

2/20

**MEETING OF THE PARISH COUNCIL HELD  
ON TUESDAY 18 FEBRUARY 2020 AT IGHTHAM VILLAGE HALL AT 7.30pm**

**MINUTES**

Present: Cllr Willingham (Chairman), Cllr Cracknell, Cllr Emmett, Cllr Fielder, The Parish Clerk, County Cllr Rayner and 6 members of the public

1. **APOLOGIES FOR ABSENCE** - Cllr Hall, Cllr Holden, Cllr Hogarth, Cllr Mitchem, Cllr Burgham, Borough Cllr Betts
2. **DECLARATION OF INTERESTS: None**
3. **MINUTES** - The Minutes of the Meeting held on 21 January 2020 were approved and signed as a true record.
4. **UPDATE FROM COUNTY COUNCILLOR:**

Cllr Rayner said that the adverse weather over the last 2 weekends had created a huge workload and he had spent a lot of time in Hildenborough, Stansted and Borough Green dealing with localised flooding and chasing up the drainage problems on Common Road, Ightham. There had also been a lot of contact with Highways England over the A21 closure which put enormous strain on the A227 because of the diversions. Cllr Willingham said that the culvert works had helped a lot with the Busty Stream during the recent rainfall; both Cllr Willingham and Cllr Rayner had checked the culvert at the weekend and the water was flowing well. The bridge at Busty Lane had flooded but drained quickly and further down stream was okay. Cllr Rayner said that the works had been a good use of members' funds.

Local Plan – Cllr Rayner said that the position with Borough Green Gardens was ongoing. We have now been notified that the hearing will be held on 19-21 May. There is still some traffic data outstanding that will need to go to the Experts. Cllr Willingham asked whether Councillors would be expected to speak at the Hearing and Cllr Rayner said that anyone can register to speak but it is expected that the Experts will speak on our behalf.

Cllr Rayner reported that a planning application to KCC to increase to 240, the daily number of HGV movement permitted to tip on the Borough Green Landfill had been made.

Wrotham Parish Council had responded on behalf of Wrotham and Borough Green Parish Councils, in whose parishes the facility is located.

A number of planning relevant matters have been raised and questions asked. A further response is to be anticipated from KCC planning officers to these queries.

Cllr Rayner advised that in his view the matter was unlikely to be heard at the KCC Planning Application Committee before early April 2020

5. **PUBLIC** *6 members of the public were present:*

Resident 1 said that she was representing Ivy Hatch residents and had spoken to Cllr Betts about the Ightham Mote car park application. The resident reported that the National Trust website said that there had been wide public support of the plans for Ightham Mote which stated that the public had been notified. The resident contested this and said that Ivy Hatch residents hadn't been notified and there were over 100 objections on the TMBC since the public consultation. The residents of Ivy Hatch are against encroachment on the greenbelt and there was a huge feeling of outrage, when the vote was taken last month, that the Parish Council hadn't opposed the application. When the application was discussed last month, the Parish Council didn't have the Kent Highways information **and** therefore the resident thought that the Parish Council should have delayed their decision as Mote Road traffic is an issue.

Cllr Willingham responded and said that we have received no complaints about traffic in Mote Road.

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Resident 1 said that the initial numbers of 100k visitors per year had risen to 215k and the local roads aren't sufficient to take the increased amount of traffic. In addition, the banks are protected and are being eroded.

Cllr Cracknell responded by saying that in terms of traffic, Ightham Mote are not seeking extra visitors but are trying to accommodate the existing and increasing visitors. The Mote will attract extra visitors regardless of the parking facilities and they are trying to manage this.

Cllr Emmett said that the plans had been well publicised with postcards sent to local residents, emails sent to National Trust members, publication on the Parish noticeboards, agendas and minutes, a notice in the Parish magazine and on the Parish website. The plans were also on the front page of the Chronicle and were mentioned on TV.

The resident said that the car park is never full so why is a new car park in a protected environment necessary?

Cllr Emmett – said that the plans would create additional vegetation, hedgerows and woodland restoring some of the greenbelt.

Cllr Rayner explained that as part of the planning process, Parishes get 28 days to respond to an application. Within this timeframe the application must be published on the Parish Agenda and the Parish as a "Statutory Consultee" must decide on a response; they do not have the luxury of asking for deferment and therefore they couldn't have delayed their decision. Cllr Willingham said that the application had actually been received in December but TMBC had given us an extension until our January meeting to submit our response.

