



7/20

**MINUTES OF THE MEETING OF THE PARISH COUNCIL HELD
REMOTELY VIA ZOOM ON TUESDAY 21 JULY AT 7.30pm**

Present: Cllr Willingham (Chairman), Cllr Holden (Vice Chairman), Cllr Burgham, Cllr Cracknell, Cllr Emmett, Cllr Fielder, Cllr Hall, Cllr Mitchem, County Cllr Rayner, Borough Cllr Betts, The Parish Clerk and 2 members of the public.

- 1. APOLOGIES FOR ABSENCE** - Cllr Hogarth
- 2. DECLARATION OF INTERESTS** - Cllr Willingham declared an interest in 1 New Cottages as he knows the applicants.
- 3. MINUTES** - Approval of the Minutes of the Meeting held on 16 June 2020. Cllr Burgham raised the discussion point about site visits for planning applications that had been omitted from the June Minutes. The Clerk said that she would include the information and Cllr Rayner confirmed that it was not unlawful to make a site visit. The Minutes were agreed with this amendment and The Clerk will print a copy for Cllr Willingham to sign.
- 4. PUBLIC** - Mr Bentall from the Cricket Club was in attendance to lay out the plans for the club house at the Ightham Cricket Club and to indicate the funding required. An email has already been circulated to Councillors. The Cricket Club is financially quite healthy and are doing well with lots of young families. The pavilion is very old and had received a grant from the Parish Council a few years ago to build a new mower shed which was part of phase 1 of building improvements. The pavilion is in state of disrepair and is coming to the point where it is not fit for purpose by League standards. If these standards cannot be met then the club would lose league membership which would make it difficult to retain player interest. The gent's toilet was removed when adding the mower shed, leaving just one toilet and the club is required to have 2 so has had to hire in portaloos; this is not ideal as the hire cost erodes any funding.

During Covid, the Club has been able to start the second phase of improvement works to build new toilets. They have spent £6,000 on plumbing and a new septic tank. They have been given 2 quotes to carry out improvement works, the lower one being £24,000 to fit out the pavilion and add a new toilet. The cost is higher than they expected due to building regulation requirements. The Club raises £1500-£2000 per year in membership fees but this amount is usually invested back into the club and includes mowing and equipment.

Questions were raised about foundations, grant funding sources and whether there was someone at the Club who was able to scrutinise the different quotes.

Mr Bentall said that new foundations are required. They had investigated grants from ECB and Sport England, Sport England was most promising but had closed down due to COVID but they are expecting a grant of £1,200 imminently. Cllr Cracknell suggested that they spoke to Mr Reid about funding sources as they had been through the process with the scout pavilion.

Cllr Mitchem asked about membership and Mr Bentall said that they had 49 players and 20-25 subscribed members. They would like to increase the junior membership but need to have improved facilities in order to do this. Some of the players travel down from London and they have good retention of members.

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



Cllr Emmet asked how they intended to raise funds for the works and Mr Bentall said that they would use subscriptions, events, donations, match fees and other grants. They recognise that the outlay is huge but feel that the expense would enable the club to last for years and that the improvements would be an asset. It would be best if the works were carried out during the winter months.

It was agreed that Cllrs Burgham and Willingham would meet with Mr Bentall at the cricket ground to discuss further. Cllr Burgham gave thanks to Mr Bentall for his efforts.

Cllr Rayner suggested that The Parish Clerk applied for a Members grant on behalf of The Cricket Club for £1,500 and this could be used towards the works. It was agreed that the Clerk would make the application before 3rd August.

- 5. UPDATE FROM COUNTY COUNCILLOR** – Cllr Rayner said that KCC had a funding shortfall of £50-£55million and were having an in year budget. There are a number of Government schemes that KCC have been asked to pursue such as bus and cycle lanes but Cllr Rayner felt that the most populated areas ie towns, would be more likely to benefit from this.

