



6/21

MINUTES

MEETING OF IGHTHAM PARISH COUNCIL HELD ON Tuesday 15TH June 2021 at 7.30pm at Ightham Village Hall

Present: Cllr Willingham (Chairman), Cllr Holden (Vice Chairman), Cllr Clark, Cllr Emmett, Cllr Fielder, Cllr Hall, Cllr Hogarth, Cllr Mitchem, The Parish Clerk, County Cllr Rayner, Borough Cllr Betts and 11 Members of the public

1. **APOLOGIES FOR ABSENCE** - Cllr Burgham
2. **DECLARATION OF INTERESTS** –Members declared an Interest in Ightham Mote as NT Members
3. **MINUTES** - The Minutes of the Meeting held on Tuesday 18th May 2021 were approved and signed.
4. **PUBLIC**

Members of the public and representatives from the National Trust gave representations on the planning application detailed below.

Members of public raised objections on the following:

- Annual visitor numbers have increased from 100,000 10 years ago to an average of 160,000 and rising to 200,000 within the next 10 years; numbers should be limited to preserve the asset
- There are only 31 days of the year when there is insufficient space, for the remaining days, the car parks are underutilised therefore the evidence for more space is thin. Numbers should be controlled by ticketing so there is no need for an overflow. Cllr Willingham responded by saying that the extra spaces have been reduced from 307 in the previous application to 93, the cars trickle in throughout the day and pre-booking is already in place.
- There are 2 heritage gains – the reinstatement of the walled garden and the first views of the house however these must be qualified against losses. The harm is that the new car park will encroach on Green Belt and the AONB and this must be given weight to the very special circumstances and exceptional circumstances to justify the application. The very special circumstances argument for reinstatement of the walled garden is untrue as historically it would not have contained a shop or visitor centre. Whilst restoring the walled garden is a good idea, it should not be at the expense of the Green Belt.
- The application doesn't align with TMBC's objective of being carbon neutral by 2030
- Traffic is bad, particularly near the green in Ivy Hatch and around narrow lanes
- The application is the same as the last one, it will give rise to a significant increase in traffic on roads used by walkers and horse riders with only a slightly smaller area of greenbelt being impacted. It was unfortunate that the Parish Council didn't object to the application when there were so many objections and TMBC made a unanimous decision to refuse the application.

Representatives from Ightham Mote made the following comments:

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- They have tried to take on board feelings of neighbours to enhance the asset and are trying to balance conservation with harm to the landscape. The aim is to relocate rather than create a new car park.
- There will be 45 new spaces increasing from 252 to 297, the plan has been significantly revised to reduce the impact of the spaces on the North Drive.
- The target number of visitors is 165,000 however the number of visitors is unpredictable.
- The booking systems will be retained to flatten the visitor pattern.
- There has been a growth in the number of walkers since lockdown.
- The whole site is within Green Belt and AONB
- Key benefits include reinstatement of the walled garden, and the replacement buildings will be accessible as it will be on one level
- The aim is to move cars away from the conservation area, sustainable transport, flood mitigation and shared transport facilities (electric charging points)
- They believe that the benefits outweigh the harm, and the application is supported by Historic England

Cllr Willingham invited Councillor to give their views:

Councillors unanimously agreed to raise no objection to the application with the caveat that we should continue to press for a 30mph speed limit throughout the village which would take in all surrounding roads to Ightham Mote. Comments included:

- Ightham Mote have addressed the points raised in the first application. Whilst encroachment on Green Belt and AONB is concerning, the application is much improved and there is well considered screening to the new car park.
- Ightham Mote is an asset for our village and we understand why they want to consolidate the parking and improve the facilities – the visitor centre and shop were only temporary
- We have never been made aware of any serious congestion and with the booking system, cannot see that traffic will be a problem.
- The special circumstances will be looked at by Planning Officers who recommended approval of the last application.
- It was thought that more imagination could be given to the design of the visitor centre and shop.

Members of public left the meeting.

5. UPDATE FROM BOROUGH COUNCILLOR, COUNTY COUNCILLOR

Cllr Rayner said that meetings had resumed at County Hall. The biggest area of concern currently is the number of asylum-seeking children with numbers being double the capacity that Kent can accept. The Home Office haven't been helpful, and no money is forthcoming from central Government. The Home Secretary has been put on notice that KCC will be taking legal proceedings.

