

5/17

**MINUTES OF THE MEETING OF THE PARISH COUNCIL HELD ON TUESDAY 16th MAY 2017 IGHTHAM VILLAGE HALL AT 7.15pm**

Present: Cllr Holden (Acting Chair), Cllr Brierley, Cllr Cracknell, Cllr Edwards, Cllr Mitchem, Cllr Willingham, The Parish Clerk, County Cllr Rayner and 3 members of the public. Cllr Brewer and Cllr Edge-McKenna arrived late.

The order of the meeting was reorganised to allow for the arrival of Cllr Edge and Cllr Brewer.

- 1. **APOLOGIES FOR ABSENCE** – Cllr Hall and Cllr Betts
- 2. **DECLARATION OF INTERESTS** - None
- 3. **UPDATE FROM BOROUGH COUNCILLOR** - None, Cllr Rayner sent apologies for Cllr Betts.
- 4. **FOOTPATH MR418 – Proposed new route**

The Chairman said that we would revisit our decision on footpath MR418 based upon objections raised and consider whether there was any additional material information that would change our view. The Chairmans' view was that there wasn't any additional material information and therefore it would be inappropriate for us to change our view as set out in the March meeting.

A member of public who was in attendance to speak against the proposed new route was invited to speak: he said that he had received information from KCC PROW on 10<sup>th</sup> May to say that due to the amount of objections received, they would be likely to decline the proposed new route of MR418; they have delegated authority to do so. The Ramblers Association and the Commons Society have put forward their objections. In addition, a request has been put forward to the PROW for the footpath sign to be reinstated in metal at full height. The gentleman mentioned that the Parish Council had previously intimated that it may put some money towards funding the new sign. He urged members of the Parish Council to reject the changes to the footpath which had been in existence for 160 years.

Cllr Mitchem said that she had made her views clear from the start and did not agree to the proposed new route. Cllr Holden said that we had voted democratically and made our decision based upon the information we had in March and reiterated that it seemed inappropriate to change our decision as there is no new information although we should convey to KCC PROW that our decision was not unanimous.

The member of public said that there had been some flooding in the bottom field as KCC are not clearing the drains and this would affect the use of the footpath.

Cllr Willingham was of the view that we had made our original decision in haste and Cllr Cracknell said that she thought that we had made the wrong decision and perhaps should have put forward an alternative route. However she agreed with the Chair that we needed to stick with our original decision, this was reiterated by other members. It was agreed that we should write to KCC PROW with the number of Councillors who originally agreed (4), abstained (3) and objected (2) to the proposed diversion as the additional information wasn't sufficient to warrant a revote. Cllr Rayner asked to be copied into the response.

**5. PLANNING APPLICATIONS**

**Planning Applications**

**17/01043/TNCA** - Holly Tree Cottage, Redwell Lane, Ightham, Sevenoaks, Kent, TN15 9EE.T1 Holly - Dismantle 2 large stems to fence height leaving the smaller stems on the other side to develop into a new tree. "No objection."

**17/00934/TNCA** - Eaglehurst, Bates Hill, Ightham, Sevenoaks, Kent, TN15 9HB - T1 Yew Tree to reduce protruding branches, remove low dead stubs and lift crown by removing 5 - 6 branches. T2 Laurel to reduce back to provide 1.5 - 2m of clearance. T3 Goat Willow to reduce crown by 25% - 30% and remove 3 - 4 previously reduced branches. T4 Sycamore to reduce by 25% - 30%. T5 2x Holly trees to reduce by 1 -1.5m. T6 Sycamore to reduce by 25% - 30%. T7 Hazel to reduce back to previous points. T8 3x Lime trees to repollard/reduce back to previous points whilst reducing the sides to bring into shape. "No objection."

**17/00925/FL** Tarn Hows Sandy Lane, Ivy Hatch, Sevenoaks, Kent, TN15 0PB - Two storey side extension. "No objection."

**17/00922/FL** Styants Cottage, Styants Bottom Road, Seal Chart, Sevenoaks, Kent TN15 0ET. Proposed single storey flat roof rear extension. "No objection."

