

3/17

**MINUTES OF THE MEETING OF THE PARISH COUNCIL HELD  
ON TUESDAY 21st MARCH 2017 IGHTHAM VILLAGE HALL AT 7.45pm**

Present: Cllr Mike Holden (Acting Chairman), Cllr Julian Brewer Cllr Sue Brierley, Cllr Cracknell, Cllr Edge-McKenna, Cllr Edwards, Cllr Hall, Cllr Mitchem, Cllr Willingham, , The Parish Clerk and 16 members of public.

Cllr Holden asked members of the public to raise any concerns at the beginning of the meeting. The majority of the people in attendance had come to find out about the H&H Celcon application.

Cllr Holden outlined our position: Ightham Parish Council were made aware in December 2016 that H+H were looking to increase their operations by extending the quarry to the west of the existing works. The first stage to this was a Scoping Opinion to determine that extent of an Environmental Impact Assessment. Ightham Parish Council was consulted by KCC on the proposed scope and provided comments. At this stage there is only a Scope, which is a 60+ page document defining what needs to go into the environmental impact assessment. No formal planning application has been submitted. KCC is the planning authority as it is a minerals application.

A resident raised a concern that Ightham Parish Council should make a decision on their view before an application comes in so that they are prepared to make a response. Cllr Holden said that steps are being taken, albeit more generally, to ensure that due consideration is given to AONB and MGB status when such large scale planning applications come in. The Parish Alliance, which Ightham is a member of, have recently sent a letter to our MP, Tom Tugendhat, asking for his support in protecting the greenbelt and AONB. Tom has recently sent a letter to the Minister of State for Housing and Planning asking for his commitment to ensuring policies restricting development on greenbelt and in AONB's are adhered to when applications are received. Although these letters were largely in relation to the Borough Green Garden City development, the letter is of a generic nature and can also be applied to this potential application.

Cllr Holden reported that at last months meeting, Ightham Parish Council made a democratic decision not to form an opinion until a formal application is received. Until then we don't have all of the facts in place to make a decision. Once an application is received, given the scale of the development there is likely to be a public consultation. KCC will make the ultimate decision and there will be a wide range of consultees. including Ightham Parish Council and TMBC, and we expect that any application will be made available to members of the public at the same time.

A resident asked how we would make a decision to support or not support an application. Cllr Holden responded that we would look at the impact on the village as a whole and take a balanced view. Factors will include the individuals who are adversely affected, the jobs at risk, protecting scarce resources and health.

Cllr Rayner said that it was clear from the Environmental Impact Scoping Document that it would take around 12 months for the planning authority to take into consideration all factors as it's a highly protected site within the curtilage of a grade 2 listed building. Once the application is received, all parishes can request an extension of time to respond (which is usually 28 days) especially if the application is received during the summer months.

Cllr Holden confirmed that the Parish Council would discuss any planning application at its normal monthly meeting, but could hold an emergency meeting for the application to be discussed if necessary.

In the meantime, the public were urged to write to the local MP, KCC and TMBC if they have any concerns, as the more correspondence received, the more likely concerns are taken into account in the decision making process.

A resident has launched a website ighthamhub.com, opposing the extension of the sand quarry.

- 1. **APOLOGIES FOR ABSENCE** - None
- 2. **DECLARATION OF INTERESTS** - None

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3. **UPDATE FROM BOROUGH COUNCILLOR** - Cllr Betts reported that he was still trying to resolve the ongoing drainage issue at Styants Bottom and had referred it to Matthew Balfour at KCC. There is no update on the bollards on A25. Council Tax bills are being sent out and have a slightly different layout due to the fairer charging system which is fully explained in the paperwork. Cllr Betts mentioned two organisations to make parishioners aware of: The Economic Regeneration Advisory Board who have a scheme to support businesses in the retail sector and The Leader Programme that offer grants to support rural businesses. Details of both are available via [www.tmbc.gov.uk](http://www.tmbc.gov.uk) Caroline Lingham is the Manager for the Leader Programme [westkentleader@sevenoaks.gov.uk](mailto:westkentleader@sevenoaks.gov.uk)  
Cllr Betts attended the PTAB Meeting (Planning & Transportation Board) due to his interest in the KCC draft Freight Action Plan. There are ongoing issues with HGV's and illegal parking in Kent villages and more support is being given to communities to tackle the problems, ie photographing number plates and reporting them to the police, more action will be taken. There is now funding in place for a lorry park as Operation Stack has been a huge problem for KCC.
4. **APPOINTMENT OF NEW PARISH COUNCILLOR** - Cllr Holden gave a formal welcome and thanks to Julian Brewer who has joined Ightham Parish Council. The Declaration of Acceptance of Office and Disclosure of Pecuniary Interests forms were handed over for Mr Brewer to complete.
5. **APPOINTMENT OF CHAIRMAN** – Cllr Holden asked fellow councillors to consider taking on the role of Chairman, he will continue as acting Chairman until someone comes forward.

