



10/20

MINUTES OF THE MEETING OF IGHTHAM PARISH COUNCIL

on Tuesday 20 October 2020 at 7.30 p.m. via Zoom

Present: Cllr Willingham (Chairman), Cllr Holden (Vice Chairman), Cllr Burgham, Cllr Emmett, Cllr Fielder, Cllr Hall, Cllr Mitchem, County Cllr Rayner, Borough Cllr Betts, The Parish Clerk and 1 representative from Ightham Scouts.

1. **APOLOGIES FOR ABSENCE** - Cllr Hogarth
2. **DECLARATION OF INTERESTS** - None
3. **RESIGNATION OF CLLR CRACKNELL** - Cllr Willingham reported that Cllr Cracknell had resigned and had written to thank her. It was decided that we would buy a gift as a thank you, a few suggestions were given.
4. **MINUTES** - The Minutes of the Meeting held on 15 September 2020 were approved as a true record.
5. **UPDATE FROM BOROUGH COUNCILLOR** – Cllr Rayner said that Stage 1 Hearings for the Local Plan had taken place and the Inspectors had questioned the lack of evidence of co-operation between Councils. The Inspector also asked about the impact of the Borough Green Gardens development on air quality areas and what steps TMBC had taken to ascertain air quality measurements and evidence of this. The Inspector had focussed on Sevenoaks and asked why 44% housing was put half a mile from Sevenoaks when Sevenoaks District had raised objections. When TMBC were questioned about when they became aware of a deficit in the Sevenoaks housing numbers, they gave 3 different answers.

There will be more Hearings in November.

Cllr Rayner said that the Barristers had evidence that the Local Plan hadn't been drawn up in a lawful manner.

The Parish Alliance Barristers were asked whether there were any alternative sites to Borough Green Gardens (BGG) and they mentioned the Aylesford site which could accommodate 1,600 houses (compared to 1,700 in BGG). The Inspectors wanted to know why Aylesford which is not in AONB/ Greenbelt had been removed from the process. Cllr Willingham asked why there was so much emphasis on Sevenoaks and Cllr Rayner said that there was currently a judicial review of the decision to reject the Sevenoaks Local Plan and if it was upheld, the Sevenoaks Plan would fail on lack of duty to co-operate. If this happens it would be difficult to see how TMBC would be seen to have co-operated with Sevenoaks.

Cllr Rayner said that the relief road is now in jeopardy due to a recent application for further extraction of minerals on the site where part of the road is due to be built. Borough Green Gardens can only go ahead with the relief road. Borough Green and Wrotham Parishes have supported the application.

Cllr Willingham said that we should respond to the application.

Cllr Hall asked what would happen if there was a delay due to the Borough Green Gardens – would the Plan be set aside or would housing numbers be reduced? Cllr Rayner said that if the Inspectors rejected that Plan as unamendable then TMBC would have to start the whole process again and would be subjected to increased housing numbers. Other sites could be put forward and would be

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considered on an equal basis. Alternatively Inspectors could ask for amendments/ changes to the Plan however if this happens, alternative sites could not be put forward as the Inspectors would leave themselves open to judicial review, particularly if the Plan is found to be unlawful.

The hearings are online via YouTube on the TMBC website.

KCC are making arrangements for a no deal Brexit and have identified 7,000 HGV spaces for customs controls at Aylesford, Ebbsfleet and Manston Airfield. It seems unlikely that the M26 will now be used as a holding site for HGV's.

Cllr Emmett reported that he had written to Tom Tugendhat about the Planning White Paper and had received a response to say that MP's in the South East were not supportive of the new plans specifically regarding the calculation of housing numbers. Cllr Rayner said that the Consultation deadline was 29th October and the proposals completely reorganise the planning process taking away power from Parishes. Cllr Rayner recommended responding to the Consultation as a Parish and as individuals.

Cllr Rayner said that he was following up the various flooding sites in Ightham and was due to meet with the KCC TMBC Area Engineer and would co-ordinate a meeting that would cover all areas in Ightham. Cllr Emmett reported that the flooding in Common Road had been resolved since the works had been done.

BOROUGH COUNCILLOR – Cllr Betts said that if the Local Plan fails on duty to co-operate that it will fail in its entirety. The housing numbers under the Litchfield calculations are very high therefore it is important the Officers performed well in the hearings.

Cllr Betts gave thanks to Cllr Cracknell for her support when he first became a Cllr.