Cllr Rayner had attended a meeting between KALC and KCC and it was reported that the annual highways seminar would most likely be online in October/November.

Cllr Rayner reported that the Government was likely to transfer powers for local councils to have more control over HGV's. An area south of Maidstone is being trialled.

Cllr Rayner reported a number of complaints about lorries on A227 between Ightham and Tonbridge and could look at longer term reclassification to a B road. Colts Hill is currently on the list for reclassification and once this has happened, we could look at a proposal for Ightham.

Cllr Mitchem raise the issue of lack of enforcement from TMBC and asked how we could address it. Cllr Rayner said that this was a perennial problem and by contrast the enforcement at Gravesham is far superior. He suggested that the Chairman and Vice Chairman requested a meeting via Cllr Betts, with the Leader and deputy Leader of TMBC to ask why enforcement reports weren't being followed up and what we could do to get results.

Cllr Rayner reported that the dates have been announced for the Local Plan hearings in October and November. TMBC have organised a new housing survey and the results are due at the end of August. The professional advisors will look at them once this is out. The Parishes are ready for the hearings.

Cllr Rayner left the meeting after his report.

UPDATE FROM BOROUGH COUNCILLOR – Cllr Betts said that he hoped that TMBC has responded to the Clerk about the increase in litter and provision of signage and the Clerk confirmed that they had. Cllr Betts said that a new renewable energy deal had collectively been put together with TMBC, details are on the TMBC website.

Cllr Holden asked whether the bulky waste collections were returning, and Cllr Betts said that the service would be resuming but TMBC have been focussing on maintaining the normal waste and recycling services.

Cllr Betts said that the first date for the Local Plan hearings would be on 8th October. The Clerk will email the Officer to say that members of the Parish Council would be attending only.

Cllr Betts left the meeting after his report.



6. PLANNING

6.1 Planning Applications

TM/20/01133/FL - Land South Of 1 New Cottages Ismays Road Ivy Hatch Sevenoaks Kent

Conversion of existing redundant stables into an annexe on the same

Footprint. *"No objection but on the basis that the building should not become a separate dwelling"*

TM/20/01229/FL - Farnehill The Street Ightham Sevenoaks Kent TN15 9HE. Demolition of existing

garage block; erection of a single storey flat roof extension to the rear elevation, approx. 14sq.m;

installation of a timber frame, timber-clad garden studio (outbuilding), 50sq.m; installation of a new

window to the ground floor bedroom on the side elevation. *"No objection but we would prefer to see a low pitched roof"*

TM/20/01236/TNCA - Copthall Ismays Road Ightham Sevenoaks Kent TN15 9BB. T1 Acaica- remove

deadwood, T2 Sweet Chestnut, T3 Beech and T4 Multi Stemmed Lime Tree- crown lift these 3 trees

to approximate height of 6 meters, this is mainly removal of epicormic, T5 Horse Chestnut - section

fell, T6 Mature Sweet Chestnut - coppice, T7 Sycamore - section fell and T8 Sweet Chestnut-

coppice. These 3 trees are growing amongst other favourable all species of tree, that will benefit from more space. *"No objection."*

TM/20/01296/LDE - Lawful Development Certificate Existing: Hope Farm Sandy Lane Ightham,

Sevenoaks, Kent, TN15 9BA. Building and area of hardstanding used as a domestic garden store

incidental to the enjoyment of the main dwelling house for an uninterrupted period since at least 19th

June 2010. *"Ightham Parish Council leave this to TMBC to determine whether there is*

sufficient evidence to support this application."

TM/20/01350/FL - Hillcrest, 13 Spring Lane, Ightham, Sevenoaks, Kent, TN15 9DN. Extension and

conversion of existing garage into two storey workshop/garage. *"No objection."*

TM/20/01402/FL - The Barn, Ightham Court, Fen Pond Road, Ightham, Sevenoaks, Kent TN15 9JF.