#### 6. **PLANNING APPLICATIONS**

**TM/17/00245/TPOC** - 20 Nutfields, Ightham, Sevenoaks, Kent, TN15 9EA. Remove smaller branches of overhanging trees to previous reduction to give approx 2 to 3 metre clearance to garage. Oak tree to lightly crown lift, Oaks to the side of the property to remove regrowth to the vicinity of the previous reduction on the house side. Over the gate, remove two lower branches to a suitable growing point. "No objection providing Liz Guthrie is content."

**TM/17/00537/LDE** – The Groom, Chart Farm, Styants Bottom Road, Seal Chart TN15 0ES. Lawful Development Certificate Existing – Siting and use of a mobile home for in excess of 10 years as an independent dwelling. The general consensus is that we should leave TMBC to decide. Cllr Holden to look at the site before we respond.

**TM/17/00565/FL** – 6 Fen Meadow, Ightham, TN16 9HT. Removal of existing rear conservatory and replacement with an orangery in the same location. "No objection."

**TM/17/00496/FL** – Chestnut End, 1 Tebbs Way, Ightham, Sevenoaks, TN15 9BJ. Proposed garage conversion to habitable accommodation, construction of single storey rear extension and side porch. Insertion of new dormers to existing games room above garage with internal alterations, insertion of 3 sun tubes and change window to door on the rear elevation. "No objection."

**TM/17/00505/TPOC** – Land at Rose Wood, Sandy Lane, Ivy Hatch, Sevenoaks. Coppice area of woodland covered by Tree Preservation Order No 2, 2002. "No objection providing Liz Guthrie is content but we question whether this is the right time of year to be coppicing."

**TM/17/00546/FL** – Nutwood House, 9 Durlings Orchard, Ightham. Proposed single storey rear kitchen extension. Cllr Cracknell to go and have a look.

**TM/17/00370/FL** – 10 Common Road, Ightham, Sevenoaks, TN15 9DY. Proposed replacement side and rear extension, alterations and modernisation of existing dwelling. "No objection."

#### **Planning Applications Approved**

**TM/ 17/00211/FL** The Bungalow, Ismays Road, Ightham, Sevenoaks, Kent, TN15 9BE. Erection of outbuilding for use as residential annex.

**TM/ 17/00121/RD** Selected Plants Nursery, Ismays Road, Ivy Hatch, Sevenoaks, Kent. Details submitted pursuant to conditions 2 (materials) and 3 (construction for building) of planning permission TM/14/03507/FL (Demolition and replacement of existing dry storage shed).

**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

#### **Other planning matters**

**Planning Enforcement Matters** – A property in Ightham is being investigated by TMBC enforcement, details remain Private & Confidential.

**H&H Celcon** - Proposed Western Extension – See above. The Parish Council will not comment further until an application is received.

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**Dark Hill/Gracelands Development** – Further information received from developers and further correspondence has been circulated including an email from the Chair of Governors at Ightham School saying that the school Governors would be interested in pursuing the idea of a new school but only if the proposed development as a whole goes ahead. The Parish Council have been led to believe that the school is the key driving force behind the development which wouldn't go ahead unless it was supported by the Parish Council. It was agreed at the last meeting that the Parish Council would form a view on the proposals. Whilst in principle most Parish Councillors would support a new school and initially the Parish Council put forward the Dark Hill site for the possible relocation of the school in the Local Plan, Parish Councillors have concerns and comments about the proposal as a whole:

- The future of the school is the responsibility of KCC
- IPC question the need for the amount of additional accommodation proposed, c.150 houses plus elderly accommodation. A recent Housing Needs Survey carried out by the Parish Council only identified a need for a very small amount of additional housing in Ightham
- The site is located such that access will be very tricky and we feel that there will be a lot of opposition based upon safety. The Parish Alliance has recently undertaken a traffic survey which concluded that further development around the Dark Hill roundabout could mean that traffic will come to a standstill
- The proposal is for a 2 form entry school which would mean that there would be approx 420 children plus up to 100 staff accessing the school at peak times. With residents as well it will mean approx 800 additional people on this stretch of the road, less than 100m from the Dark Hill roundabout
- Less than 50% children currently at Ightham primary school are from Ightham, if the new school reaches capacity that will be approx 300 children who will need to be driven in from other towns and villages.
- The site is directly across the road from H&H Celcon, producing and transporting materials that some believe are a health risk
- The site is within an AONB and MGB and hasn't been included in The Local Plan
- We have concerns about the financing and are not convinced that the development would pay for a school of the size being proposed. A Department of Education endorsed report suggested that a school of this size would cost in the region of £8.4million
- Concern about what level of parking would be included on the site to accommodate school children and staff
- Concern about already stretched services such as Doctors and Dentists

