



10/21

## MINUTES

### MEETING OF IGHTHAM PARISH COUNCIL HELD ON Tuesday 19<sup>st</sup> October 2021 at 7.30pm at Ightham Village Hall

**Present:** Cllr Willingham (Chairman), Cllr Holden (Vice Chairman), Cllr Burgham, Cllr Clark, Cllr Emmett, Cllr Fielder, Cllr Hall, Cllr Mitchem, The Parish Clerk, County Cllr Rayner and 6 members of the public.

- 1. APOLOGIES FOR ABSENCE** – Cllr Hogarth, Borough Cllr Betts.
- 2. DECLARATION OF INTERESTS** – Cllr Clark in relation to Chance Cottage and Cllr Holden in relation to Land East of Fairways
- 3. MINUTES** - Minutes of the Meeting held on Tuesday 21 September 2021 were approved and signed. Cllr Holden raised a query in relation to wording for funding of the Coxcombe Fair and this will be addressed in the next meetings once we have more information.

#### 4. PUBLIC

6 residents were in attendance to request a reduction in the height of the trees at the allotment behind Common Road. The trees are blocking the afternoon sun and there was concern raised about mental health and wellbeing of residents. It was suggested that trees should be planted in other areas in the village to compensate for this.

The Clerk reported that she had received a quote from Treeability to reduce 2 Oaks and 3 Silver Birch by 3-5 meters.

Objections were raised by Councillors to reducing trees for cosmetic purposes and for climate change/biodiversity reasons. A concern was also raised about cutting Silver Birch as they can suffer irreparable damage from being cut.

It was agreed that the Oaks could be reduced by approx. 10ft and that the work should be supervised and the Clerk will speak to Treeability about the Silver Birch.

- 5. UPDATE FROM COUNTY COUNCILLOR-** Cllr Rayner reported the ongoing problem and investigations into the drainage on Old Lane. There is a potential liability arising from water draining from private property onto public property. This needs to be resolved before the condition of the road can be reinstated, a Highways Engineer is looking into it.

People have been parking in the small layby at the entrance to Old Lane and residents have requested double yellow lines as the parked cars block their sight lines onto A25. Cllr Rayner reported that there is now a Traffic Regulation Order writer at County Hall and the process has been started for installing the lines if the Parish is in agreement.

Cllr Rayner reported that another round of bus shelter grants are available.

Cllr Rayner reiterated his offer of funding towards a skip for garden waste and reported that TMBC were doing a one-off garden waste collection.

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



The Local Government Boundary Commission for England (LGBCE) is currently carrying out an electoral review of Tonbridge and Malling Borough Council. Following an initial consultation on this review in May-July 2021, the LGBCE has published its draft recommendations in line with its planned timetable. The proposal to join West Tonbridge with Hildenborough has been taken out. Ightham will stay with Wrotham and Stansted and will be joined by Addington and Trottscliffe and the ward will be called "Pilgrims with Ightham".

Cllr Rayner urged the Parish Council to respond to the consultation if we don't agree with the proposals.

Cllr Rayner offered to attend the meeting with the Highways Officer on 5<sup>th</sup> November regarding our Highways Improvement Plan. Cllr Hall asked Cllr Rayner to raise the issue of us not being able to use our Traffic Consultant.

Cllr Rayner reported that Wrotham PC had attended a meeting with David Lettington about the Borough Green Gardens. No Officers or Clerks were present at the meeting. The following questions were raised:

1. (LP.19) The relief road, upon which the proposal is entirely dependent, has not been confirmed, there is no cost or line for the road.
2. There is no unified agreement between landowners and the Borough Council
3. No proposal has been agreed for 2 new primary schools or medical facilities for which the landowner is giving up land.
4. Applicants are looking to increase the number of houses to be built before the road goes in. No commitment was given to limit the number of houses.
5. The special circumstances for development in AONB and MGB are only based on the relief road.
6. The Plan has cost approx. £700K to date and estimated cost of the failed plan are in the region of £1.5m.
7. There is no agreement with the minerals operators to sterilise the minerals.
8. There has been no contact with Kent Downs AONB.
9. It is unlikely that the new plan will be completed within 15 months and this deadline clashes with the next elections.
10. The environmental impact assessment for the proposed MOTO HGV facility will not be completed for approx. 15 months, this will have an impact on the plan.

Cllr Fielder reported that there had been flooding again at Oldbury Close on 5<sup>th</sup> October. Cllr Rayner suggested that the Clerk should make an application to him for funding towards a bund/drainage channel. This was agreed.