Cllr Rayner said that in terms of Kent Highways, it would be of no benefit to quote historic figures; to make representations on highways grounds you need to have an expert opinion. An expert would take a traffic survey and only in those circumstances would Kent Highways make any comment. This is true for any aspect of planning ie to raise any objection it will need to be in planning terms ideally backed up by an experts report.

Resident 2 said that only one Councillor came to view the land from their property, and the impact on the view from East Mote couldn't be seen from Scathes wood where the view is completely different.

Cllr Rayner said that a private views is not an acceptable planning concern and couldn't be raised as a valid planning objection.

The resident asked why Ightham Mote were they putting screening in?

Cllr Rayner said that mitigation will be made with Planning Officers. He advised that if anyone wanted to object, in order to carry weight with Area 2 Planning Committee, it MUST be on a planning matter. Planning Officer today took pictures today, will be included.

Resident 1 asked whether the number of people objecting would be taken into account?

Cllr Rayner said that the number of objections would be looked, however would only consider material planning objections. However, where there is public interest, an application will go to Area 2 Planning Committee for consideration (rather than being determined by the Planning Officer).

Cllr Willingham said that Shipbourne Parish had put forward valid responses in planning terms.

Resident 3 reported an ongoing problem with flooding in Common Road. Cllr Rayner reported that KCC had agreed an extra £4m to address drainage issues last week.

Cllr Emmett said the Common Road flooding needs to be permanently addressed, some issues with the pipework had been picked up in a report in 2018. Cllr Rayner has contacted the Engineer and will pick up the 2018 report; he is very happy to address this with the residents and felt well placed to resolve the problem.

Resident 4 from Walker Place asked to speak on behalf of other Walker Place residents who couldn't be present on application TM/19/02433/FL. He said that the impact of this application was quite severe on the neighbours. When the houses were originally built, no permitted development was allowed.. The original design concept was for small patio gardens, they were never designed for building purposes. He said that there had never been any disputes until now and asked for the Parish Council's support in objecting to the application as the proposed extension takes over the majority of the plot, devaluing other properties.

Cllr Willingham said that he recalled a previous dispute when one of the other properties made a similar application and that a previous application had set a precedent. He therefore felt that we

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would find it difficult to object however though that we should ask for screening. A regards a restriction on permitted development, this would be contained in the Deeds and it would be up to the residents to take this up with Planning.

Cllr Rayner said that there was a difference between a planning application and planning process; he hadn't seen the application but said it would be possible for residents to make application for something to be taken down regardless of planning permission if there was a Restrictive Covenant. This could be checked at the Land Registry.

Cllr Willingham suggested that residents should contact Cllr Betts and ask for the application to be called in; residents would then have an opportunity to object at the Area 2 Planning Committee.

Cllr Rayner also recommended that residents can also look at an Article 4 Directive to prevent further development; anyone can make application.

Resident 5 said that as a Nurse she was concerned that all of the obvious stress caused by planning concerns was having adverse health effects and asked whether this had this been considered?

## 6. PLANNING

### 6.1 Planning Applications

**TM/19/02433/FL** - Erection of single storey rear extension with access to rear terrace area and amendments to existing rear fenestrations - 7 Walker Place. Reduced from original plan – “No objection but suggest some screening.”

**TM/20/00175/FL** - Erection of single storey lightweight glazed structure – Fir Tree House, Ismays Road. “No objection.”

**TM/20/00204/TPOC** – Beech tree 2-3 meter reduction, crown clean and cable brace inspection – Ramblers, Sandy Lane. “No objection.”

**TM/20/00212/TPOC** – T1 Beech tree to fell - Oldbury House, Oldbury Lane. “No objection”.

**TM/20/00137/LB** – George & Dragon, The Street, Ightham, Sevenoaks. Replacement signage and lighting. Redecoration of externals. “No objection.”