**17/00888/FL** Mote Farm, Mote Road, Ivy Hatch, Sevenoaks, Kent, TN15 0NT. Installation of new sewage treatment plant and WC welfare facilities. "No objection."

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**17/00858/TPOC** Cob Tree Cottage, Sevenoaks Road, Ightham, Sevenoaks, Kent, TN15 9HA - Beech Tree - Prune branches on Cob Tree Cottage side only, to give approx. 2.5m clearance over house. "No objection."

**17/00836/TNCA** Ightham Warren, Tonbridge Road, Ightham, Sevenoaks, Kent, TN15 9AP - T1 Yew tree to section fell. "No objection."

**17/01081/TPOC** Salts Yard, Redwell Lane, Ightham, Sevenoaks, Kent. Remove Sycamore and Damson tree. "No objection."

#### **Planning Applications Approved**

**17/00546/FL** Nutwood House, 9 Durlings Orchard, Ightham, Sevenoaks, Kent, TN15 9HW - Proposed single storey rear kitchen extension.

**17/00774/TPOC** 13 Fen Meadow, Ightham, Sevenoaks, Kent, TN15 9HT - T1 Oak to lift crown by removing two branches, T2 Oak to lift the crown by removing three branches, T3 and T4 Oak to remove epicormic growth on main stem by approximately 4.5m, T5 Oak to remove deadwood, T6 Oak to fell to near ground level and T7 Oak to remove deadwood.

**17/00836/TNCA** Ightham Warren, Tonbridge Road, Ightham, Sevenoaks, Kent, TN15 9AP - T1 Yew tree to section fell.

**17/00472/RD** Crown Point Nursery, Sevenoaks Road, Ightham, Sevenoaks, Kent TN15 0HB - Details of conditions 3 (materials), 4 (curtilage), 8 (levels), 9 (vehicular access), 11 (archaeological watching brief) and 12 (sustainable measures) submitted pursuant to planning permission TM/13/01382/FL (Erection of new agricultural/nursery dwelling and demolition of existing buildings).

**17/00858/TPOC** Cob Tree Cottage, Sevenoaks Road, Ightham, Sevenoaks, Kent, TN15 9HA - Beech Tree - Prune branches on Cob Tree Cottage side only, to give approx. 2.5m clearance over house.

**17/00836/TNCA** Ightham Warren, Tonbridge Road, Ightham, Sevenoaks, Kent, TN15 9AP - T1 Yew tree to section fell.

#### **Planning Applications Refused**

17/00655/LDP Oldbury House, Oldbury Lane, Ightham, Sevenoaks, Kent, TN15 9DE. Lawful Development Certificate Proposed: Erection of a timber clad garden building.

**Dark Hill/Gracelands Development** – Update – This item should be removed from the Agenda.

**6. MINUTES**– The Minutes of the meeting on 18<sup>th</sup> April 2017 were approved and signed as a true record of that meeting.

#### **7. MATTERS ARISING**

**Highways Matters** – Update - The Parish Clerk reported that there had been a couple of incidents of fly tipping; one on Back Lane and another just off Stone Street Road. Both were builders' rubbish. The Chairman said that this was an increasing problem throughout Kent and also countrywide. The Parish Clerk said that there was a Littergram App that TMBC use and would forward details to Cllr Cracknell for the Parish Magazine.

The Parish Clerk was also asked to find out the road sweeping schedule as roads haven't been swept for a while. Broken bollard outside Seven Wents.

It was suggested that we should get a road sweeping schedule and gully cleaning schedule for the flood forum group. Cllr Cracknell said that the quality of the cleaning should be looked at, some of the drains require deep cleaning to unblock them. Cllr Cracknell reported that there had been an accident on Fen Pond Road involving a collision with a lorry. Cllr Willingham reported that James Hayward had cleared the vegetation by the 30mph signs. The Parish Council will be undertaking a radar survey along this stretch.

