

8&9/17

**MINUTES OF THE MEETING OF THE PARISH COUNCIL HELD
ON TUESDAY 19th SEPTEMBER 2017 IGHTHAM VILLAGE HALL AT 7.15pm**

Present: Cllr Willingham (Chairman), Cllr Holden (Vice Chairman), Cllr Brewer, Cllr Brieley, Cllr Cracknell, Cllr Edge-McKenna, Cllr Edwards, Cllr Mitchem, The Parish Clerk, County Councillor Rayner, Borough Councillor Betts and 6 members of the public.

- 1. **APOLOGIES FOR ABSENCE** – Cllr Hall
- 2. **DECLARATION OF INTERESTS** - Cllr Brewer declared an interest in the Judicial Review of Historic Englands decision to delist Parks and Gardens at Ightham Court. Cllr Bewer requested a dispensation in writing in relation to the Judicial Review. 7 of 7 Councillors voted in favour of Cllr Bewer participating in discussions and only 2 of 7 voted in favour of him being able to vote. For the next 2 years, Cllr Brewer will be able to participate in discussions but will not be able to vote on this matter.
- 3. **UPDATE FROM BOROUGH COUNCILLOR** - Cllr Betts reported that the recycling facility at Borough Green station was now open and that it should relieve pressure on the Ightham site. He advised that we should contact TMBC is there are any further problems with overflowing bins. There are plans to increase doorstep collections of recyclables such as glass and food waste in 2019 and further details will follow. Details of the PPP meeting have been circulated and of note is the Lorry Watch Scheme which is looking for volunteers. At the meeting there was a presentation by the Chief Inspector of Police who reported that there is going to be a restructure of the force and specific officers will be allocated to each area. Cllr Betts has requested that each area could be informed of who the Officer will be as it will improve communication and help relieve some of the 101 issues. We should be notified soon. There is also a new initiative to support village shops which gives advice about grants available. Cllr Betts had contacted TMBC about support for the new Scout Hut and was advised that the Scouts may be eligible for a BIFFA grant, they are looking for first round submissions in February 2018, Cllr Betts to provide details.
- 4. **UPDATE FROM COUNTY COUNCILLOR** – Cllr Rayner attended a meeting at the St Clere Estate to discuss the development of the Old Western Farmyard where they are looking to provide high speed broadband. The cost of the provision is high but can be brought down if spread between more households. The Estate has suggested that the service can be extended to residents in Fen Pond Road and Fen Meadow who currently experience low broadband speeds. St Clere are working with BT Openreach and canvassing support to see whether it is financially viable. The fibre optic cable can be brought down from the Chauser Estate to St Clere's land and then to Fen Pond road via a tunnel under the M26. If it goes ahead the likely speeds will be 1GB per second as all cabling will be fibre optic. The cost per household will depend upon how many households sign up for the service, around 29 houses have expressed an interest so far. St Clere would deal with the trenches on their land and there would be no additional landowners to get consent from so this seems like the best proposal to date for providing high speed broadband in this area. Kent Downs AONB are in the process of reappraising their character areas including Kemsing Vale and Sevenoaks Ridge and there is potential for some of the boundaries to be redrawn. Cllr Rayner suggested that we contact the AONB unit to say that we want to be involved. Cllr Brewer asked the Parish Council whether they would mind if he made contact with AONB, no-one raised any objection. On Lorry Watch, Cllr Rayner said that he wasn't aware of any issues of lorries parking in Ightham. The Parish Clerk and Cllr Cracknell said that there were issues with lorries driving through the narrow lanes having used their sat navs and that we had received reports of lorries in the vicinity of the St Clere Estate although are aware that this problem is seasonal. The KCC portal for reporting potholes in being looked into. Cllr Rayner said that he had £22k Combined Members Grant Scheme funding available if we had any schemes that we wished to apply for, the criteria is that the money must be spent within 1 year. There is an outline proposal for a roundabout at the junction of Oldbury Lane and Sevenoaks Road and drawings are being done to see whether the project is feasible, we need to decide whether we would want to retain the dual carriageway. The location is now known as a "significant" accident blackspot although there have been no fatalities. Cllr Rayner asked us to look into the Flood Risk Strategy to see whether there was anything relevant to Ightham. There are works at Hermitage Lane over the next 4-5 months which will have an impact on our residents who are attending hospital appointments at Maidstone Hospital.