The Boundary Commission Review will not change anything for Ightham. The aim is to reduce the number of Borough Councillors from 54 to 43 and make ward sizes the same so that all votes will carry the same weight.

There are problems on A25 near Askew Bridge where sewerage was found in BT ducting. The road will be closed for 10 weeks however Southern Water do not know the extent of the problem.

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Cllr Holden asked about the view of KCC and TMBC in relation to the recent Future of Planning White Paper? Cllr Rayner said that KCC had made a submission to the Government with their objections, Significant discussions are taking place in the Government and there has been opposition from many Councils to the proposals which will take planning input away from Local Councils. In relation to the Local Plan, the Inspectors have written to TMBC asking them to withdraw the Plan or they will recommend that it is not taken forward due to the failure in their duty to co-operate.

Cllr Betts reported that the Covid Grants would restart due to the delay in lifting the Covid restrictions. There are also Green Business Grants of up to £3.5k specifically aimed at addressing climate change. Cllr Betts reported that the TMBC website was being relaunched soon.

Cllr Betts reported numerous issues with Waste Services with lots of complaints being received, a lot of work is being carried out behind the scenes to deal with Urbaser. Cllr Holden asked about bulky waste and Cllr Betts said that the service was not likely to resume soon. Residents of TMBC have embraced recycling and TMBC is now the top performing Borough in Kent for recycling and TMBC is most improved Borough for recycling in the UK.

At the last Street Scene Advisory Board, Climate Change Strategy was discussed, and it was agreed that 6 cars parks would have electric vehicle charging points, increasing to 23 cars parks with up to 100 charging points. Other initiatives include electric vehicles for staff, a wild-flower area in Leybourne and the implementation of Solar Together where 100 homes have signed up and installation is due to be completed by July 2021. 80 homes have been identified for energy efficiency and green homes grants.

Cllr Betts is the Chair of the Climate Change Forum which is made up from community groups and a Parish representative elected at KALC. They Forum have just had their first meeting where they set out their terms of reference. The Working Group will provide templates to issue to Parishes and schools.

Cllr Willingham said that he had received a grant from TMBC and would use it to put solar panels on the roof of the village hall.

Cllr Rayner asked whether we wanted to pursue the issue of the food vans in layby; the Clerk reported that we have received a couple of complaints from residents about noise, lights and litter. Cllr Rayner reiterated that any road safety issues were a matter for Highways and environmental concerns were a matter for TMBC.

Cllr Emmett asked Cllr Betts about fly-tipping and Cllr Betts reported that TMBC now had a dedicated Officer for fly-tipping. KCC have some cameras which they lend out.

Cllr Betts said that he had raised the issue of Traveller site provision with Cllr Lettington and understand that it will be addressed in the new draft Local Plan as there is a shortage of spaces. Cllr Mitchem asked Cllr Betts to find out how many spaces are short.

The Clerk asked Cllr Betts whether Ightham Mote would be called in and he thought that it probably would be.

Cllr Betts and Cllr Rayner left the meeting at 9.18pm.

6. MATTERS ARISING

Highways & PROW Matters - Road Closure Ismays Road – 18th June. Cllr Fielder reported numerous potholes along Spring Lane and will email the Clerk. Overgrown hedges at Littleholt and along Busty Lane and Rectory Lane – Cllr Willingham will speak to the owner. The poor state of Common Road was reported, and the Clerk will find out what the plan is for resurfacing/repairs. It was reported that drainage works were in progress at Old Lane and the Clerk was asked to contact KCC. Food vans – after some discussion, it was felt that we shouldn't deter businesses from making a living and that we should defer any action until the lockdown restrictions are eased. In the meantime the Clerk will contact the Burger Van about the lights and if there are issues with other traders to remind

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them of the 2 hour limit and to be mindful of local residents. Footpath MR614, Footpath Maps, Mirror junction Stone Street - nothing to report, defer to the next meeting.