Proposed replacement of existing single storey rear projection with a new single storey rear extension

(resubmission of TM/18/02834/FL). *"No objection."*

TM/20/01404/TPOC - The Ightham Club, Sevenoaks Road, Ightham, Sevenoaks, Kent, TN15 9HA.

Row of mature trees (T1 -T17) containing Beech, Sycamore and Lime to be reduced and take out

some height out of the top. *"No objection."*

TM/20/01413/FL – Longcroft, Oldbury Lane, Ightham, Sevenoaks, Kent, TN15 9DE.

Single storey rear extension and patio. *"No objection."*

TM/20/01432/FL - Alan Sim - The Nook, The Street, Ightham, Sevenoaks, Kent, TN15 9HG. Siting of timber framed garden building for use as domestic store and summerhouse.

TM/20/01479/FL - Paul Batchelor - Dimber, Mote Road, Ivy Hatch, Sevenoaks, Kent, TN15 0PG.

Rear extension, filling in porch area. *"No objection."*

TM/20/01507/TPOC - Liz Guthrie - 4 Nutfields, Ightham, Sevenoaks, Kent, TN15 9EA. T1 Oak -

Crown reduce whole crown by approximately 2m. Right stem has rubbing damage from Pine - reduce

back to stump 1-2m from main trunk. Crown lift by approximately 2m over road, T2 Pine - Dismantle

to near ground level, G1 Beech Saplings x3 and Laurel - Fell to near ground level and T5 Sweet

Chestnut - Crown reduce whole crown by approximately 2m. Sever Ivy. Remove suckers on trunk.

"No objection subject to Liz Guthrie confirming that the work is necessary."

TM/20/01509/TPOC - Liz Guthrie - 55 Nutfields, Ightham, Sevenoaks, Kent, TN15 9EA. T2 Beech

x2 - Crown reduce height by approximately 3m and 1.5m on the sides, sever clematis, T3 Whitebeam

x2 - Crown reduce height by approximately 2m and 1.5m on the sides, T5 Large Conifer - Dismantle

to near ground level and prune adjacent apple to clear roof by approximately 1m and T6 Golden

Conifers x2 - Reduce to approximately 10ft. Fell to near ground level very small conifer adjacent. *"No*

objection subject to Liz Guthrie confirming that the work is necessary."

TM/20/01517/TPOC - Liz Guthrie - 3 Nutfields, Ightham, Sevenoaks, Kent, TN15 9EA. G1 Oak and

Beech x9 - Crown reduce height by approximately 2m and garden overhang. Crown lift by

approximately 1-2m. *"No objection subject to Liz Guthrie confirming that the work is necessary."*

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



6.2 Planning Decisions -

Approved

20/01236/TNCA - T1 Acaica- remove deadwood, T2 Sweet Chestnut, T3 Beech and T4 Multi Stemmed Lime Tree- crown lift these 3 trees to approximate height of 6 metres, this is mainly removal of epicormic, T5 Horse Chestnut - section fell, T6 Mature Sweet Chestnut - coppice, T7 Sycamore - section fell and T8 Sweet Chestnut- coppice. These 3 trees are growing amongst other favourable all species of tree, that will benefit from more space – Copthall, Ismays Road.

20/01071/FL - Extension of existing stable block to accommodate garden and pasture management equipment - Yew Tree Cottage, Redwell Lane.

20/00983/FL - Proposed in-ground swimming pool - Old Tiles, Stone Street Road.

19/02903/RD - Details of condition 4 (foul and surface water drainage) and 8 (position of touring caravans) submitted pursuant to planning permission TM/18/01240/FL (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)) - Woodford Old Lane.

20/00866/FL - Internal alterations, single storey extension and works to the existing boot room to the south west corner. Alterations to the existing driveway and introduction of new terraced landscaping - Mulberry Hill, Rectory Lane.

