



4/22

MINUTES

MEETING OF IGHTHAM PARISH COUNCIL HELD ON Tuesday 15 March 2022 at 7.30pm at Ightham Village Hall

Present: Cllr Willingham (Chair), Cllr Holden (Vice Chair), Cllr Clark, Cllr Burgham, Cllr Emmett, Cllr Fielder, Cllr Hall, Cllr Hogarth, Cllr Mitchem, The Parish Clerk, County Cllr Rayner.

- 1. **APOLOGIES FOR ABSENCE** - None
- 2. **DECLARATION OF INTERESTS** - Cllrs Holden, Hogarth and Willingham declared an interest in the Robins Rest planning application.
- 3. **MINUTES** - The Minutes of the Meeting held on Tuesday 15 February 2022 were approved and signed as a true record.
- 4. **PUBLIC** - No members of the public were present.
- 5. **UPDATE FROM COUNTY COUNCILLOR** - Cllr Rayner reported that there is a **Bus Funding Reduction Consultation**. The impact on Ightham is limited compared to other parishes however there are plans to reduce the 222 daytime services and cut the Saturday service completely. The school services will be maintained. Cllr Rayner reported that Borough Green Parish Council were going to approach neighbouring parishes to see whether there would be any scope for co-ordinating and alternative means of transport for those affected. Cllr Rayner said the reasons for the cuts are bus journeys are down by a third overall and the subsidy for those using the 222 during the day runs at around £50 per person per day. The consultation deadline is 20th April.

The KCC budget increase, including adult services, is 3% and Cllr Rayner thought there would possibly be a mid-term budget in the autumn to deal with rising inflation. Cllr Willingham asked whether Council Tax would be increased mid-term? Cllr Rayner said that any increases would be dealt with by cutting services.

Cllr Rayner reported that there is a significant number of migrants crossing the channel, including unaccompanied children and numbers will increase further when the weather improves. KCC provides schooling facilities for the children which is a cost to KCC.

Cllr Rayner attended a meeting about the Active Travel Scheme and reported some of the cycle and walking routes have been based around the Borough Green Gardens development; he felt that this hadn't been properly thought through as industrial traffic from the Platt Industrial Estate and Celcon would be using the same routes.

The Local Plan is progressing, but it won't be finalised until after the elections next year. It was reported that Matt Boughton was talking about Borough Green Gardens on Mondays BBC South East News. TMBC has just circulated a Planning Obligations Protocol which deals with planning consents and ways of dealing with developers regarding infrastructure.

Cllr Holden asked about Old Lane referencing the discussion at our last meeting about tarmac and drainage and asked what sort of brief we should give? The parish is not looking to get the Lane tarmacked. Cllr Rayner said that contractors would only work to a certain standard so would not patch it up. Cllr Emmett said that we just wanted to get it to a standard where walkers and horse riders could

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use it safely, as the section from Redwell Lane to Woodford is dangerous to walk down. Cllr Mitchem asked whether we should look at declassifying the Lane so that it would be maintained to a footpath standard. It was also suggested that bollards are put between the junction of Redwell on Old Lane and the entrance to Woodford to stop it being used as a cut through. Cllr Willingham confirmed that the Lane is owned and maintained by KCC and we should apply to them to get it declassified. Cllr Rayner suggested that we could look at s.106 funding and should ensure that the Lane meets the legal requirements under the Highways Act. If the Lane is declassified, then it would still be maintained by KCC but by a different department.

Cllr Rayner left the meeting at 9.10pm

6. MATTERS ARISING

Highways & PROW Matters - Update on HIP – An updated version of the HIP from Kent Highways has been circulated. Points of note: HGV access will need to be maintained for refuse lorries and deliveries on Busty Lane/Trycewell so we cannot have a weight restriction sign. Clerk queried whether it is possible/worthwhile to have a not suitable for HGV sign. Gateway designs have been sent for approval for Borough Green Road. It is not possible to have one in the vicinity of Back Lane due to verge width. Confirmation required from us on placing further gateways at Fen Pond Road and Councillors asked whether we should consider other locations such as Copt Hall, Ismays Road and near the Crown Point. The Clerk will set up another meeting with the Traffic Group. The Clerk reported that Kent Highways have agreed to road narrowing signage near the cricket ground and this should be added to our HIP. Old Lane – discussed above. Cllr Willingham reported that we had received a complaint of from a resident about tarmac tipping in the woodland on Sandy Lane. Cllr Holden reported that the same had happened on Back Lane following the resurfacing. It was agreed that the parish would cover any disposal costs. Items to report: pothole outside the cricket ground, multiple potholes and blocked drain on Sevenoaks Road. Cllr Clark reported that the mud on Mill Lane had been cleared but there is still a lot of debris/litter and vegetation near to Stangate Quarry – Cllr Mitchem said that she would report it to Stangate.

Ightham Football Club – Pitch Levelling - Cllr Holden has been in contact with Jamie Hitchcock who has said that there was some grant funding available for pitch maintenance. The Clerk said that we were due to ask James Hayward for a quote for annual maintenance of the recreation ground and suggested that James Hitchcock and James Hayward discussed the maintenance requirements before applying for a grant.

