnic – 4th June Recreation Ground – Nothing further to report.

Budget 2017/8 – Approval of figures for submission on 27th January – Cllrs Holden and Hall and the Parish Clerk met to determine figures for 2017/8 budget. The same approach was taken as in previous years and reflected recurring expenses of £30k. We are losing grants from TMBC that amount to approx £10k, these grants are used to pay for, amongst other things, maintaining the Churchyard. It was agreed that we would raise the precept by 10% to allow for these losses and maintain the level of funding. This means that the precept that we are asking for will be £116,949, this will mean that band D properties will pay £107 per annum, a 10% increase on last year equating to around £10 per household.

Water Survey Ightham Pavilion 25th January –Cllr Willingham will organise.

Presentation by Paul McPartland, Openarc in February – It was agreed that before the meeting next month, councillors would have a pre-meeting starting at 7.15pm allowing for a 20 minutes presentation on the Dark Hill proposals. Parish Clerk to request a copy of the proposals beforehand.

8. CORRESPONDENCE

The Pensions Regulator – Change in law on Workplace Pensions – Parish Clerk to start declaration process.

KALC Community Awards Scheme - It was agreed that the Parish Clerk would complete the form for the nominee

KCC Notification of Preparation of the Kent Minerals and Waste Sites Plans and ‘Call for Sites’ – IPC

understand that the H&H Celcon plan is not currently in the Local Plan. IPC do not think it appropriate to identify a site within the village envelope as its within an AONB. Parish Clerk to determine whether we can make a nil return or can specify that we do not wish to put any sites forward.

Alan Ball Award for Ightham History Project – Presentation of award and publicity – We received notification that Ightham at the Crossroads by Jean Stirk and David Williams has won the Alan Ball Award 2016, it is proposed that the award is presented at the Annual Parish Meeting. Parish Clerk to publicise the award on the website.

9. FINANCE

The following accounts are submitted for payment: proposed by Cllr Willingham and seconded by Cllr Cracknell.

Parish Clerk Salary & Expenses	£540.19
Gel Creative - Website	£35.00
Williams Hayward – Cut Grass Verges	£40.00
Dpl – Tree Protection at the Cricket Ground	£1,150.00
Planet Plants – Installation of railway sleepers along edge of the car park (inc VAT)	£2,040.00
Planting of green beech hedging along car park boundary (inc VAT)	£924.00

Financial position at 31 December 2016: Current account: £16,476.48 (£15,991.94 including unrepresented cheques)

Deposit account: £116,400.38

10. AOB

Cllr Holden reported that he had met with Cllr Taylor to discuss the Parish Alliance, and agreed to our ongoing involvement in these ad hoc meetings. Cllr Taylor is to arrange another meeting of the Parish Alliance in February 2017.

The meeting closed at 10.25pm