The Climate Change Strategy was approved at the Street Scene Advisory Board and many Parishes had contributed. There are 3 main strands – cutting down on waste, generating clean energy and being more efficient with transport. The Strategy will evolve with technology and everyone needs to be involved from individuals to central government.

A new initiative called Solar Together has been launched by TMBC and has generated a lot of interest for people to register their interest in solar PV panels. The deadline for signing up has been extended to 9th December.

Cllr Betts reported that there has been a huge increase in recycling which has impacted the service however recent figures show that collections are generally taking place on time. TMBC Finances are poor due to increase in recycling collections, reduced revenue from car parks and supporting leisure trusts. Cllr Rayner said that the decrease in waste in London had largely been picked up by Kent due to the increase in working from home.

The Bulky Waste risk assessment has taken place and some alterations need to be made to the service before it can be resumed. Bring Sites have continued to operate during Covid however usage is low therefore TMBC will look to close some of them as previously agreed.

Cllr Betts raised the Ightham Highways Plan at the JTB and asked for it to appear on the next agenda.

Cllr Betts did a site visit to Longcroft Lodge and expects a decision on Friday. There are potential problems with the stable block and barbed wire. Liz Guthrie was also in attendance to look at trees. A process has been started to apply TPO's however it hasn't yet been approved.

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Cllr Betts reported that TMBC are following up replanting at Chapel Farm.

Cllr Betts left the meeting at 20.39.

6. PUBLIC

7. PLANNING

6.1 Planning Applications

TM/20/01943/FL - Land South Of 1 New Cottages Ismays Road Ivy Hatch Sevenoaks Kent
Conversion of existing stable block into self-contained residential dwelling – No objection. Cllr Hall questioned the use of a separate entrance as the conversion could potentially be sold as a separate entity. Cllr Willingham said that he would speak to the owners.

TM/20/02091/TPOC Nutfields, Ightham, Sevenoaks Kent T22 Large Oak - remove major deadwood to the woodland side of the tree, T27 Oak - remove major deadwood above the bank, T32 Dead Sweet Chestnut - dismantle and fell to near ground level, T42 Mature Pine - remove deadwood, T67 Hazel - fell to coppice, T68 Oak - remove large deadwood over the road, T70 Oak- raise crown over road to approx 5m, T79 Dead Ivy Clad Birch - dismantle and fell to near ground level. "No objection providing Liz Guthrie is content."

TM/20/02124/LDE Sandyridge, Pine Tree Lane, Ivy Hatch, Sevenoaks, Kent TN15 0NJ. Lawful Development Certificate Existing: Evidence of commencement of works in accordance with planning permission reference TM/17/01387.

6.2 Planning Decisions -

Approved

20/01883/TNCA - Prestons Cottage, Rectory Lane. T1 Oak Tree removal of dead wood and T2 Cherry Tree removal of tree.

20/01895/NMA - 7 Walker Place. Non Material Amendment to planning permission TM/20/00051/FL: Adjustments to external stair based on existing dimensions, adjustment to rooflight positioning and lowering of rear terrace level.

20/01837/TNCA - Oldbury Farm House Oldbury Lane. G1 Group of Bay Laurel adjacent to log store, between road and house reduce to hedge height, T1 Large Lawson Cypress on left of path remove deadwood and large failed stem, T2 Large Weeping Ash reduce by 3-4m back to healthy timbers, T3 Mulberry in lower lawn area remove broken branch reduce height by 2m and prune overextended sections and T4 Large Declining apple remove dead sections.

20/01782/TNCA - Theodore House, High Cross Road. T1 remove declining Silver Birch in rear garden.

20/01750/FL - Hemmings Bank, Oldbury Lane. Single storey side extension, internal alterations and new bi-fold doors.

20/01683/FL - The Chase, Jubilee Crescent. Part conversion of garage area to habitable area.

20/01648/FL - Glenna, Old Lane. Two storey side and rear extension with roof extension.

20/01413/FL - Longcroft, Oldbury Lane. Single storey rear extension and patio.

20/01432/FL - The Nook, The Street. Siting of timber framed garden building for use as domestic store and summerhouse.

