

6/18

**MINUTES OF THE MEETING OF THE PARISH COUNCIL HELD
ON TUESDAY 19th JUNE 2018 IGHTHAM VILLAGE HALL AT 7.30pm**

Present: Cllr Holden (Vice Chair & Acting Chair), Cllr Brewer, Cllr Cracknell, Cllr Edge-McKenna, Cllr Edwards, Cllr Mitchem, County Cllr Rayner, Borough Cllr Betts, The Parish Clerk and 3 members of the public

1. **APOLOGIES FOR ABSENCE** - Cllr Brierley, Cllr Hall, Cllr Willingham.
2. **DECLARATION OF INTERESTS** - None
3. **MINUTES** - The Minutes of the Meeting held on 15 May 2018 were approved and signed as a true record.
4. **UPDATE FROM BOROUGH COUNCILLOR, COUNTY COUNCILLOR, PCSO**

Cllr Betts reported that there were ongoing problems with the recycling facility overflowing in the lower village hall car park. The situation is unacceptable and he has taken this up with the Leader of Waste Services and the Leader of TMBC. Reasons given are that one of the collection lorries has been out of action and missed the collections and it is possible that commercial operations are using the facility.

There is a separate collection for cans and bottles which explains why some of the bins are often empty whilst others are overflowing. The Parish Council would like this to go onto the agenda at the Street Scene and Leisure Committee as our Parishioners expect a good service which we are not currently receiving; it is also a health and safety matter. Cllr Betts said that the new commercial contracts will be awarded in April 2019 and the facility is then likely to disappear as recycling will be collected from the kerbside. The Parish Council would like a response from TMBC regarding the matter so that it can be published on our website.

Cllr Betts said that the M20 smart motorway works are underway and that there will be some closures and lane narrowing. The Clerk was asked to circulate the timetable.

Cllr Rayner said that KCC had just launched "The Big Conversation" about buses; they are looking to reduce the size of some of the buses on quieter routes which would give better value for money. There are a series of meetings planned including one for Parishes on 5th July at Hadlow Manor and one for members of the public in the evening at Borough Green Village Hall. Cllr Rayner gave an update on Operation Stack and the proposed lorry park. Following a Judicial Review, plans were retracted for the original proposed park to the West of Folkestone. KCC are now running a Consultation and there are proposals for smaller lorry parks throughout Kent and a scheme for movable barriers on the M20. The Clerk was asked to publicise the Big Conversation and Operation Stack on the website.

Cllr Rayner commended that the PCSO never attends the Parish Meetings although attends meetings of other Parishes and suggested that we wrote and asked why.

5. PUBLIC

Deferred as the question was in relation to the Local Plan.

6. PLANNING

Planning Applications

TM/18/01166/FL – Beaconsmount Close, Pine Tree Lane, Ivy Hatch. Demolition of existing house and erection of replacement dwelling with detached car port and stable. "No objection, we leave it to TMBC to determine."

TM/18/01055/TPOC – The Ightham Club, Sevenoaks Road, Ightham. Fell both trees in sections to near ground level due to structural damage. "No objection."

TM/18/01103/FL – 14 Fen Pond Road, Ightham, Sevenoaks. Single storey WC addition beneath existing eaves. "No objection."

TM/18/01222/FL - The Spinney, Common Road, Ightham, Sevenoaks, Kent TN15 9AX. Demolition of existing conservatory and adjoining extension; erection of new single storey rear extension; new bathroom window in existing gable. "No objection."

Signed.....Dated.....

TM/18/01240/FL - Woodford Old Lane Ightham Sevenoaks Kent TN15 9AH. Section 73 application for the variation of conditions 1 (time limited and personal condition), 2 (restore site when temporary consent expires) and 4 (number of caravans) pursuant to planning permission TM/11/01444/FL (Variation of conditions 1 and 2 on TM/07/01238/FL: Change of use for stationing of two caravans for residential use, fencing and sheds for occupation by a single gypsy family). "Objection" .The Clerk was asked to circulate our previous responses to determine the grounds for objecting.

Planning Decisions

Approved

18/00771/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): Revisions to office building comprising fenestration changes and internal layout, provision of external steps for means of escape, additional retaining to bank at rear of the building and separation of retaining wall from the building - Cricketts Farm, Borough Green Road.

18/00639/FL - Two storey front and side extension - The Cottage, Redwell Lane.

18/00482/FL - Replacement pool building - Two Trees House, High Cross Road.

18/00396/FL 17/01268/FL - Re-development of the site comprising of demolition of existing indoor riding arena, removal of an external sand school and the erection of a new two storey dwelling with associated engineering works, access, parking, landscaping and ecological enhancement works - Barnfield Cottage, Stone Street Road.