20/00952/FL - Rear single storey extension and front porch extension - 51 Nutfields.

Withdrawn

20/01028/FL - Demolition of existing garage and outbuildings. Construction of new garage block with ancillary accommodation and alterations to existing house – Spicklewood, Coach Road.

Refused

20/00957/FL - Erection of 2 no. four bedroom houses (as an alternative scheme to that approved under TM/18/00668/FL) - Longcroft Lodge, Oldbury Lane, Ightham, TN15 9DE.

The Clerk said that following the imposition of the 21 day rule, we would need to either set up a planning committee or meet between meetings if the deadline for a planning application fell before our next meeting. Cllr Hall suggested that we should meet between meetings via Zoom with a quorum and that everyone should be part of the planning committee, this was agreed. The Clerk said that she would re-circulate the list of areas that Councillors have responsibility for. Councillors responsible for the area would look at the planning application first and pass comments to everyone else to review. For larger, more complicated applications, it would be useful for everyone to give their view.

We will need notify parishioners, the Clerk will put something on the website. The Clerk has circulated the instructions to set up notifications for planning applications in the Parish and recommended that everyone did this to get as much notice as possible as applications are now available online from the validation date. The Clerk will continue to circulate List B.

7. MATTERS ARISING

Highways & PROW Matters - The Clerk reported that Back Lane and Common Road were due to be resurfaced. The Clerk reported that she had received an email from Kent Highways to say that the weeds on the islands along the A25 weren't bad enough to warrant spraying. Cllr Emmet reported

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



advertising board on the Borough Green roundabout and questioned whether they were legal as they are a distraction. Hedges encroaching the highway between Sandy Lane and Common Road, overgrown hedges in Ivy Hatch opposite New Cottages, at Broadacre, at the crossroads of Copt Hall Road and Redwell Lane at Little Holt, Rectory Lane from A25 to Old Rectory. Cllr Cracknell will put a notice in the next parish magazine. The Clerk will circulate the hedges letter for Councillors to distribute.

Village Traffic Matters – Cllr Holden said that Cllr Rayner had reported an increase in HGVs through the village and up A227 at the last meeting and asked whether it was worth doing a count? Cllr Cracknell reported that there were residents in the village who may be keen to do a count. The Clerk was asked to contact Cllr Rayner about getting a counting strip on A227 and to ask for an update on the village Highways Plan. If we have evidence of an increase in HGV's, it would be something that we would take up with our MP.

It was reported that speeding up Oldbury Lane/Spring Lane was still an issue.

Scout Pavilion – Summary of VAT issues – Cllr Holden said that he would have a meeting with the Scouts about the VAT position as soon as they could have a face to face meeting. The Football Club had been advised to get in touch with the Scouts about using the Scout pavilion and Mr Reid confirmed that they had done – the Football Club have agreed to cover cleaning costs and are only using the pavilion to store kit at present as they are unable to use the changing rooms during Covid. Tonbridge Football Club are using the pitch at Ightham recreation ground at the moment but are due to return to Tonbridge and it was reported that they are leaving the pitch in a good condition and adhering to social distancing. Cllr Mitchem asked when the bags of rubble would be removed and Mr Reid said that the materials would be used when rebuilding the retaining wall at the back of the scout pavilion. One of the bags contains salt. **Defibrillator** – The Clerk asked whether there had been a decision about the location for a defibrillator. It would need a 240v supply. It was agreed that it should go onto the back wall of the pavilion and Mr Reid agreed to ask Harpers to make a cabinet and would get a price. We would put up a notice to advertise the defibrillator on the noticeboard.

Tennis Club - Update - there is still a problem with the water pressure and Mr Reid reported that this would be dealt with at the same time that work is done to the retaining wall at the pavilion. They hope that work will be done by September Mid Kent water have fixed the stop cock.. The Tennis Club reported overgrown brambles at the back of the club and Cllr Willingham agreed to ask James Hayward to go and have a look.