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7. MATTERS ARISING

Highways & PROW Matters - Request resurface/patch Sevenoaks road between A25 and The Street. Numerous potholes on High Cross Road. Pothole outside Copt Hall on Ismays Road, pothole outside Charters on A227, weeds outside at Seven Wents and the Cob Tree islands, barrier repair at Sevenoaks/Oldbury junction, potholes on Oldbury Lane outside Cobs Close and The Cottage, reflectors need replacing on black bollards on island outside the recreation ground. Fen Pond Road sign partially rusted

Village Traffic Matters – Update – Meeting Andy Edwards – The Clerk reported that a meeting was being set up by KALC between Parishes and Andy Edwards at TMBC to discuss areas where we frequently get parking infringements. Areas in Ightham to be raised include The Street and Common Road, opposite The Harrow. **Speed check on The Street, Bates Hill “Operation Impala”** – Cllr Mitchem reported that at the recent KALC meeting, Parishes had been introduced to Inspector Jones, of the Community Safety Unit. Cllr Mitchem raise the issue of speeding in our village and frustration at the lack of enforcement. Inspector Jones said that they have a new initiative to tackle speeding called Operation Impala and that we should make contact to outline areas of concern. Cllr Mitchem reported that there had been a serious accident today on A227 involving 4 cars. Cllr Mitchem had spoken to the PCSO who was on duty and he suggested that we should contact our PCSO to carry out speed gun checks. Offenders cannot be arrested however they can be cautioned. It was agreed the Parish Clerk should write to Inspector Jones and our PCSO to highlight The Street and Bates Hill.

Cyclists. The Clerk reported that the issue of speeding cyclists had been brought up at the recent KALC meeting, this is of particular concern in Plaxtol. It wasn't thought to be too much of a concern in Ightham although mentioned that cyclists often pull out of Fen Pond Road and speed down Bates Hill. The Clerk will pass this on. **Highways Improvement Plan** – Cllr Rayner said that he hoped that this would be picked up from January.

Busty Stream – Replacement for Cllr Cracknell on Flood Forum - Cllr Willingham said that he would stand in until meetings resumed and Cllr Holden will continue to be involved. **Brambles near Durlings field** - Cllr Willingham had spoken to the tenant who said that he has a contractor who can carry out the work. **Maintenance by Elim Bungalow** – The Clerk had been in touch with Emma Burdett at KCC who had sent instructions for digging out the silt near to the BT bridge, these have been passed to our contractor and we are waiting for a date. **Flood Sacks** – It was agreed that the Parish Clerk would order a small quantity of flood sacks to be used in emergencies and these would be kept in the village hall.

Flooding – Cllr Rayner reported that he was trying to set up a meeting to deal with the recent flooding in Ightham. He reported that he had visited the resident in Chapel View and who had experienced flooding. KCC contractors had been sent to clear debris and one of the ditches that had become blocked with garden waste. Some trees had to be cut back in order for the clearing to be done and Cllr Rayner asked whether the Parish Council would be able to replace them? Cllr Willingham said that he would do a site visit before a decision was made. WE are aware that there has been some flooding Chapel View, Tebbs Way, Ismays Road, Old Lane, Copt Hall Road, Oldbury Close and Spring Lane and Cllr Rayner has the details. He will let us know when the meeting will take place with the Engineer.

Scout Pavilion – Defibrillator Quote – The Clerk has a quote for a cabinet and defibrillator of £2,016 for an unlocked cabinet or £2,069 for a lockable cabinet. It was decided that the lockable one would be more secure. The code to unlock the cabinet would be given out when someone calls 999 so there is no issue with contacting a key holder. Cllr Hall said that he had seen a cabinet and would pass details to the Clerk.

Old Scout Hut – Update – The Clerk has been passed an email from the school to request a contribution towards fire safety equipment and broadband. The school are unable to use the old scout hut until the safety equipment is in place. The total cost is £4k, Cllr Willingham said that he would go

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and see the Head of the school. The Clerk asked whether the steps to Oldbury Lane and the recreation ground could be cleared and Cllr Willingham said that he would ask James Hayward. The Clerk reported that she would chase up the Lease and that we needed to come to an arrangement with the water rates as Skips currently pay for both buildings. Cllr Willingham said that a gutter end was missing on the roof and that it would be fixed and that he would ask James Hayward to remove the leaves.

