

10/17

MINUTES OF THE MEETING OF THE PARISH COUNCIL HELD ON TUESDAY 17th OCTOBER 2017 IGHTHAM VILLAGE HALL AT 7.30pm

Present: Cllr Willingham (Chairman), Cllr Holden (Vice Chairman), Cllr Brewer, Cllr Brierley, Cllr Cracknell, Cllr Edge McKenna, Cllr Edwards, Cllr Hall, Cllr Mitchem, The Parish Clerk and 5 members of the public.

1. APOLOGIES FOR ABSENCE

Cllr Betts

2. DECLARATION OF INTERESTS

None

3. UPDATE FROM BOROUGH COUNCILLOR

None

4. UPDATE FROM COUNTY COUNCILLOR

None

5. PLANNING APPLICATIONS

Planning Applications

TM/17/02445/FL 12 Durlings Orchard, Ightham, Sevenoaks, Kent, TN15 9HW. Amendment to roof to include roof lights to the front and rear. "No objection."

TM/17/02602/TNCA Copthall, Ismays Road, Ightham, Sevenoaks, Kent, TN15 9BB.T1 & T2 & T3 Sweet Chestnuts to coppice these trees. "No objection."

TM/17/02453/FL South View, Fen Pond Road, Ightham, Sevenoaks, Kent TN15 9JF. Demolition of existing timber framed and weather boarded stable block, construction of a single storey self-contained habitable annexe with ancillary areas. Re-designation of residential and agricultural land use by land area swap. "No objection."

TM/17/02717/TPOC 37 Nutfields, Ightham, Sevenoaks, Kent, TN15 9EA. Maple; Prunus; Oak; Shadbush; Silver Birch; Oak; Cedar; Cherry and Black Cherry Plum all to be pruned by 25%. "No objection."

TM/17/02753/RD Two Willows, Jubilee Crescent, Ightham, Sevenoaks, Kent TN15 9AE. Details of conditions 2 (materials) and 7 (landscaping) submitted pursuant to planning permission TM/17/01840/FL (Demolish existing dwelling and erection of replacement dwelling). "No objection."

Planning Applications approved

TM/17/02500/AGN Prior Agricultural Notification: A 4 Bay Hay and Straw storage building required for Cattle feed as part of existing agricultural business. Ruffits Farm, Fen Pond Road, Ightham, Sevenoaks, Kent TN15 9JF.

TM/17/02169/NMA Non Material Amendment to 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): Revision to siting, design, cladding and fenestration of main office building. Cricketts Farm, Borough Green Road, Ightham, Sevenoaks, Kent TN15 9JB.

TM/17/02156/FL Single storey rear extension. Quetta, Common Road, Ightham, Sevenoaks, Kent TN15 9DY.

TM/17/02151/TNCA Fell Eucalyptus and replace with fruit trees. Three Firs, Ismays Road, Ightham, Sevenoaks, Kent TN15 9BB.

TM/17/02109/LDP Lawful Development Certificate Proposed: Loft conversion, including hip to gable roof, rear facing dormer and 3 roof lights. Quetta, Common Road, Ightham, Sevenoaks, Kent TN15 9DY.

TM/17/02103/TNCA Fell 5 Leyland Cypress trees to allow space for building works. The Old Forge, Sevenoaks Road, Ightham, Sevenoaks, Kent TN15 9AA.

TM/17/02041/FL Single storey rear kitchen extension and first floor side extension. Springfields, 7 Tebbs Way, Ightham, Sevenoaks, Kent, TN15 9BJ.

TM/17/01999/TPOC T1 - Dead stem, heavily clad in Ivy to fell to ground level. T2 - Tall Ivy clad Sweet Chestnut with an acute lean towards the property to dismantle to ground level and T3 - Medium height Ivy clad Sweet Chestnut with an acute lean into the garden to dismantle to ground level. 65 Nutfields, Ightham, Sevenoaks, Kent TN15 9EA.

Signed:Date:.....

TM/17/01840/FL Demolish existing dwelling and erection of replacement dwelling. Two Willows, Jubilee Crescent, Ightham, Sevenoaks, Kent, TN15 9AE.

TM/17/01812/LB Listed Building Application: Alterations to internal wall enclosing bedroom 2 and construction of new internal wall to enclose bedroom 5. Existing doors and door frames retained and reused as part of the works Ightham Place, The Street, Ightham, Sevenoaks, Kent, TN15 9HJ.

TM/17/01807/MIN Application for determination of New Conditions pursuant to the Environment Act 1995: Section 96 and Schedule 14 (KCC ref: KCC/TM/0142/2017). Celcon Blocks Limited, The Ightham Sandpits, Borough Green Road Ightham, Sevenoaks, Kent, TN15 9JB.