**TM/20/00076/FL** - Ightham Mote, Mote Road, Ivy Hatch, Sevenoaks, Kent TN15 0NT. Change of use of land to the west of the Mansion and to the south of the Mote Cottages car park from paddock land to use by the estate gardeners with the construction of glasshouses, hardstanding area and vehicular access drive on the land to provide replacement facilities following the removal and relocation of the existing Gardeners' Compound. Full planning permission for the use of the existing Gardeners' Compound as a picnic lawn. *It was decided to defer our response to the next meeting*

**TM/20/00321/TNCA** - The Cottage Redwell Lane Ightham Sevenoaks Kent TN15 9EH. T1 Lime to remove deadwood and thin by 10%; T2 Cherry to crown lift lower branches; T3 and T4 Cherry trees to fell; T5 Yew to crown lift lower branches to clear phone line, remove 1st limb on the right hand side extending towards the house and overhanging the phone line; and T6 Willow to remove lower limb overhanging driveway. “No objection,”

**TM/20/00343/TNCA** - Glebe House, Bates Hill, Ightham, Sevenoaks Kent, TN15 9BG. H1 row of 15-20 Beech trees to reduce in height by approx. 3-4m; T1, T2, T3, T4, T8, T9, T10, T12, T13 and T15 Leylandii Cypress to fell; T5 Scots Pine to reduce and thin; T6 Willow to fell; T7 possible Sycamore to fell; and T14 Sycamore to reduce by approx. 25%. “No objection.”

**TM/20/00352/TNCA**, 2 Ramblers, Oldbury Lane, Ightham, Sevenoaks, Kent, TN15 9DF. Silver Birch to fell and remove the stump. “No objection.”

### 6.2 Planning Decisions Approved

**TM/19/03022/FL** - Single storey side extension - Warren Farm House, Tonbridge Road, Ightham Sevenoaks, Kent, TN15 9AP.

**TM/19/02994/LB** - Repairs and alterations to a grade II listed building - The Old Cottage, Common Road, Ightham, Sevenoaks, Kent, TN15 9EB.

**TM/19/02953/FL** - Demolition of dwelling and garage and erection of dwelling - Stone Acre, Copt Hall Road, Ightham, Sevenoaks, Kent, TN15 9DT.

**TM/19/02776/RD** - Details of condition 2 (materials) pursuant to planning permission

TM/17/01170/FL (Construction of a traditional oak framed detached garage with new vehicular

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access and driveway with some minor engineering/excavation works to facilitate the proposal) - Styants Farmhouse, Styants Bottom Road, Seal Chart, Sevenoaks, Kent TN15 0ET.

**6.3 LOCAL PLAN – Borough Green Gardens Update** - Dates for Hearing 19-21 May 2020.

**6.4 LEGAL OPINION – Judicial Review** - Agreement on Fees and becoming a client - Information on the JR had been circulated prior to the meeting. – We are at the stage where the information has been passed to the Judge who will advise on the next steps; potentially the costs could rise to £30k, we have contributed £5k already. It was agreed that we would contribute up to another £10k in fees; it was decided that we would not become a joint client.

## 7. MATTERS ARISING

**Highways & PROW Matters** - Cllr Fielder reported that repairs to bollards at White Post were due to be carried out on Friday and understood that maintenance will also repair the bollards at Sevenoaks Road. Blocked drains and soak away on Spring Lane. Pothole outside Collingwood adjacent to The Knole, potholes on Oldbury Lane, windows fly tipped on the bypass by Church View.

**Village Traffic Matters - Les Henry Associates** - There had been another accident on The Street The Clerk was asked to email Cllr Rayner and Cllr Betts for an update. **Leathercote Corner** – Parking issues – it was agreed that we would put some wooden posts up, Cllr Willingham will ask Tyrells. **Cairn** – Cllr Willingham will repair the cairn and sign as soon as he is fit. This is covered by Insurance.

**Scout Pavilion** – Update - **Electricity**– The recent electricity bill is really high, possibly because the building is still drying out. It was agreed that some room stats should be installed and that the Parish should pay.

**Old Lane** – Clearance – Cllr Willingham reported that James Hayward has cleared a couple of trees that came down in Old Lane.

**Ightham Football Club** – Update – Pitch levelling – The Football Club has applied for Grant Funding for pitch maintenance.