18/00880/TPOC - T1 Horse Chestnut - Pollard at 15 feet, G1 Ash, Beech x2, Cherry - Crown reduce whole crowns by approximately 2m - The Barn, Ightham Court.

18/00851/TNCA - T2 Oak - Fell to ground level due to the impact the tree and tree roots are having on the existing feature lawn and surrounding wall. Client will plant a new established tree elsewhere in the grounds - Ightham Warren, Tonbridge Road.

18/00776/FL - Construction of external staircase - 7 Walker Place, Ightham.

18/00631/FL - Proposed single storey side extension - Hemmings Bank, Oldbury Lane.

18/00560/FL - Extension to rear courtyard/beer garden and provision of seating and planter boxes with attached lantern style lighting - George And Dragon.

17/01598/RD - Details submitted pursuant to conditions 7 (archaeology) and 9 (b) and (c) (site investigation) of planning permission TM/16/00933/FL (Conversion and extension to Barn 6 to part use as self-contained restaurant/cafe (A3) and part office (B1); erection of Barn 3 abutting Barn 2 as part additional self-contained Gym (D2) and part office (B1); New sub-station, and bin store to rear of Barn 4 (amendment to planning permission TM/14/00182/FL)) - Cricketts Farm.

17/01597/RD - Details submitted pursuant to condition 14b and 14c (Site Investigation) pursuant 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) - Cricketts Farm.

Refused

18/00425/FL - Extension to existing annexe approved under application TM/17/01416/FL adding two bedrooms - Midsummer Meadow, Sevenoaks Road.

Withdrawn

Signed.....Dated.....

18/00892/LDP - Lawful Development Certificate Proposed: Single storey side extension under overhanging eaves of existing porch area - 14 Fen Pond Road.

8. LOCAL PLAN

The draft Local Plan was circulated to Parishes prior to the Planning and Transportation Advisory Board (PTAB) on 5th June. One of the key areas in Tonbridge & Malling for development is Borough Green Gardens which will be completed in 3 phases and will comprise 3,000 houses in total, a relief road from the Dark Hill roundabout to A20 at Nepicar, 2 primary schools and provision for secondary education and healthcare. Cllr Holden said that he had spoken with Cllr Willingham and concluded that Ightham Parish Council needed to have a view on the Local Plan (the Plan) which is still in draft format. If we are opposed to the Plan we need to consider whether Ightham Parish Council makes a contribution to the joint villages "fighting fund".

Some of the comments were as follows:

It is such an important issue and it would be unacceptable to sit on the fence, we should highlight the areas of concern and reach a consensus on our approach.

There is huge pressure from central government to build new houses and we need to accept that there will be some development however it needs to be balanced against the pressure on the existing infrastructure.

Resources should also be put into roads, railways, schools, doctors and utilities.

We need to ensure that the design of such a large scale development is decent.

Such a large scale development would change the character of the area enormously.

The current infrastructure would be unable to cope with such a large development; the roads are already busy.

It is in metropolitan green belt and once this is lost it will never be recovered.

The bulk of the development is in Borough Green although some of it is in Ighthama and it would affect the infrastructure in Ightham.

Our electorate is 1,600, Borough Green is 4,000 therefore 3000 extra houses will turn the village into something much larger.

The biggest impact will be on A25 and will increase pressure at Bat & Ball and on A227; the relief road will just concentrate the traffic for the new houses.

We should not accept this development but rather than rejecting the plan outright, we should come up with an acceptable scale of development.

Cllr Parker from Wrotham Parish Council urged the Parish Council to read the whole plan from cover to cover in order to make an informed decision and said that Borough Green had held a public meeting last week to inform parishioners what the plan will mean and asked whether Ightham would be doing the same? Would the Parish Council object to a member of public holding a meeting to outline the plan and would the Parish Council send a representative?

Cllr Cracknell said that we didn't disagree with disseminating the information but would have to be careful how the information was presented so as not to be biased. Cllr Holden said that the idea of making information available was good but we would be unable to take all views into account.

It was decided that the best way of giving parishioners information would be to put a leaflet with details of the outline proposal into the August Parish Magazine which goes to every household. We will encourage feedback. We will also put some information onto the website.

Cllr Betts confirmed that there would be no TMBC meetings for members of the public.