Taking into consideration all of the comments above, Cllr Hall proposed that our response to the development should be "based upon what we have seen in the proposal, Ightham Parish Council cannot support it" Cllr Willingham seconded this. On a vote, 8 Parish Councillors support this view, 1 abstained. Cllr Hilden agreed to let the developers know along with the Chair of Governors and Ian Bailey at TMBC.

**6. MINUTES** The Minutes of the meeting on 12 February 2017 were signed as a true record of that meeting.

**7. MATTERS ARISING**

**Kent Highways** – items to be reported. Manhole cover of triangle of A25 Sevenoaks Road, completely open. Pothole by post box at the top of Rectory Lane. New 30mph sign on Fen Pond Road, obscured by foliage. Pothole outside Greenvales on Coach Road, road subsiding 25m from Pine Tree Lane along Coach Road.

**Highways Matters** – Update following meeting on 6th March – a note was circulated following a meeting between Cllr Holden, The Parish Clerk and Kent Highways. The overriding message was that we needed to go via our County Council member if we wanted anything to be done. There is no current data to back up our traffic concerns throughout the village. Regarding the post box on Back Lane, it was suggested that it is moved forward by approx 1 meter, into Back Lane. Parish Clerk to contact Royal Mail.

**Proposed Public Footpath Diversions at Longstead Cottage, Old Lane MR418** – Update. Cllrs Holden and Brierley and the Parish Clerk met with the owner of Longstead last week to discuss the proposal for the footpath MR418 to be diverted as they are concerned about security. The footpath is currently accessed via the owners front drive and runs across their front garden. The owners are proposing that the footpath is accessed by a separate gate and is diverted along the inside of their boundary which runs parallel to Common Road. The Parish Council had initially objected to the proposal on the basis that the house was purchased with the knowledge of the existence of the footpath. The Parish Council is aware that there has been opposition to the diversion of the footpath from local residents and The Ramblers Association and also that there is a reluctance for footpaths to be moved generally. The footpath was traditionally a short cut to the old works off Redwell Lane and to the nearby pub. The cost of moving the footpath would be met by the owners who have been in contact with KCC PROW. The new footpath would have to meet access requirements and KCC have indicated to the owners that they would withdraw their objection to diverting the path if the new route is accessible. No steps or styles are permitted and the surface must be a fair weather surface which can be used by

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wheelchairs and prams. After some debate the Parish Council took a vote, Cllr Hall proposed that we should not raise any objection to the proposal put forward by the landowners, this was seconded by Cllr Edwards. 4 Councillors agreed with this, 2 were against and 3 abstained. The Parish Clerk was asked to write to the owners accordingly. At this stage we have not been asked by KCC PROW to comment further.

**Proposed new Scout Hut/Pavilion**– Cllr Holden to consider the legal position between the Scouts and the Parish Council.

**Ightham Cricket Club** – Update – Works Started – Request for additional funding. The Cricket Club have almost completed Phase 1 of their works. The Parish Council agreed to donate £15,000 and the Cricket Club are asking for a further donation of £3,230 to cover an overrun on costs. It was agreed that we would make this donation but that we would not be able to donate anything further. Cllr Holden to arrange to meet with the Cricket Club to discuss the works and future funding. Cllr Betts suggested that the Cricket Club contact the Hive Lottery.

**Busty Stream/ Flooding** – We have been passed letters between Max Tant & Tom Tugendhat MP about the delay in the report into the flood last June. In the meantime, a Flood Forum Group has been set up between residents and the Flood Action Group, which is a registered Charity. The Group has met twice already and is in the process of putting together an action plan. The plan will be made up of a list of questions from residents and when complete the Flood Action Group will bring together the 4 main authorities who deal with flooding to provide answers to the questions. We are awaiting the report from KCC before the plan can be finalised. Some residents have still not moved back into their homes.