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

**Ightham Cricket Club** – Update - Nothing to report.

**Busty Stream/ Flooding** – Update - Flood Action Group - Emergency Plan - A meeting is scheduled on Monday 24<sup>th</sup> February with Emma Burdett, Drainage Engineer at KCC to assess what needs to be done in terms of maintenance at the Busty Stream. The Clerk suggested that we invite the Flood Forum Group to give an update at the annual Parish meeting. The Parish Clerk met with Katia to discuss the Flood Emergency Plan and is in the process of updating the emergency contact list. Cllr Willingham will order spare keys for the village hall and the Clerk will order some flood sacks.

**Recreation Ground** –Wet pour repairs – We are awaiting a date for repairs to the wet pour. New signage has arrived and the Beech hedges and signage will be installed in the next couple of weeks. The Ightham PSA Summer Fair will be on 11<sup>th</sup> July 2020 at the recreation ground

**Bus Stop Back Lane** - Update - Nothing to report.

**Village Hall** - Refurbishment and car park access - The Clerk reported that letters have been sent to residents about access to the village hall car park and a new sign ordered. **New blinds** – Cllr Willingham is getting quotes for new blinds for the hall. **Cardboard recycling area** - a resident has asked for the facility to be kept; it will depend on when other units disappear and the cost to the Parish to retain the bin. It was decided that we will wait to see what happens.

**Crime Report/Neighbourhood Watch** – The Clerk reported that there is a new co-ordinator for next 6 months.

**Climate Change** - Farm Waste - Cllr Betts will chase this up.

**Old Scout Hut** – Plans - We now have the keys and Cllr Willingham and Cllr Fielder have done an assessment of the building. The roof is in a sound condition but other work needs to be carried out. To re-stain the outside, put more substantial locks on doors, rewiring and heating installation, replacement of kitchen units, new store and ceiling, new toilets will cost approx. £13,500. The building will cost around £4,000 to demolish. It was decided that we should get some definitive costs before deciding what to do next.

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

**Allotments behind Common Road** – Renewal of agreements – the draft agreements are with the lawyers. Cllr Willingham had been in touch with the resident who rents the Paddock and agreed to the removal of the shed which is in a poor state and has asbestos. The cost will be £1,850.

**Memorial Stone installation** – Memorial stone will go on the grass verge opposite the Church, the date is scheduled for 24<sup>th</sup> April 2020.

**Annual Parish Meeting Date** – Thursday 30<sup>th</sup> April – The Clerk will invite our County Councillor, Borough Cllr and the Flood Forum.

## 8. FINANCE & POLICY

Bank Mandate – Update - This has not yet been updated.

Data Protection and Website Accessibility – New email addresses - There have been some problems with setting it up. Clerk to email Gel Creative for advice.

The following accounts were submitted for payment: Proposed by Cllr Emmett and seconded by Cllr Fielder.

Parish Clerk Salary & Expenses February	£664.10
HMRC – Employer Tax December ( <i>nil to pay as credit on account</i> )	£4.60
Gel Creative - February (OLT)	£50.00
JH Estate & Gardening Services – Grass cutting	£1,320.00
Zen Internet - Business Full Fibre 2 (OLT)	£46.20
Counselling Centre – Donation	£100.00
Wrotham Parish Council – Professional Fees Local Plan	£2,069.82
EDF – Electricity Scout Hut	£1,157.43
Charles Russell Speechlys (Paid) Legal Fees	£4,954.00
Ansvar – Village Hall Insurance Policy	£2,585.36
Yellow Duck – New signage at Recreation Ground	£444.00
Beech Trees – Recreation Ground	£46.80
Removal of shed at Paddock – ( <i>agreement to pay only</i> )	£1,850.00

Deposit Account: £185,122.53

## 9. CORRESPONDENCE – (Circulated prior to the meeting)

**KALC** News January 2020

**Lord Lieutenant of Kent's Civic Service 2020** being held at Canterbury Cathedral on Tuesday 17<sup>th</sup> March 2020.

**KALC** – Planning Events - S106 Agreements and the Community Levy – Tuesday 3<sup>rd</sup> March 2020

**Annual Planning Conference** – Friday 13<sup>th</sup> March 2020

**Keep Britain Tidy** – Spring Clean 2020 - 20<sup>th</sup> March – 30<sup>th</sup> April – It was decided that we should schedule another litter pick for Saturday 25<sup>th</sup> April.

A Rural/Market Towns Group of the Rural Services Network- Membership.

The meeting closed at 9.50pm.

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