Cllr Betts said that the key area for Ightham to consider is the Darkhill roundabout as it will have the most impact. The whole area being developed is green belt, some of which has been quarried. Some of the land in Ightham is in AONB. The private road coming off the Darkhill roundabout will become a public road "the relief road" under the proposals; this is already a busy area without an additional 3,000 new homes. Cllr Betts said that taking into account the views of Wrotham, this is over development as the infrastructure is already under pressure. A recently commissioned report stated that the Darkhill roundabout is already at capacity. Cllr Betts said that now the plan is under discussion, Ightham needs to have a view; his thoughts on behalf of the parishes that he represents is that the Borough Green development represented a wholly disproportionate allocation of the housing needs as 3,000 new houses make up 44% of the allocation in the whole Borough. The infrastructure would be unable to support such a large scale development. He believed that the whole Borough is getting so busy and that the responsibility for new housing should be shared fairly. The Borough Green development is 300% larger than the next largest development proposed (South

Signed.....Dated.....

Aylesford). Cllr Betts has asked Steve Humphrey (Director of Planning, Housing and Environmental Health at TMBC) to produce a graph showing the breakdown of proposed developments per area so that people would be able to understand what we are facing. He also pointed out that green belt isn't mentioned in the plan, it is referred to as "despoil land". There needs to be special circumstances to take land out of green belt. Cllr Betts finished by saying that we need to balance the need for housing against quality of life and need to protect the green belt and AONB.

Cllr Rayner said that there is no money available for infrastructure and the developers would be looked to for its provision. Water has to be provided under statute. He mentioned that the Plan cuts across The Kent Waste and Minerals Plan (KWMP) and some of the areas that we are dependant on are likely to be lost. As part of this proposal, the Eastern end cannot be used until the minerals have been extracted. Some of the development will be on sites that have been quarried and consideration should be given to the 3.5 million cubic meters which will need to be filled in order to build; this will involve a lot of vehicular traffic giving rise to the question, is it sustainable?

Cllr Rayner also mentioned that the proposals for 2 schools indicated a higher level of housing, ie 4,000 plus. We need to consider the impact on the AONB. KCC currently has a deficit of £15 million plus and there is no money for additional roads or widening of the A25 or A227. He thought that we should be considering the impact on residents using Sevenoaks and Hildenborough stations and where the new households were going to find employment and get to their place of employment.

Cllr Rayner said he supported IPC's position in which it had agreed not to organise a public meeting, as it traditionally had not previously done so, unlike some other parishes.

Other parishes are opposing the plan on the basis that it is green belt and AONB (10%). Sevenoaks District have refused to build on green belt and approached TMBC to take up some slack under the duty to co-operate. Do we want to give up green belt?

Cllr Rayner indicated his best estimate to engage appropriate legal, planning and other technical representation to prepare a number of reports and then represent the combined parishes before an Inspector from the Planning Inspectorate, who will examine and report upon the T&M new Local Plan to the Secretary of State was about £140K.

The next stage is that the Plan will go to the next PTAB on 3rd July. There may be some minor changes afterwards and it will go to Cabinet on 3rd September and then on to Full Council on 12th September where it will become adopted. Towards the end of September the Plan will go out to public consultation, and at this point the Parish Council and members of the public will have a chance to have their say.

Cllr Holden summarised our position:

IPC will include a flyer in the Parish Magazine which will be our opportunity to communicate the Plan. We will not hold a public meeting.

Do we agree that the number of houses proposed is disproportionate? We took a vote and 5/6 agreed that it was disproportionate.

Do we wish to concede green belt? We took a vote and 5/6 did **not** wish to concede green belt.

We need to decide whether we align ourselves with other parishes and decide whether we would contribute toward funding a professional planning consultant. We took a vote and 5/6 were supportive of considering contributing towards a fund if appropriate.

Are there any other options for development, ie any brownfield site opportunities?

The matter will be discussed further at our July meeting.

MATTERS ARISING

Kent Highways: Road closures:

Exedown Road, Ightham between Terrys Lodge Road and Kemsing Road. Road surface improvement works are programmed to start on the 25th June 2018 from 7am to 7pm.

Fen Pond Road, Ightham between Boundary House and Kemsing Road. Road surface improvement on the 20th June 2018 for 3 days between the hours of 7am and 7pm.

Highways Matters – Update - Radar survey results/ Speed calming measures – Nothing to report.

Speed Limit on Oldbury Lane/Spring Lane - No update.

MR418 –New proposed diversion. We have now received an amended footpath layout and it was agreed that it was a sensible diversion and that we would raise no objection.

Signed.....Dated.....

Proposed new Scout Hut/Pavilion– Lease and payment of funds – We are awaiting comments from the scouts on the legal papers and also a proposal for staged payments. Football Licence – The Football Club will be attending the July meeting to ask questions about the use of the pavilion and pitch during the works and to discuss pitch levelling using the spoil from the building project.