TM/17/01449/RD .Details pursuant to condition 3 (landscaping), 4 (site levels) and 5 (watching brief) pursuant to planning permission TM/16/01822/FL (Demolition of existing bungalow and replacement dwelling). Half Acre, Coach Road, Ivy Hatch, Sevenoaks, Kent TN15 0PF.

6. **MINUTES** of the Meeting held on 19 September 2017 were approved and signed as a true record of that meeting.

7. **MATTERS ARISING**

Kent Highways – items to be reported: We have received a message from Kent Highways to say that the dog kennel at Chapel Row has had a notice to remove it within 48 hours put on it.

Trees along A25 between Coach Road and Common Road leaning into the road; trees on footbridge need cutting back; blocked drain near Leathercote Corner; trees leaning opposite The Chequers. There are road works at Seal Chart for the next 8 weeks to lay a new water main.

Highways Matters – Update - Radar Survey – The Parish Clerk and Chairman are meeting with the engineer on 18th October to choose the best locations with a view to the radar being installed on 30 October for 2 weeks.

MR418 – Signage – Sign on Old Lane still covered in paint and the new sign has not yet been put up. Parish Clerk to chase up.

Ightham Cricket Club – Update - Nothing to report.

Busty Stream/ Flooding – Update on Flood Forum – The next meeting will be on 16th November in the George and is for all residents / riparian owners to give them an update. A letter has been drafted to the Stakeholders and is about to be sent. James Hayward has been asked to clear the Busty.

Lease for Tennis Club - Parish Clerk to check Tennis Club amends to the lease with our lawyer

Recreation Ground – Trees/ Football posts/ Car Park/ Rospa repairs/ lights/Gate post to school path. All tree work identified in the visual tree assessment has now been carried out along with some additional emergency work near to the entrance to the car park. The Football Posts have now been made safe and the Football Club have agreed to paint the posts. The Headmaster at Ightham Primary School had written to The Parish Clerk to request that white lines are put on the car park surface to alleviate some parking issues. Rodney Chartres had responded to say that the addition of white lines probably wouldn't improve parking and also the surface was not suitable for painting. A fence post needs repairing in the playground, this is in hand. The lights are now working and will be on from dusk until dawn during the winter months. We have an unmetered supply agreement for the electricity. The gate post by the multi-skills court needs repairing and this is also in hand.

Broadband – Nothing to report.

Poppy Wreath – The Parish Clerk has ordered a Wreath from the Royal British Legion, it cost £17 and it was unanimously agreed that we would make a donation to make it up to £50.

Christmas Tree – Cllr Hall agreed to ask Fairlawne whether we would have a Christmas Tree. Parish Clerk to ask residents whether they would be able to decorate the tree and have it in their garden.

Judicial Review –The wording for the Witness Statement had been circulated and agreed. The Chairman and Parish Clerk signed and dated the Statement which will be passed to Mrs Parker for the Judicial Review.

Local Plan/ H&H Celcon/ Borough Green Garden City – Cllr Brewer had attended a meeting of the Parish Alliance which had discussed the Borough Green Garden City (BGGC) development and the H+H Celcon Western Extension. BGGC is in the Local Plan but will only go ahead if the relief road goes ahead, this will depend on the landowners giving their permission. Cllr Taylor suggested that if H+H refused permission for the relief road to cross their land then BGGC would not be able to go ahead. Cllr Taylor indicated that this would engender goodwill from Parishes which would be used to support the Western Extension. Cllr Brewer had sent a response to Cllr Taylor to say that the Western application and BGGC should be treated separately and that as no formal application for either has been submitted therefore it was not appropriate for us to comment on. In any event, Ightham would not necessarily support an application for the Western extension and would only be a consultee on such an application therefore having little influence on any decision. It was agreed that the Parish Clerk would write to H+H Celcon and The Parish Alliance to say that Ightham Parish Council are not supporting this point and would be judging any future application on its merits.

Signed:Date:.....

Cllr Willingham had also received a draft letter to go into our Parish Magazine about the proposals for BGGC and the Western Extension but it was agreed that it wasn't appropriate for this to be published without any formal application being submitted.

Approve and Sign off Emergency Report – The amendments that had been circulated prior to the meeting were agreed.

Proposed new Scout Hut/Pavilion– Update (This item was moved to the end of the meeting at the discretion of the Chairman due to commercially active information being discussed and members of public will be excluded)

8. FINANCE

Completion of forms for online banking – Cllr Holden took the forms to check the procedure and look at 'gatekeeping'. It was agreed that The Parish Clerk, Cllr Holden and Cllr Hall should be given authority to do online banking.

Annual Review completed – The accounts were signed off by the external auditor with one except for matter which was that the previous years' expenditure should have been restated to take into account £600 cheques that hadn't been cashed. Parish Clerk to pass a copy of the form to Cllr Holden.