Ightham Football Club – Cllr Holden reported that the new brushes had been purchased. Cllr Holden had confirmed with the Club that the fee would be £110. The Clerk is about to order the new goal posts for around £1,200. This is recoverable due to a grant to the football Club. The posts are fixed so there will be no need for a large container. It was agreed that we would order a smaller 10 foot container for the line-marker and this could go in the corner by the entrance gate. Cllr Willingham will get some prices. The next stage in levelling is to get a survey and Cllr Willingham had been quoted £625 + VAT. It was agreed that we would go ahead.

Old Scout Hut – Refurbishment - Lease – The Clerk had received a draft lease based on the SKIPS lease. Cllr Hall agreed to look though the lease by the end of the week before it went to the school. We will need to update the plan of the building and access, which is also a public right of way. Cllr Willingham said that the painting is underway and that the flooring would be installed in the week commencing 10th August. The work is on budget and he encouraged members to go and have a look whilst the painting is being done.

Ightham Cricket Club – Update - Request for funding – See above.

Busty Stream/ Flooding – Emergency Plan. Clearing outside Elim Bungalow – It was reported that the stream had been cleared and Cllr Willingham would ask James Hayward to do any additional strimming that was required.

Recreation Ground – The Clerk reported that the play park had re-opened and equipment checked and Covid notices put up. The Clerk reported that the wet pour contractor still hadn't been in touch

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



and it was agreed that we should hold off paying the invoice until they got in touch regarding completing the top pathway. We are receiving lots of complains about litter and have made several reported to TMBC Waste Services. Cllr Willingham said that there was a bin behind the disabled parking bays and The Clerk reported that she had moved it further up the path to make it more visible. Cllr Holden asked about frequency of mowing as the pricing only allows for a fortnightly cut which isn't adequate during the summer months. Cllr Willingham said that he would speak to James Hayward. Cllr Willingham said that he would fill the potholes in the car park over the summer.

Village Hall - Cllr Willingham reported that the village hall had reopened on 6 July. The Clerk reported that the cardboard recycling contract with the Scouts had been changed such that they would have to pay around £40 per month to retain the recycling facility. The Scouts earn around £400 a year from the facility from KCC but this arrangement may disappear and cannot be transferred to another organisation. Cllr Cracknell confirmed that it would be useful to retain the facility for cardboard for those properties that didn't have storage for cardboard between collections. It was agreed that the Parish Council would take over the cost for retaining the facility for now.

Climate Change - Farm Waste - The Clerk reported that she had spoken about the plastic waste with the farm owner and that the Environment Agency would only take action if it was causing a nuisance. Cllr Bette had previously spoken about recycling for farms and the Parish Clerk agree to get the information and would write to the farm with details and asking about their arrangements for removing the waste.

Allotments behind Common Road – Renewal of agreements - the Clerk said that she would look at the agreements over the summer.

Trees –We have received a quote for tree work of £588 from Treeability and this was agreed. Cllr Mitchem reported that TPO's had put on trees to the rear of Longcroft Lodge.

8. FINANCE & POLICY

- i. Data Protection and Website Accessibility – New email addresses – The Clerk reported that Cllrs Cracknell, Hall, Willingham and Burgham needed to have separate addresses and would see whether Jane would be able to assist.
- ii. Review of policy documents – The Clerk will review these over the summer.

The following accounts were submitted for payment: Proposed by Cllr Fielder and seconded by Cllr Mitchem. It was agreed that the Clerk would pass the cheques to Cllrs Willingham and Hall to sign and would set up the online payments to be authorised.