Cllr Holden asked about mineral extraction in relation to the local plan and asked whether the recent application from Clubb needed consultation with TMBC? Cllr Rayner reported that minerals were a matter for KCC regarding an existing pit and that TMBC would only be consulted in the event of a new application.

Cllr Rayner left the meeting at 8.35pm

## **6. MATTERS ARISING**

**Highways & PROW Matters** - Common Road & Back Lane, Ightham closed 30/10/21 to 01/11/21

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



**Potholes on Spring Lane near Little Oldbury, Coach Road near Ragstones.** Blocked gully near White Post and the junction with A25 and near to Jubilee Crescent. Wear and tear on High Cross Road. Leaves on footpath along A25. Fly tipped mattresses in the recreation ground and Styants Bottom Road. Overgrown hedges in Nutfields, Ismays Road, Sandy Lane and Bates Hill, corner of A25 going into Sevenoaks Road. The Clerk will circulate the letter and ask Penny to put a note in the Parish Magazine. Order a green salt bin for Spring Lane, to go onto Cllr Fielders land.

**Village Traffic Matters** – Update on Highways Improvement Plan – meeting 5 November – It was agreed that Cllr Rayner should come along to this meeting.

**Footpath Clearing** - Suggestion from Cllr Fielder that we employ someone to clear the footpaths verges and pavements in the village. Cllr Willingham will ask James Hayward/ Anthony Edwards. Cllr Fielder said that he would put a map together of the areas that needed doing. Cllr Mitchem asked whether the salt bin could be removed from outside the village hall as it is no longer in use and is unsightly, something can be planted in the space. The height barrier also needs painting. This was agreed. Cllr Fielder offered to weed between the hedges in the recreation ground and the cut the shrubs by the footbridge, Cllr Clark offered her help.

**Oldbury Annex** – Update - We have received a request from the school to put push bars on the doors as a security measure. Cllr Willingham will get a price.

**Ightham Football Club** – Pitch Levelling – Cllr Holden is still waiting for a quote. The Scouts have asked whether we could consider putting in some steps to the scout pavilion. Cllr Holden has spoken to the Sea Container company in Westerham and they have reserved a container for us, delivery can be organised within 7-10 days. The surface needs to be level. Cllr Willingham will order some concrete lintels. Cllrs Holden and Willingham will look at the site for access and the exact location of the container.

**Tennis Club** - Update - The lights have now been installed and are working. There are 2 switches and Cllr Willingham will speak to the Electrician about putting them on a timer.

**Busty Stream** - Ongoing maintenance – The Clerk had messaged the riparian owners about cutting back their sections and many have actioned this already. Cllr Willingham will speak to the tenant of Durlings field as this part is overgrown. We have received a map showing the riparian responsibility but it is unclear about the section opposite Elim Bungalow so the Clerk will check back with Emma Burdett.

**Footpath Maps** – Cllr Mitchem reported that she had cleaned the footpath maps and they are much improved however The George & Dragon have a clear map and Cllr Mitchem has asked the landlord whether they have an electronic version so that we can reproduce it.

**Recreation Ground** –Rospa report – Cllr Willingham has been through the report and there are minimal repairs required; he has asked for a quote to repair the broken fence. The Clerk asked whether repairs the wooden bin could be included in the price. We have received an email from the school about improving safety at the car park, there is currently parking on the verges outside the entrance and near to Old Lane. We have instructed James Hayward to put bollards up outside Tanglewood to prevent parking and Cllr Rayner already mentioned yellow lines on A25 near Old Lane. A discussion was had about creating a separate entrance to the car park however this was not thought to be viable, we would not be able to have an entrance directly onto A25. There is already 2 5mph signs in the car park. It was suggested that the Clerk email the school to put a note about parking in the weekly newsletter. The school are trying to set up a walking bus which will relieve some of the pressure on the car park.

**Village Hall** - Update - CCTV Solar Panels – We have received a grant of £4,400 from TMBC towards the panels. The Clerk confirmed that planning permission wasn't required. £28k has been received in covid grants and the village hall committee are also looking into installing electric car charging points.

**Trees/ Hedges** - Leathercote Corner, Common Road Allotments – Quote – See above

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



**Litter Pick** – 13 November – the Clerk has emailed TMBC about borrowing equipment and arranging a collection. A note will go into the newsletter. Cllr Holden gave his apologies.

**Community Payback Services** – The Clerk has received some suggestions for areas that can be cleared – and will pass these on.

**Bus Shelter** – A227 – the Clerk reported that she had written to TMBC to say that we would adopt the bus shelter. We will look into getting some grant funding to replace the Perspex.