Ightham Cricket Club – Request for funding / Registration as an asset – Update from Warners to be reported at the next meeting.

Busty Stream/ Flooding – Update - Letter to KCC – Report at the next meeting

Recreation Ground – Painting of football posts – due to be done during the summer. Cllr Holden reported that children were still swinging on the football posts which is dangerous. The Clerk will email the school again.

Broadband – Update - Cllr Rayner has taken this up with residents from Ivy Hatch.

Litter – Initiatives to tidy the village – Cllr Cracknell reported that the village litter pick was scheduled for 23rd June.

Ightham Open Gardens 2018 – The Parish Clerk was asked to locate some of the signage that had been used at the previous event.

Multi Skills Court – To be discussed at the July meeting.

Meeting with O’Keefe – Cllr Holden reported that he had met with O’Keefe at their offices to discuss the proposal to turn one of the farmhouses into office space. It is a listed building. We will await the plans but probably wouldn’t raise any objection as the building is currently empty.

Split Ash Tree - Lower village hall car park – We have received a quote to fell the tree, it was agreed that this should come down as it is dangerous and overhanging the plastics recycling bin. The Clerk will email TreeAbility to ask them to take it down.

Cllrs Cracknell and Brewer left the meeting at 9.50pm.

9. FINANCE & POLICY

Online banking - Defer until July meeting.

Data Protection - We have received notification from NALC to say that Parishes are exempt from appointing a DP Officer.

Standing Orders- Defer until July meeting.

The following accounts were submitted for payment: Proposed by Cllr Edwards and seconded by Cllr Edge-McKenna.

Parish Clerk Salary & Expenses	£687.91
Gel Creative - Website May	£40.00
Anthony Edwards – Maintenance to Parish Council	£446.40
Anthony Edwards – Maintenance to churchyard	£688.00
Deco-Rite – External decoration of noticeboards	£125.00
EDF Energy – Electricity at pavilion	£30.64
BHIB Insurance Brokers – Insurance Policy renewal	£1,359.11
Oaks Plant Hire – Portaloos for Ightham Circus Event	£220.80
JH Estate & Gardening – Grass cutting	£816.00
Bob Lee-Amies – Work at recreation ground and war memorial	£710.72
RBS Rialtas - New Financial Management Package	£639.00
Anthony Edwards – Maintenance to Parish Council Land	£344.50
Anthony Edwards – Maintenance to churchyard	£559.20
TMBC – Building control for Scout Hut	£519.60
Ferncroft – Internal audit of accounts	£288.00

Signed.....Dated.....

Income: Allotment Fees

£50.00

Financial position at 31 May 2018: Current account: £23,283.39 (excluding unrepresented cheques)
Deposit account: £212,559.17

10. Approval of the Annual Governance Statement – The Annual Accounts have been audited and approved by our Internal Auditor who has submitted a report. The Annual Governance Statement was approved and signed by Cllr Holden and the Parish Clerk.

11. Approval of the Accounting Statements – The figures have been checked and approved by the Internal Auditor and signed by the Parish Clerk. The Accounting Statements were signed by Cllr Holden.

12. CORRESPONDENCE

Annual Councillors' Conference 2018, 10 July 2018 – Faversham

The Big Conversation – Public Consultation on Rural Transport 13th June – 7th August

www.kent.gov.uk/bigconversation and public meeting on Thursday 5th July, Borough Green Village Hall 7-9pm

NHS West Kent Commissioning Group - The out-of-hours GP-led service will relocate from Sevenoaks

Community Hospital to Pembury from 1 June 2018, however, it will continue to operate from Tonbridge Cottage Hospital until 1 September 2018.

Request to use the football pitch for an Ightham girls team, possibly an under 14s side in a Sunday league

Remembrance Day Silhouette Installation Grants grants can fund up to 10 silhouettes to support Remembrance Day activities for the centenary of the First World War. (Sent to Tim Hatwell)

GDPR Seminar - Kent County Council on 28th June 2018. There are two sessions to choose from – one in the morning and then a repeat in the afternoon. The sessions are being held at County Hall in the Lecture Theatre.

Highways England - Operation Stack Listening Exercise - deadline 22 July

<https://highwaysengland.citizenspace.com/he/solutions-to-operation-stack/>

Update on M20 Junctions 3 to 5 Smart Motorway Project: narrow lanes, overnight closures and 50mph cctv

13. AOB

The Clerk reported that the height restriction barrier had been damaged during the music festival and the Scouts were getting a quote to have it repaired and asked whether the Parish would contribute. Cllr Holden said that we would take a view once we had received a quote.

The meeting closed at 10.03pm.

Signed.....Dated.....