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5. PLANNING APPLICATIONS

Planning Applications

TM/17/02420/FL - Little Rosewood, Common Road, Ightham, TN15 9AX. Demolition of existing dwelling and garage and construction of new two storey dwelling and detached garage. "No objection."

A member of public, the architect for Little Rosewood asked to speak about the plans to redevelop the house. Cllr Willingham said that the Parish Council had no objection to the application.

TM/17/02041/FL – Springfields, 7 Tebbs Way, Ightham, TN15 9BJ. Single storey rear kitchen extension and first floor side extension. "No objection."

TM/17/02151 – Three Firs, Ismays Road, Ightham, TN15 9BB. Fell eucalyptus and replace with fruit trees. "No objection providing Liz Guthrie is content."

TM/17/02103/TNCA – The Old Forge, Sevenoaks Road, Ightham. Fell 5 Leyland Cypress trees to allow space for building works. "No objection providing Liz Guthrie is content."

TM/17/02156/FL – Quetta, Common Road, Ightham, TN15 9DY. Single storey rear extension. "No objection."

TM/17/17/02258/FL – Holly Tree Cottage, Ightham, TN15 9EE. Erection of oak framed garden room to rear elevation. "No objection."

Planning Applications discussed in August and approved

TM/17/01812/LB - Ightham Place, The Street, Ightham TN15 9HJ. 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. Applicant: Mr & Mrs Johnson, Ightham Place. "No objection."

TM/17/01840/FL - Two Willows, Jubilee Crescent, Ightham, TN15 9AE. Demolish existing dwelling and erection of replacement dwelling. Applicant: Mr & Mrs Paul Southon, Fair Meadow, Basted Lane, Crouch, Borough Green TN15 8PZ. "No objection."

TM/17/01849/TPOC - Daisyfield, Oldbury Lane, Ightham, TN15 9DE. Oak T1 crown raise to balance and give clearance from house. Remove south side main lowest limb to improve sunlight. Trim all other branches to give maximum clearance from house. Cooper Beech T2 to crown raise to approximately 3 metres and clear around amenity lines. "No objection providing Liz Guthrie is content."

TM/17/01999/TPOC – 65 Nutfields, Ightham TN15 9EA. T1 Dead stem, heavily clad in ivy to fell to ground level. T2 – tall ivy clad Sweet Chestnut with acute lean towards the property to dismantle to ground level and T3 – medium height Ivy clad Sweet Chestnut with acute lean into the garden to dismantle to ground level. "No objection providing Liz Guthrie is content."

Planning Applications approved

TM/17/01622/TNCA Conservation Area, Ightham, Ightham Warren, Tonbridge Road, Ightham - T1 Robinia - Fell (tree has a low union with bracket fungus attached - concern about safety).

TM/17/01387/FL Sandyridge Pine Tree Lane, Ivy Hatch, Kent TN15 0NJ - Proposed re-cladding, re-modelling and extension of existing dwelling including the raising of the roof level. Proposed conversion of concrete frame barn to become residential annex.

TM/17/01355/LB TM/ 17/01354/FL Harrow Cottage Common Road. Ightham, Sevenoaks, Kent TN15 9EB - Listed Building Application: Construction of a two storey rear extension and restoration of the listed cottage comprising internal and external alterations.

TM/17/01322/FL Cricketts Farm Borough Green Road, Ightham, Kent TN15 9JB. Change of use for Barn 5 from (Class B1) Office to Sports Injury Clinic (Class D1) .

TM/17/01191/FL Trycewell House Trycewell Lane, Ightham, Kent TN15 9HN. Turn the oak framed garages and bedsit into a 3 bedroom house and divide it off from Trycewell House.

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

TM/17/02169/NMA Cricketts Farm Borough Green Road, Ightham, Sevenoaks, Kent TN15 9JB - 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.

Planning Applications discussed in August and Refused

TM/17/01779/FL – The Coach House, Upper Brooms, Common Road, Ightham – demolition of the coach house and associated buildings. Erection of replacement 2 storey 5 bedroom house with parking, relocated swimming pool, landscaping and associated works. “No objection but leave to TMBC to determine whether the proposal meets the exceptional circumstances required for MGB development.”