**Garden Waste Collection** – Provision of skip – The Clerk has received some quotes for a wait and load service. Cllr Willingham will get some further quotes. Proposal to have the collection in the recreation ground one Saturday in December (not 11<sup>th</sup>).

**Boundary Review** – Consultation response to proposals for Ightham and renaming of Ward. We have an objection to the new ward name as it has religious connotations. The Clerk was asked to write to the new ward members to see whether they had any thoughts. Decision deferred until November.

**Scouts** - AGM on Thursday 4<sup>th</sup> November 2021 – No-one is available to attend.

## 7. PLANNING

### 7.1 Planning Applications

**TM/21/02148/FL** - 1 New Cottages, Ismays Road, Ivy Hatch, Sevenoaks, Kent TN15 0NX. Replacement roof to conservatory. "No objection."

**TM/21/02254/TPOC**- The Copse, Common Road, Ightham, Sevenoaks, Kent, TN15 9DY. T1 Beech - reduce large low branch back into line with the crown (tree location at The Knoll, Common Road) "No objection."

**TM/21/02233/LB** - Ightham Mote, Mote Road, Ivy Hatch, Sevenoaks, Kent, TN15 0NT. Listed Building Application: Repair and conservation of existing southwest gates and side screens to bridleway and install new gate to southwest gardens Ightham Mote. "No objection."

**TM/21/02231/FL** - Land East Of Fairways, Back Lane, Ightham, Sevenoaks, Kent TN15 9AU. Use of land for equestrian purposes (paddock and grazing) and associated improvements to existing access and provision of hardstanding yard area. "No objection."

**TM/21/02239/FL** - Hazel Wood, Ismays Road, Ivy Hatch, Sevenoaks, Kent, TN15 0NZ. Erection of a timber framed shed and store with stained tongue and grooved boarded cladding and a felt roof. "No objection."

**TM/21/02408/FL** – Arboret, Oldbury Lane, Ightham, Sevenoaks, Kent, TN15 9DD. Single storey rear. "No objection."

**TM/21/02410/FL** - Dunsdale House, Trycewell Lane, Ightham, Sevenoaks, Kent TN15 9HN. Proposed single storey rear extension, demolition of existing chimney, internal alterations and external works to rear garden. "No objection."

**TM/21/02554/TNCA** - Chance Cottage, Bates Hill, Ightham, Sevenoaks, Kent, TN15 9HB T1. Sycamore, twin stem - crown reduce whole crown by approximately 2-3m and crown lift by approx 2m and T2 Hawthorn Pollard - dismantle to near ground level, leaving smaller stem on left. "No objection."

**TM/21/02794/TNCA** - The Tower, Oldbury Place, Spring Lane, Ightham, Sevenoaks, Kent TN15 9DR. T1 Oak - Crown reduce lower overhang by approximately 3m and remove major deadwood. Tree heavily overhangs a neighbours property and they have asked if it could be reduced back to improve light and reduce to amount of bits dropped on cars. "No objection."

### 7.2 Planning Applications – APPROVED

**21/01837/FL** - Land South Of 1 New Cottages, Ismays Road, Ivy Hatch, Sevenoaks, Kent. Removal of stables and building of a single dwelling to look exactly the same as the previously granted conversion (ref TM/20/01943/FL) and creation of new access to Ismays Road.

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



**21/01606/RD** - Stone Acre, Copt Hall Road, Ightham, Sevenoaks, Kent, TN15 9DT. Details of condition 2 ( Materials ), 3 ( Levels ), 4 ( Watching Brief ) and 6 ( Drainage ) pursuant to planning permission TM/ 20/01031/FL for Demolition of dwelling and garage. Erection of dwelling.

**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.

**21/02195/TNCA** - 6 Oldbury Close, Ightham, Sevenoaks, Kent, TN15 9DJ T1. Oak - Crown reduce to previous pruning points, removing approx 3m all around the tree. To allow more light to the houses behind and reduce the risk of the regrowth at the previous reduction points from falling.

**21/02497/NMA** - 7 Durlings Orchard, Ightham, Sevenoaks, Kent TN15 9HW. Due to medical changing circumstances at this stage it is not proposed to build the bedroom above existing garage but to fully utilise the proposed garage foot print for a utility and study. To the rear the garden room will have minor changes to the windows.

**21/01887/RD** - The Coach House, Upper Brooms, Common Road, Ightham, Sevenoaks, Kent TN15 9ED. Details of condition 5 (Glazing units and mechanical ventilation system) submitted pursuant to planning application TM/21/01188/FL: Demolition of existing dwelling, replacement dwelling, associated landscaping and temporary access track.