Online Transfers - Unity Trust Bank

Parish Clerk Salary & Expenses June – (Set up SO for net salary from August)	£695.75
M&S Bank Reimbursement Pitchcare – Brushes	£186.84
Gel Creative -July	£50.00
Zen Internet - Business Full Fibre 2 July	£46.20
Decorite – Painting old scout hut (£1000 transferred x £1030 to pay)	£2,030.00
SKIPS – Reimbursement water and rental	£923.00
Anthony Edwards – Maintenance to Parish	£475.04
Anthony Edwards – Maintenance to Church	£638.80

Cheques

JH Estate & Gardening Services – Grass cutting	£1632.00
Wrotham Parish Council - Professional Fees	£2,069.82
Charles Russell Speechlys	£4,331.20

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



KCPFA Subscription	£20.00
On Call Carpets Ltd	£900.00
Yellow Duck – Signage	£65.40
KALC Seminar	£60.00
E-on – Unmetered supply	£55.81
Rospa – Playground Inspection	£103.20
RedLynch – Repairs to wetpour	£9,940.80
David Emmett – Reimbursement for locks	£27.50
Treeability – Clearing fallen tree on Oldbury Lane	£216.00
Emily’s Road Markings – Marking out disabled bays in recreation ground	£504.00
ACRE – subscription	£80.00

Deposit Account: £162,760.87 Current Accounts: £28,406.57 Unity Trust Bank £35,228.76

9. CORRESPONDENCE – (Please email Clerk if you would like to receive information)

TMBC - list of funds: <https://www.grantsonline.org.uk/coronavirus.html>

KALC NEWS JUNE 2020

TMBC – New timetable for recycling/waste collection is now online

TMBC – Reopening of leisure facilities

KALC Chief Executive Bulletin - July 2020

Allington IWMF - consultation on proposed extension of the Allington Integrated Waste Management Facility (IWMF), near Maidstone, between 20 July and 14 September 2020 public exhibition, available to view at the following

link: <https://kentenviropower.fccenvironment.co.uk/virtual-exhibition/>

KALC T&M AREA COMMITTEE via ZOOM on Thursday 23th July 2020

Coronavirus information for Parish & Town Councils

10. AOB

Cllr Holden asked whether the Clerk has responded to the request to allow under 11’s to use the recreation ground and the Clerk said that she had.

We have received some information about the Community Payback scheme.

The meeting closed at 22.40

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



Part 2 - Exclusion of the Public and Press pursuant to Section 1 (2) of the Public Bodies (Admission to Meetings) Act 1960

LEGAL OPINION – Judicial Review - Update Cllr Willingham said that we were concerned about the lack of enforcement from TMBC for planning infringements. We had had a meeting with John Miles following the Judicial Review which had been unsuccessful. Mr Miles had reported that the names occupants on the planning condition were no longer living at the site in Old Lane and that another family were living there. Mr Miles had reported this to TMBC Enforcement several months ago and it has not been followed up. This is very frustrating as it is the first planning condition that was set out by TMBC. The only action that had been taken by enforcement was an email sent by the officer to the Travellers lawyers asking whether they were still at the site and the lawyer responded to say that they were. There has been no follow up since then despite emails from Mr Miles to enforcement to say that it is a different family on site. Cllr Betts said that the condition was linked to the Moore's and their dependents, was set by TMBC and had been highlighted and discussed at the various planning meetings. Cllr Betts agreed to speak to the Enforcement Officer and asked the Clerk to forward any correspondence for him to follow up. The Clerk agree to do this and said that the PC hadn't separately reported the infringement. Cllr Betts said that a report from the Parish would carry more weight so that Clerk said that she would make a separate report and copy Cllr Betts in. This was agreed.

Cllr Hall said that he had experienced a similar situation in Hildenborough and felt that Enforcement was totally ineffective. We have also reported other infringements and have had no response and feel that the system is not working.

Cllr Betts said that he could only speak from experience of The Spinny and felt that TMBC would take action where regulations had been breached. He confirmed that planning conditions could be varied but the decision would need to go via Committee. He said that if there were persistent problems then we should request a meeting; there have been some delays to enforcement due to Covid but things should be returning to normal.

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