Village Traffic Matters – Update –Les Henry Traffic Consultant – The Clerk reported that the Traffic Group had met with Les Henry and had instructed him to take forward out Highways Improvement Plan with Kent Highways.

Scout Pavilion – Defibrillator – The Clerk reported that the Cabinet and electrical hook up was being done today and would cost in the region of £350. The Parish Council agreed to pay for the work.

School/ Old Scout Hut – Update – Lease – The Lease has now been signed and the Clerk will chase up the rental payment.

Skips - Work to exterior cladding - Cllr Willingham reported that he had chased up the quote for the works.

Ightham Football Club – Pitch Levelling – Cllr Holden reported that O’Keefe would be providing a quote. Container – defer to the next meeting.

Tennis Club - Update – Lights – Cllr Willingham suggested that there was an option that the lights could be controlled by an App although it was suggested that a button at the bottom of the Hill would be better. We have received a quote for £2,735 for 450mm high lights and this was agreed. Cllr Mitchem reported that there was no water at the Tennis Club at the weekend.

Busty Stream - Maintenance - It was reported that storms were forecast later this week and that the vegetation should be cut back within the next month. Cllr Holden agreed the check the growth and Cllr Willingham will contact James Hayward to book him in.

Recreation Ground – New fence along Arboret boundary – The Clerk reported that she had contacted the owner about the ownership of the fence and was awaiting a response. Cllr Hall said that he thought that we had already agreed to pay for the long side of the fence on this occasion. The Clerk said that she had contacted the owner to see whether she had any land registry documentation to prove ownership before making a final decision. The Clerk reported that the Rospa Inspection was booked for July.

Recreation Ground Car Park – Resurfacing - The Clerk reported that she hadn’t heard from Latitude regarding the current surface. Cllr Hall asked whether we could ask them to redo the surface if it was unfit for purpose? Cllr Holden said that this was unlikely as we were involved in the decision-making process and Cllr Willingham said that our options were limited due to the Lime trees.

Village Hall - Update - CCTV – Nothing to report.

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

Trees - Allotments, Chapel Farm, Leathercote Corner - Defer until July.

Bus Shelters –Tonbridge Road – Cllr Willingham said that he has cleaned the bus shelter. Cllr Mitchem said that TMBC had sent a design for a replacement bus shelter but as it faced outwards, and it was felt to be unsuitable as it would give no protection to pedestrians from water or speeding cars.

Memorial Stone – New arrangements - Nothing to report pending lifting of Covid restrictions.

7. PLANNING

7.1 Planning Applications

TM/21/01278/FL & TM/21/01279/LB - Ightham Mote, Mote Road, Ivy Hatch, Sevenoaks, Kent TN15 0NT. Construction of a relocated parking area in the lower section of Mount Field to the east of the Walled Garden and the existing parking area; removal of the temporary visitor reception building and the erection of a replacement visitor reception and shop building, Glasshouse and Bothy within the restored Walled Garden together with associated landscaping and drainage works. *See above*

TM/21/01295/TPOC - Ightham Cricket Ground, Tonbridge Road, Ightham, Sevenoaks, Kent TN15 9AP. Sycamore T1: make new pollard at 6 metres from ground level, this tree is in decline with cavities present throughout. T2: English Oak, crown lift by up to 2.5m with emphasis on playing field

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side and low branch near to clubhouse which is interfering with Club House roof. Branches are starting to interfere with the playing field. Remove major deadwood on pitch side." No objection"

TM/21/01135/FL - Gibbons Lodge, Tonbridge Road, Ightham, Sevenoaks, Kent TN15 9AP.

Change of use of demised agricultural land to residential land." No objection."

TM/21/01319/LDE - 5 Chapel View, Chapel Row, Ightham, Sevenoaks, Kent TN15 9AQ.

Lawful Development Certificate Existing: Use of land as residential garden land. "No comment"

TM/21/01426/FL – Fair Oaks, 2 Tebbs Way, Ightham, Sevenoaks, Kent, TN15 9BJ.

Single storey side and rear extension. "No objection."

TM/21/01521/TPOC - The Bothy and Forge, Fen Pond Road, Ightham, Sevenoaks, Kent TN15 9JF.