Planning Enforcements — The Parish Council has been notified of 2 enforcement cases, the details are Private and Confidential.

H&H Celcon - The Parish Council received a response from KCC regarding our comments on the application to determine new conditions relating to the existing mineral planning permission to say that it would not be possible to add new conditions relating to a conveyor, storage or restoration bonds. Cllr Brewer had asked the Parish Clerk to question this further but we have yet to receive a response.

6. **MINUTES** of the Meeting held on 18 July 2017 were approved and signed as a true record of that meeting.

7. MATTERS ARISING

Kent Highways – items to be reported: All gullies near the Crown Point, Oakenhurst and Seven Wents are overgrown. Bollard at Coach Road need replacing, There is a leak on Bates Hill but Cllr Cracknell has already reported this. Pothole by Robin Hill triple manhole cover, depression outside Edgefield.

Highways Matters – Update - Radar Survey – The Parish Clerk has requested for the survey to go ahead and they just need confirmation of the locations. It was agreed that Bates Hill near to The Rectory towards Ightham and Fen Pond Road by the bridge in the direction of Wrotham would be the best locations.

MR418 – Signage – Signage still hasn't been replaced. Parish Clerk to chase up.

Proposed new Scout Hut/Pavilion– Update - The Chairman asked for this item to be moved to the end of the meeting. This was later adjourned to the next meeting.

Ightham Cricket Club – Update - Nothing to report.

Busty Stream/ Flooding – Update on Flood Forum – Cllr Cracknell reported that residents had done a walk through the stream with Max Tant, KCC in the which helped to show what some of the issues are. The Flood Forum Group have met since and the meeting has been quite productive. There had been some issues with the pumping station downstream but these have now been resolved. At the last Parish meeting it was decided that the maintenance issue of the Busty in the vicinity of the bridge be deferred until after the Flood Forum meeting. It has been established that the riparian owner is Elim Bungalow but the property is currently up for sale. The guidance received from KCC is that the vegetation is kept cut back but only skimming silt. Even though it is not the Parish Councils responsibility, it was agreed that we would maintain this section until a new owner moves in. The group of residents in the Flood Forum Group are working as a team to identify all of the riparian owners so that the responsibilities can be shared. Cllr Willingham to ask James Hayward.

Lease for Tennis Club - Update - We have received some drafting on clauses requesting a minimum of a 21 year lease, the removal of a break clause and for the rent review to be index linked. The Parish Council agree to all suggestions in principle and the Parish Clerk will confirm with our lawyers that they are acceptable.

Recreation Ground – Trees/ Football posts/ Car Park/ Rospa/ lights – Tree works identified in the VTA have now been carried out. Cllr Willingham reported some overhanging branches by the swings and will ask James Hayward to

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remove them when next working at the recreation ground. The football posts have now been welded and the Football Club have been asked to paint them. This should mean that they are good for another couple of years but they are fixed. The school have issued a parent mail requesting that children do not swing on the posts. Cllr Willingham is meeting with an electrician on Friday about putting a timer in the box for the footpath lights, the aim is to get the lights up and running by the school event on 5th November. We have received the ROSPA playground equipment safety report and Cllr Willingham has attended to some of the repair works already. Cllr Edge –McKenna reported that the latch needed fixing on the notice board in the recreation ground and had also received a request from a parent about having markings on the car park. This would be very difficult due to the surface. The Beech hedges have been sprayed to get rid of the weeds but some of them need hand weeding. Parish Clerk to check whether this was included in James Haywards quote, they will need spraying every 6-8 weeks.

Broadband – There is a Government consultation on the Broadband Universal Service Obligation – https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/634016/USO_consultation_document.pdf - deadline 9 October.

Judicial Review – Cllr Brewer reported that 5 households had requested a Judicial Review of the decision by Historic England to delist the Parks and Gardens at Ightham Court. The implication of the delisting is that it denigrates the protection around Ightham Court. Papers were submitted to Court on Tuesday 12 September. Cllr Brewer requested on behalf of the residents for Ightham Parish Council to clarify their position in the consultation process. It was agreed that the Parish Council should seek legal guidance before making a response.