Vegetation by the old chapel is overgrown and obscuring sight lines onto the A25.

**Proposed new Scout Hut/Pavilion**– Update - An article had appeared in The Chronicle about a local trust providing matched funding for the new scout hut. Cllr Edge-McKenna said that the Parish Council needed to consider how much we are happy to keep spending on fees having spent c £35k to date. The concern was that if the build doesn't start within 3 years of the new planning permission we would have to pay further associated planning costs. Cllr Holden said that the scouts are busy raising funds and that we need to decide at which point we are happy for them to start the build. We are waiting for a proposal from the scouts requesting financial support from the Parish Council. We already have a draft lease and Cllr Holden had looked through it and felt that he needed a steer from the Parish Council as we need to ensure that there is clarity around ownership of the land and the building. Under the draft lease, the Trust representing the Scout Association would be the tenant and the lease would be for 125 years for a rental of £10 per annum. The tenant would be responsible for maintaining the building but allow access to the Parish Council. Cllr Holden outlined other clauses in the lease but felt that there needed to be some further discussion before discussing

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them with lawyers as the Parish Council does not wish to run up expensive legal fees. Other points for consideration include; if the premises are used for commercial purposes then the build would incur VAT, what restrictions would need to be put in place regarding use of the building giving consideration to the neighbouring properties? The Parish Council will also need to pay for the disposal of the existing pavilion, the land would be returned to grassland.

**Ightham Cricket Club** – Update - The Cricket Club have submitted the final bill for the existing works to the pavilion. Cllr Holden had spoken with the Cricket Club and asked why there wasn't a junior club. They said that they didn't feel like they had the expertise for primary school age coaching.

**Busty Stream/ Flooding** – Update on Flood Forum – There has been another meeting between residents and the flood forum co-ordinator, Sanjay Johal. Between them they have been compiling a list of questions to put to the agencies involved. Once this is finalised, Sanjay will organise a meeting between residents and the agencies who can respond to the various questions. We hope that this will also help the Parish Council to get answers to questions that they have been asking for years. It was reported that the stream and surrounding vegetation had recently been cleared but we were unsure who had done it. The Parish Clerk reported that the pipework running alongside the bridge was badly damaged and that it has been reported to KCC. Sanjay had helped to clarify the question of riparian ownership. Defence measures are being looked at both upstream and downstream.

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

**Car Park Extension in Recreation Ground** – Update –Lights – Latutude have been experiencing problems in getting Marsh to respond to carry out the final electrical works. Cllr Willingham was asked to recommend an alternative electrician.

**Broadband** – Update - Nothing to report.

**Tree Survey** - Update – TreeAbility have carried out urgent work on the limes on the recreation ground. They have also quoted for the remaining tree work throughout the village. We have also asked James Hayward for a quote and are awaiting a response before making a decision.

**Parish Alliance** – Update – It was reported that Cllr Taylor had a site visit at Celcon. There are some plans to develop the site but there were some inconsistencies between what was reported at the meeting and what appeared on their website. The current plan is to upgrade the site to use reclaimed PFA with an option to move to sand. Cllr Taylor was putting together a list of questions to give to Celcon so that some clarity could be gained. There was some discussion about the development of Borough Green Garden City and to the east and to the west for a sand quarry but no clear information. Celcon do not need to have planning permission to make internal alterations. It would also seem that Celcon have enough stocks of PFA for the foreseeable future. Cllr Rayner said that there was an issue of dust due to the current storage arrangements of the PFA and that this had been reported to TMBC and KCC. The Parish Alliance were not happy with the responses received by either TMBC and KCC and have suggested that they should be carrying out their own dust sampling using an Ightham resident who is an environmental specialist. Cllr Willingham asked if a planning application went in whether a condition could be placed regarding the storage of PFA. Cllr Rayner said that if there was found to be dust that a condition would be placed immediately.