Ightham Football Club – Pitch Survey – Cllr Holden reported that the survey had been carried out and there was a very detailed report. It looked as though the height difference from the top left corner to the bottom right corner was 5.7 meters although this needs to be verified. The pitch also isn't square however we now have the details that we need and can accommodate a pitch that would meet FA requirements. The pitch will have a width of 63 m and would be placed closer to the Tennis Courts which would enable tiered seating. Cllr Holden will approach O'Keefe's to get a quote and The Clerk was asked to get details of other contractors via KALC. We think the ballpark figure will be around £30k. We will get some quotes for a container for the line marker.

Tennis Club - Update - they still have low water pressure. Harpers have started remedial works to the scout pavilion and need to carry out further investigations.

Ightham Cricket Club – Agreement for payment schedule – we have received a suggested payment schedule and the first 2 payments due now amount to £13k. Cllr Willingham thought that this was too much given the progress on the building work and agreed to talk to the contractors. He suggested that the first stage payment should be in the region of £8k.

Recreation Ground –Wet pour quote - Cllrs Willingham and Mitchem had looked at the park and recommended that we opted for 100m² of wet pour. The Clerk will source a new bin for the park to replace the wooden one that is rotten. Cllr Willingham said that there were 2 more grass cuts due before the winter. We will revise the cutting schedule next year to fit in with the FA requirements. It was agreed that the Clerk could order some permanent signs with COVID instructions; they are £90 each. It was decided that the play area should be kept open and the Clerk had confirmed with the Insurance company that it was okay to do this with appropriate signage. Cllr Fielder said that the beech hedge needed cutting and agreed to do this. We also need to order 20 whips to fill the gaps – The Clerk will order them from Planet Plants.

Village Hall - Update – Cllr Willingham reported that the hall was open but income from hires were minimal.

Crime Report/Neighbourhood Watch - Update – Nothing to report.

Climate Change - Farm Waste - Nothing to report.

Allotments behind Common Road – Renewal of agreements. The Clerk reported that these had been returned and this can come off the agenda. Cllr Emmet reported that new residents had moved into No.9 and the Clerk will contact them about the allotment to the rear. Some branches had come down in the garden of Robin Hill and Treeability have done a quote.

Trees – Visual Tree Assessment quote - The quote was agreed and the Clerk reported that we have been given a provisional date for work to be completed in January with urgent work to be completed beforehand. A question was asked about frequency of the visual tree inspections and the Clerk said that he would check with KALC. Cllr Fielder reported his concerns about the Sweet Chestnut and Oak Trees on Oldbury Lane near to SKIPS and the Clerk was asked to ask Treeability to add them to the list of works.

Malcolm Ravenhill Memorial Stone Installation – Fen Pond Road – We have been asked whether the stone can be installed now and have the ceremony when the restrictions on gatherings are lifted. This was agreed.

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8. FINANCE & POLICY

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

Online Transfers - Unity Trust Bank

Parish Clerk Salary October – (Standing Order)	£654.80
Gel Creative -October (Standing Order)	£50.00
Zen Internet - Business Full Fibre 2 October (Standing Order)	£46.20
Anthony Edwards – Parish Maintenance and Churchyard	£1,249.34

Cheques

JH Estate & Garden Services Ltd	£1380.00
Smurfit Kappa – Newspaper Bin rental village hall	£54.00
Parish Clerk Tax & Expenses	£61.77
E-on – Electricity Unmetered supply	£56.42
Treeability – VTA	£588.00
Treeability – Removal of fallen and hanging branches Old Scout Hut	£324.00
Wrotham Parish Council – Professional Fees Local Plan	£1,199.75
Godfrey Garden Surveys – Pitch survey	£641.00
KALC – Finance Conference, Clerks Conference, Dynamic Councillor	£180.00
Cricket Club Deposit and Stage 1 works	£tbc

9. CORRESPONDENCE – (circulated)

Planning for the Future White Paper – KALC response – It was agreed that the Clerk would use KALCs response to draft our response.

KCC – Electric Vehicle Charging Points – It was agreed that we should put forward the village hall as a potential location.

KALC - Supporting your Local Communities – The Clerk said that KALC has asked for confirmation about volunteers for a potential second lockdown.

Gatwick Airport Announcement regarding charging for dropping off.

Planning White Letter - TMBC Letter to Secretary of State.

KALC NEWS - SEPTEMBER 2020.

KRF EU Transition Threat and Risk Assessment.

10. AOB

Cllr Burgham asked whether meetings could be shortened in future.

Cllr Mitchem said that she had attended the recent PPP and KALC meeting and suggested that we should have a rota for attending.

The meeting closed at 22.32

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