**21/01880/FL** – Grenna, Chapel Row, Ightham, Sevenoaks, Kent TN15 9AQ. Demolition of existing conservatory and erection of a single storey garden room.

**21/01152/FL** - Gibbons Lodge, Tonbridge Road, Ightham, Sevenoaks, Kent TN15 9AP. Alteration to roof to enclose outside store as domestic floor space, enlarged window and replacement side porch.

**21/01949/FL** - 62 Nutfields, Ightham, Sevenoaks, Kent TN15 9EA. Rear Orangery extension and new entrance gates and flank wall.

**21/01784/FL** - Bewley House, Tonbridge Road, Ightham, Sevenoaks, Kent TN15 9AP. To raise the summer house roof by 1.0m to form first floor accommodation of two bedrooms and a bathroom with two dormer windows and conservation roof lights, including altering the roof from hipped to gable ends.

**21/01426/FL** – Fair Oaks, 2 Tebbs Way, Ightham, Sevenoaks, Kent, TN15 9BJ. Single storey side and rear extension.

#### **Refused**

**21/01199/FL** – Felgarth, Coach Road, Ivy Hatch, Sevenoaks, Kent TN15 0HD. Proposed single storey rear and two storey side/rear extensions, front porch, internal alterations and garden patio alterations.

**7.4 LOCAL PLAN** – Update TMBC – Borough Green Garden Engagement Meeting on 4<sup>th</sup> October – Reported above.

## **8. FINANCE & POLICY**

The following accounts are submitted for payment:

#### **Online Transfers - Unity Trust Bank**

Parish Clerk Salary – (Standing Order)	£684.40
Gel Creative - (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	£1,181.40
Lucas Electrical – Lights at Tennis Club	£2,376.00

#### **Cheques**

Parish Clerk Reimbursements	£41.14
JH Service & Gardening – Grass Cutting	£1,116.00

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



Edward Tyrrell (Fencing) Ltd - Fence at Ightham Recreation Ground	£1,730.40
Ightham Village Hall – Hire charges	£290.00
E-on – Unmetered Supply Agreement	£59.17
EDF – Electricity at Oldbury Annex	£33.65

### 9. CORRESPONDENCE – (\* circulated)

KALC News \*

KALC CEO Bulletin 2021\*

Kent's Plan Bee September 2021 Newsletter

Minutes for Audit Committee, Monday, 27th September, 2021

TMBC Reconnect Locality Grant - Applications Open

Kent PCC's Special edition Newsletter

Police and Crime Plan Survey <https://www.smartsurvey.co.uk/s/PCC2021/>

Notice of KALC AGM on Saturday 13 November 2021\*

Waste Collections - weekly update briefings – **One off Garden Waste Collection**

KALC T & M Area Committee Meeting Thursday 21<sup>st</sup> October at 7:30pm (via Zoom)\*

Covid -19 Grant Fund - Round 4

Kent Classic Road Cyclo Sportive on Saturday, 23rd October 2021\*.

KCC Second round of consultation for Active Travel schemes

Tonbridge & Malling Community Safety Partnership newsletter Autumn 2021

A Guide to taking part in The Queen's Platinum Jubilee Beacons - 2 June 2022

**Local Government Boundary Commission for England - draft recommendations for new wards, ward boundaries, and wards names for Tonbridge and Malling Borough Council – Consultation Deadline 13 December 2021\*.**

Tonbridge and Malling Borough Council consultation called 'What matters to you?'

<https://www.tmbc.gov.uk/policy/matters-consultation>

Proposed Stangate Solar Park - Online Meeting Thu Oct 28, 2021 5pm – 6pm – Cllr Clerk and Cllr Mitchem will attend.

TMBC Consultation on Air Quality for Hackney Carriage and Private Hire Vehicles, **1 October 2021** until the **31 December 2021**.

Kent Police - Road Safety Week 2021 15–21 November 2021

### 10. AOB

Cllr Holden asked whether the Coxcombe Fair could be added to future agenda's.

Cllr Emmett reported a damage to a car that occurred in Common Road, this has been reported to Police.

Cllr Hall reported the new surface at the car park in Stone House Field. The Clerk had been in touch with Platt PC and been given details of the price and contractor. Cllr Willingham said that it was the same type of surface that we had but it has been worn down.

Cllr Willingham reported that he has sourced timber for the broken seat at White Post and the park.

The meeting closed at 10.13pm.

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





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

Signed: *SR Hüseyin*

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