T1 Conifer - fell, T2 Maple - thin crown overall by 20%, T3 Cherry - thin crown overall by 20%, T4

Beech - reduce crown by 3m, T5 Holly - fell (situated at Old Malt House) and T6 Small Horse

Chestnut – fell. "No objection"

TM/21/01452/TNCA – Charters, Tonbridge Road, Ightham, Sevenoaks Kent TN15 9AP

T1 Holly Stool – fell. "No objection."

TM/21/01479/LDE - The Groom Chart Farm Styants Bottom Road, Seal Chart, Sevenoaks Kent

TN15 0ES. Lawful Development Certificate Existing: The Groom is now a dwelling house

rather than a caravan. "We question the lawfulness of this as it is development by stealth".

7.2 Planning Applications - APPROVED

TM/21/00825/FL - Construction of stable block with ancillary tack, hay and feed rooms, 40x20m sand school, muck heap and permeable access road/paving area - Land Opposite Styant Farmhouse, West Of Styants Bottom Road, Seal Chart, Sevenoaks Kent.

TM/21/00973/FL - Rear infill ground floor extension - 25 Upper Spring Lane, Ightham, Sevenoaks, Kent TN15 9DP.

TM/21/00975/RD - Details of condition 3 (Site Plan) and 5 (Watching Brief) submitted pursuant to planning permission TM/20/01747/FL (Demolition of existing dwelling and outbuildings and the erection of replacement dwelling) - Fir Bank Coach Road, Ivy Hatch, Sevenoaks, Kent, TN15 0PE

TM/21/00855/FL - Section 73 Application: Removal of condition 3 (lattice screen) pursuant to planning permission TM/20/01413/FL (Single storey rear extension and patio) – Longcroft, Oldbury Lane, Ightham, Sevenoaks, Kent TN15 9DE.

7.3 Planning Applications - REFUSED

TM/21/00934/FL - Proposed demolition and replacement of existing garage with a new two storey double garage to include home office and additional storage - Tarn Hows, Sandy Lane, Ivy Hatch, Sevenoaks, Kent TN15 0PB.

The Clerk was asked to check the status of the Reuthe's Appeal.

7.4 LOCAL PLAN – Update - See above

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 – (Standing Order)	£684.40
Gel Creative - February (Standing Order)	£50.00
Zen Internet - Business Full Fibre 2 (Standing Order)	£46.20
Smurfit Kappa – Newspaper Bin rental village hall (standing Order)	£54.00
Anthony Edwards - Churchyard and Parish Maintenance	£2,181.66

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**Cheques**

Parish Clerk Reimbursements	£192.20
JH Service & Gardening – Grass Cutting	£912.00
Neighbourhood Watch Donation	£100.00
Hospice in the Weald Donation	£100.00
JPCTCG Membership	£35.00
Trueplan – EPC Rating	£258.00
James Reid – Reimbursement New Keys for bollards	£45.60
Rialtas – Software Licence	£148.80

Unity Current Account £20,769, NatWest Current Account £77,343.98, NatWest Reserve Account £165,075.38

8.1 Annual Internal Auditor Report 2020/21 - The Clerk reported that the report hadn't yet been completed.

8.2 Approval of Annual Governance Statement 2020/21 - Signed by the Clerk and Cllr Willingham

8.3 Approval of Accounting Statements 2020/21- Signed by the Clerk and Cllr Willingham

9. CORRESPONDENCE – (Circulated prior to the meeting)

KALC News June 2020

KALC CEO Bulletin June 2020

Area 2 Planning Committee – 30 June 2021 - Cancelled

Parish Partnership Panel – 2 September 2021

KALC – 15 or 22 July 2021

LGBCE Boundary Review

NHS 111 First Communications - Council support

TMBC Letter S106 Agreements/Planning Obligations

KALC Award - The Clerk reported that the award had been received and it was agreed that we should post it to the recipient.

10. AOB

A dead branch was reported opposite Fairways on Back Lane

Cllr Fielder asked about junior cricket coaching and Cllr Mitchem said that she would talk to Tom Bentall.

Cllr Mitchem reported that there had been some vandalism at the back of Longcroft. The barbed wire has now been replaced.

The meeting closed at 10.26pm

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