**Lease for Tennis Club** - Update – Nothing to report.

**Car Park Extension in Recreation Ground** – Update –Signage & Noticeboard now installed. The lights are still not connected as there was a problem with a tree root. The Parish Clerk is pursuing UK Power Networks and Latitude to resolve the issue. In addition, it would seem the the lighs are not very robust and have had to be fixed several times already. If we have continuiing problems then a potential solution would be to move them to the pathway up to the Tennis Club and replace them with lower level lights. The Parish Clerk was asked to contact the Architect to discuss the Parish Councils dissatisfaction with the situation. Cllr Holden reported that the metal railings along the front of the recreation ground were damaged. Cllr Willingham to go and look.

**Broadband – Update** - Better Broadband Subsidy Scheme. Cllr Holden is attending an event on Friday 24<sup>th</sup> March hosted by Tom Tugendgat and attended by senior representatives from BT. The purpose is to find solutions to poor broadband speeds. These is also a subsidy scheme in place for those getting speeds of less than 2Mb per second. Details via [www.basicbroadbandchecker.culture.gov.uk](http://www.basicbroadbandchecker.culture.gov.uk).

**Tree Survey** - Report received. Cllr Brierley to review and Parish Clerk to circulate to other Councillors.

**Registration of War Memorial and triangle of land by the Plough** – deferred, to be discussed at the next meeting.

**Defibrillator** – Cabinet light out and new pads required. The Parish Clerk has just ordered new pads as the existing ones have expired. The light in the cabinet is out and Cllr Willingham agreed to check it.

**Parish Alliance** – Update – The Parish Alliance have written to TMBC to withdraw their support for the Dark Hill proposal. Harry Rayner has written to Tom Tugendhat about preservation of AONB and MGB in considering developments. Cllr Betts explained that The Parish Alliance has been formed as there are shared concerns of local rural parishes and the group will give a stronger voice than individual parishes.

**Annual Parish Meeting** – The meeting is scheduled for Thursday 27<sup>th</sup> April and it was decided that as speeding was an area of concern for parishioners that we should get someone along from Kent Highways. Parish Clerk to send invitations. The Parish Clerk was also asked to pursue the possibility of getting data on speeds of traffic on Fen Pond Road.

**Mens Breakfast/PC Surgery** – Future meetings. Cllr Holden suggested that members of the public should be encouraged to come along to the Parish meeting to air their concerns and would be allocated a slot at the beginning of the meeting. The surgery will no longer go ahead.

## 8. CORRESPONDENCE

**KALC** – The S.137 Limits on expenditure have been increased to £7.57 per elector. This amounts to £12,134 for Ightham in 2017/8.

**Proposal for Public Spaces Protection Orders** – Survey – this was circulated to Councillors to complete  
**Letter from Harry Rayner about County Council Elections in May 2017** – Cllr Rayner will be standing as the Conservative candidate for Kent County Council elections in May.

**Request for donation from Citizens Advice** – It was agreed that we would donate £100.

**Bird scaring at St Clere Estate** – Cllr Mitchem had received a call from a resident about bird scaring at St Clere Estate. The resident has been in touch with St Clere and it would appear that they are acting within the guidelines set down by the NFU. The resident will keep Cllr Mitchem informed.

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**H+H Celcon Dust Emissions** – The Parish Alliance had written to TMBC regarding concerns about dust emissions from Celcon. The Environmental Team will investigate and report back.

## 9. FINANCE

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

Parish Clerk Salary & Expenses	£538.83
Gel Creative - Website	£35.00
Play Cubed – Astroturf by gate	£841.50
TreeAbility – Visual Tree Inspection	£504.00
Wel Medical – New electrode pads for defibrillator	£77.82
Wrotham Parish Council – BG Technical Appraisal	£300.00
Bob Lee Amies - Work to recreation ground, war memorial and village hall car park, plants	£672.00
EDF – Electricity to Pavilion	£29.25
Dillon Projects Limited - Cricket Club Mower Shed	£5,110.00
Yellow Duck – Signage in Recreation ground	£306.00
GA Willingham – Sign and notice board installation & works at the village hall	£930.00

Financial position at 28 February 2017: Current account: £4,104.07 (including un-presented cheques £387)

Deposit account: £101,402.27

## 10. AOB

Cllr Willingham requested that meetings start earlier as they are getting longer and later. It was agreed that from April we would start the meetings at 7.15pm and that this earlier start time would be publicised on the Parish website.

Cllr Hall reported that the mobile phone signal was as much as an issue as poor broadband in certain areas in Ightham and should be raised with our MP.

Cllr Mitchem requested that we swap some of the areas of responsibility for councillors now that Julian has joined.

This can be done at the AGM.

Cllr Brierley reported that the new footpath sign in Oldbury Lane has disappeared. The Parish Clerk as requested a new sign from KCC.

The meeting closed at 10.50pm

Signed: .....Date:.....