The following accounts are submitted for payment: Proposer Cllr Brewer, Seconder Cllr Mitchem

Parish Clerk Salary & Expenses	£527.70
Gel Creative - Website October	£35.00
KALC – Finance Conference Fees (50% shared with Shipbourne PC)	£36.00
JH Gardening Services – Grass Cutting - Reissue of unbanked cheque from April 2017 (Cancel chq)	£180.00
JH Gardening Services – Grass Cutting – September grass cutting	£580.00
PKF Littlejohn – Annual Review (Inc VAT)	£480.00
Anthony Edwards - Maintenance to Ightham Churchyard	£551.80
Anthony Edwards – Maintenance to Ightham Parish	£407.80
TreeAbility – Tree work following Visual Tree Assessment (inc VAT)	£1,742.40
RBS Electrical Contractors Ltd – Connection to path lights	£193.20

Financial position at 30 September 2017: Current account: £8,696.87 (including £310 unrepresented cheques)

Deposit account: £195,822.89

9. REPORTS FROM MEETINGS: Parish Alliance/ KALC/PPP – See above

10. CORRESPONDENCE

Parish Charter – Draft Charter (details circulated) - Patrick Thomas, Chair of KALC, comments on the draft Parish Charter had been circulated and it was agreed that everyone was happy with his suggestions for amendments. Parish Clerk had replied to him to say so.

Ightham Village Hall to be used as a Welfare Centre – TMBC had asked whether we were happy for Ightham Village Hall to be used as a Welfare Centre in an emergency, it was agreed. Parish Clerk to respond accordingly.

Heart of Kent Hospice – Request for donation – It was agreed that we would donate £200. 2 residents from Ightham have been in receipt of care from the Hospice this year.

Powers of PCSO's. – These have been circulated.

KALC Minutes 12th October 2017 – Parish Clerk to circulate.

KCC Budget Consultation 2018 – Draft Budget Strategy 2018-9 – Estimated increase in Council Tax for Band C properties will be 3.99% (£41.84 per year). IPC to put budget on the Agenda for November.

KALC Community Awards Scheme 2018 – It was agreed that we would participate in the scheme and a suggestion was put forward for a nominee which was agreed. Parish Clerk to complete the application.

DCLG Consultation on proposals to strengthen rules to prevent anyone found guilty of serious crimes from serving on local councils. These would not be retrospective.

11. AOB

Cllr Hall had received contact from a member of public about the Travellers at Old Lane. Nothing can be done for another year.

Cllr Hall also asked about lorries coming along Back Lane and Ismays Road despite the signs. The Parish Clerk reported that there is a movement towards directing lorries away from country lanes although it is sometimes unavoidable due to deliveries. There will be an update at the next JPCTCG meeting on 23rd November.

Signed:Date:.....

The Parish Clerk was also asked to chase up the 20mph speed limit along Oldbury Lane. As we understand it, the reduced limit has been agreed but Highways were having difficulties finding somewhere to put the signs. Cllr Willingham reported that TMBC have just put new yellow lines in the village hall car park and new signage. He attended a village hall meeting last week; they have £1,300 working capital but need to carry out some repairs to the boiler. He thanked the Parish Council for their contribution towards the electricity bill and the new store room which now houses all of the chairs.

12. PUBLIC

A member of public congratulated Highways on their prompt action to repair the pot holes in Common Road. A members of public asked why a post and rail fence hadn't been put along the car park instead of the beech trees as it would have meant less maintenance. The trees were initially planted to provide a screen from the recreation ground to the car park and also it may be necessary for there to be some direct access once the Scout Hut works begin.

Members of Public were asked to leave the meeting went into closed session. This was to discuss the quotes for the Scout Hut which contained commercially sensitive information. During the session it was agreed by a vote of 5:4 that that the Parish Council would contribute a further £80,000 towards the Scout Hut, having spent £20,000 already. The contribution would be contingent on the following conditions:

The building works do not start until ALL funding is in place and we would need to see evidence of that

The Scouts have a contingency fund of 10%

The Payment would be given in stages and used for interim payments.

The contribution from the Parish Council was decided on the basis that the pavilion would have to be demolished and we have already committed to that. We also need to provide facilities that could be used by the football club. This amount committed would cover these elements of the works and the remainder would be a contribution towards a project which would be of benefit to many members of our local community. We are permitted to make such a contribution under S.19 Local Government Act 1976.

The lease was discussed and it was agreed that:

The Scout Association Trust Corporation would be the Tenant

The length of the lease should be reduced from 125 years – Parish Clerk to take advice on this

There would be a peppercorn rent of £10 per year with a 7 year rent review

A separate licence should be created for the football club

Subletting should not be allowed

The Parish Council would insure the building

The Parish Council should be notified of any maintenance/decorating/repairs and consent should not be unreasonably withheld.

A marked up version of the lease will be send back to the Scouts for further negotiation and we would like to reach agreement on clauses before passing to the lawyers in order to keep costs down.

The meeting closed at 10.10pm.

Signed:Date:.....