**Recycling – Lower Village Hall** – Cllr Taylor has been in contact with TMBC regarding the inadequate recycling facilities since the closure of the site at Borough Green. TMBC are in protracted negotiations with South Eastern about providing a facility at the station car park but in the meantime Borough Green have no recycling facilities which is putting enormous pressure on the sites in Ightham and Wrotham. We have requested more frequent collections but they are not always happening. Cllr Rayner suggested that we asked Cllr Betts whether there are any plans to collect recycling from the doorstep. There is also a continuing problem with litter throughout the villages.

**8. CORRESPONDENCE**

**Insurance Renewal** – We are tied into a 3 year contract with Aon. Parish Clerk to check the policy and renew for a further year.

Annual Review - Risk Assessment and annual review documents were circulated before the meeting and the Parish Clerk asked for any comments. The Parish Clerk will be meeting with the internal auditor on 22<sup>nd</sup> May with a view to signing off the accounts at the next meeting. The parish clerk also asked whether we could think about online banking in the future due to the imminent closure of the Nat West branch in Borough Green. Cllrs Rayner and Willingham said that it would be possible to put a process in place which we would still be able to retain the 2 signature rule.

**9. FINANCE**

The following accounts were submitted for payment: Proposed by Cllr Willingham and seconded by Cllr Mitchem.

Parish Clerk Salary & Expenses	£608.31
HMRC – Tax	£3.40
Gel Creative - Website	£35.00
JH Estate & Gardening Services – Cutting grass in rec and verges	£180.00

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Dpl – Labour and materials for mower shed at cricket pavilion	£3227.50
TreeAbility – Tree work to limes in recreation ground	£384.00
AON - Insurance renewal	£1565.37
KENT County Playing Fields Association	£20.00
Ightham Village Hall - Quarterly Hire Fees	£270.00
Robert Lee Amies – Work at Recreation Ground and War Memorial	£200.00

Financial position at 30 April 2017: Current account: £5,550.55 (excluding unrepresented cheques £982.34)  
Deposit account: £144,878.54

#### **Income**

Precept	£58,474.50
Allotment Fees	£200.00

#### **AOB**

Cllr Edge McKenna said that Richard McKenna has sprayed the weeds around the recently planted beech hedging. She also reported that one of the goal posts had rusted and broken and needed to be removed. Parish Clerk to contact the football club. Cllr Willingham to look at the posts.

Cllr Willingham said that the fence along the boundary of A25 and the recreation ground had been driven into and that he had repaired it. He was also going to ask Bob Lee Amies or James Hayward to deal with the weeds along the fence. Cllr Willingham also reported that the Village Hall had recently had its Trustees meeting and that takings were down from the previous year. They were also finding it difficult to get a full committee for the village hall. He also asked whether the Parish Council would be happy to fund some doors for the cloakroom, which would cost around £500, so that the chairs could be stored there and also part fund the electricity bill which was unexpectedly high at £700. It was agreed that the Parish Council would fund the doors and pay £300 towards the electricity bill and these items would be on the June agenda.

### **ANNUAL GENERAL MEETING**

**Election** of Chairman - Cllr Willingham agreed to take on the role for 6 months. This was proposed by Cllr Mitchem and seconded by Cllr Brierley.

**Election** of Vice Chairman – Cllr Holden agreed to revert to Vice Chairman, proposed by Cllr Mitchem and seconded by Cllr Edwards.

Acceptance of office forms were duly signed.

**Election** of Working Groups and Representatives:

- Playground – Cllr Edge McKenna & Parish Clerk
- Footpaths – Cllr Brierley
- Ightham Tennis Club – Cllr Holden
- Scouts Representative – Cllr Holden
- Village Hall Representative - Cllr Willingham
- Ightham Primary School - Cllr Edge-McKenna
- Tree Warden - Cllr Brierley
- St Peter's Church - Cllr Cracknell
- National Trust, Ightham Mote – Cllr Edwards
- KCC Highways – Cllr Brewer
- Finance – Cllr Holden & Cllr Hall

It was also agreed that areas of responsibility should be swapped between Cllr Brewer and Cllr Mitchem. The sheet will be updated and put onto the website.

The meeting closed at 9.45pm.

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