8. CORRESPONDENCE

Email from residents re parking in Oldbury Lane and The Street – We have received complaints about parking in The Street and Oldbury Lane; on The Street parking is on double yellow lines and blocking the site lines near the bus stop. It has already been reported to parking enforcement and Cllr Betts said that he would pursue the matter as well. The Parish Clerk will also email TMBC on behalf of the Parish Council. In Oldbury Lane there are no double yellow lines but the concern is that parked cars would prevent and emergency vehicle getting access. Cllr Rayner said that we would need to pass a resolution to ask for double yellow lines and then refer the request to the Joint Transportation Board who recommend a variation of a road traffic order. The Parish Council were not of the view that double yellow lines were necessary.

Email from Ightham Primary School about PC contribution for the defibrillator – It was decided that the Parish Council would contribute £500 to the defibrillator at the school. In addition sources of funding were suggested including the Rotary Club and Sevenoaks Round Table. Cllr Rayner said that Members Grant Funding would be a possibility but the Parish Council would have to make the application. Parish Clerk to notify the Head teacher.

Speed reductions from in and around Borough Green (details circulated) – The Parish Council have received notification from Kent Highways about the extension of the 30mph zone, this will extend down to the junction of Borough Green Road and Ightham bypass which is currently derestricted.

Flood Risk Management Strategy Consultation. Deadline 8th October. Visit www.kent.gov.uk/localfloodrisk

Parish Charter – A new draft Charter has been circulated and KALC are encouraging all Parishes to sign up to it. (Details circulated). Any comments should be submitted to KALC by mid-October.

Request from Ightham PSA about having a circus on Ightham Recreation Ground – It was agreed that the PSA could use the recreation ground for this fund raising initiative which will be in 2018. It is a pop up circus and the Parish Council are not expected to pay for it.

KALC Minutes and Local Plan presentation (details circulated)

PPP Minutes (details circulated)

Closure of North Farm Recycling Centre from 18 September for 10 weeks – This may impact us in that the queues at Sundridge may be longer than usual.

Rights Of Way Consultation – Parish Clerk to pass hard copy survey to Cllr Brierley

9. FINANCE

The Parish Clerk asked whether she could initiate the process for setting up online banking – Agreed.

The following accounts are submitted for payment: Proposer Cllr Brewer, seconder Cllr Cracknell.

Parish Clerk Salary & Expenses	£539.90
Gel Creative - Website (August & September)	£70.00
Rospa – Playground Inspection	£100.80
Robert Lee –Amies – Work in Village Hall, Rec and War Memorial (July & August)	£827.05
Ightham Village Hall – Rental	£240.00
JH Gardening Services – Grass Cutting	£600.00
Latitude – Professional Fees – Scout Hut	£2,640.00

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Anthony Edwards – Ightham Churchyard Maintenance	£1,102.40
Anthony Edwards – Maintenance to Parish Council owned land	£203.60
South East Water – Water rates at Pavilion	£22.77
Data Protection Renewal	£35.00
EDF – Electricity at Pavilion	£26.49
Woodworks Services UK – Post and rail fencing and clearing old fencing	£1,510.50
A Willingham – Works to village hall storeroom	£1,135.20
R Willingham – Reimbursement for welding to goal posts in recreation ground	£40.00
GA Willingham – Hire of generator for welding works to goal posts in recreation ground	£76.80
Allpolished Accounting! – New accounting workbook	£180.00
TOTAL	£9,350.50

Income

Allotment Rent	£100.00
VAT Refund	£17,463.62
Precept – Second Instalment (4/09/2017)	£58,474.50

Financial position at 31 August 2017: Current account: £7,603.13 Deposit account: £147,346.91. Cllr Holden checked the bank statements against these figures.

10. AOB

Cllr Willingham reported that the Archive was officially opened on 9th September and had been well attended by 20-30 parishioners. A card will go onto noticeboards informing people when it will be opened. He also said that he was trying to find out who owned keys to the cupboards in the lower village hall as the Parish Council could use them to store planning applications.

It was agreed that the meetings should start at 7.30pm. Standing Orders to be amended.

The meeting closed at 9.30pm.

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