Tennis Club - Update - The Clerk reported that the floodlights had now been installed and we have received the invoice for approval this evening. Councillors were reminded that we had agreed matched funding for the Tennis Club works, up to a maximum of £25,000. Cllr Fielder raised the issue of VAT and Cllr Holden said that the amount that the Parish Council would contribute would be net of VAT.

Busty Stream - Update - The Clerk reported several blockages in the stream following the storm, most have been cleared but a hedge that has partially fallen in the stream near Orchard House. A fence has also come down near to the Water station. The Clerk will contact the owners.

Recreation Ground & Car Park – Resurfacing - We have now received 3 quotes for resurfacing including 2 for Geotex and one for tarmac, they are all around £100k. Cllr Holden said that if we went ahead, we would have to go through a formal tender process using the Contract Finder due to the cost. Following a discussion, it was decided that the cost for resurfacing was far too high and that we should look to repairing the potholes and maintaining the existing surface. Cllr Willingham said that he would get some quotes.

Village Hall - Update - CCTV Solar Panels – Cllr Willingham reported that he had requested a revised quote for panels and a smaller battery. Cllr Fielder said that there was no water in the hall last

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week, Cllr Willingham reported that the tap had broken but has now been repaired and apologised to anyone who had been inconvenienced.

Coxcombe Fair & Queens Jubilee– Cllr Mitchem reported that a brochure for the Fair has just been produced and circulated today and the Committee are looking for stall holders and volunteers. The road closure has now been processed. Cllr Holden reported that we had provide clarity to the Committee on the risk insurance and cancellation. The Parish Council considered that the adverse weather insurance was a modest cost and would be a good idea. The Parish Council would not look for any reimbursement should the event be cancelled. The Clerk will put the event flyer on the Parish website. Cllr Holden reported that there was some information about Jubilee paraphernalia in the latest KALC newsletter. Cllr Clark reported that the owners of Double Dance had agreed to a bonfire and Jubilee Beacon on their land. Cllr Emmett suggested a resident who may be able to help with transporting wood. The Clerk said that she would look at the KALC information and would work with Cllr Clark on getting volunteers to light the bonfire and wood donations.

Allotment – Tree work - Cllr Emmett reported that a silver birch had come down in the storm and was leaning on another 2 trees. The Clerk will contact Treeability to do an assessment with a view to doing all the allotment work together. Lease of land behind Robin Hill – It was agreed that the Parish Council would retain the land as a wildlife area having been awarded 11 gold medals, in honour of Mr Fonseca. It was agreed that Cllr Emmett would maintain the area with help from neighbours and the Parish where required.

Bus Shelter Update – The Perspex at the bus stop has now been replaced and Cllr Willingham is arranging a quote for repainting the ironwork.

Village Matters – Bench at white post – It was agreed that the bench should be removed. Tree Planting & plaques – Cllr Hogarth suggested that we should put up some plaques to say that the trees had been planted by the Parish Council for the Queens Jubilee, it was agreed that this would be a good idea and Cllr Hogarth will get some quotes. Cllr Willingham said that thought needs to be given to where the trees donated by Cllr Betts should go, Cllr Emmett said that some could go in the allotment land and Cllr Clark suggested the verge opposite the recreation ground. Cllr Willingham reported that the noticeboard had been repaired and new map installed opposite the George and Dragon. Cllr Mitchem suggested that we should also print a new map for the noticeboard at Ivy Hatch.

7. PLANNING

7.1 Planning Applications

TM/22/00298/LDP - Beech Tree Cottage, Sandy Lane, Ivy Hatch, Sevenoaks, Kent, TN15 0PB.

Lawful Development Certificate Proposed: Replacement dwelling wall and roof cladding, removal of 1 nos. chimney stack, addition of photovoltaic panels to roof planes of the dwelling house and detached garage, landscaping changes surrounding and adjacent to access fronting highway. “No comment”

TM/22/00093/LB - Ightham Mote, Mote Road, Ivy Hatch, Sevenoaks, Kent TN15 0NT. Listed Building Application: Internal alterations to rooms 117 and 119. “No objection”

TM/22/00254/FL - The Old Cottage, Styants Bottom Road, Seal Chart, Sevenoaks, Kent TN15 0ET. Erect a single storey extension on the north facing side of the building incorporating a veranda and patio area. Cllr Willingham to look at the application.

TM/22/00344/FL - Robins Rest, Back Lane, Ightham, Sevenoaks, Kent, TN15 9AU. First floor extension over existing, new ground floor garden room and new detached car barn. “No objection.”

TM/22/00537/TPOC - 65 Nutfields, Ightham, Sevenoaks, Kent, TN15 9EA. T1 (applicants ref) Goat Willow - Dismantle to near ground level, tree is self-sown, T2 (applicants ref) Sycamore - Crown reduce whole crown by approximately 2-3m, T3 (applicants ref) Pines x2 - Small saplings, fell to near ground level, T4 (applicants ref) Birch x2 - Crown reduce overhang by approximately 2-3m to reduce risk of failure onto house, Honey fungus is present on the bank, T5 (applicants ref) - Dismantle to near ground level. Major decay at base with evidence of honey fungus. “No objection”

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Cllr Burgham suggested that we should come up with some principles that we could apply across all applications, and this was thought to be a good idea.

7.2 Planning Applications – APPROVED

21/02148/FL - Replacement roof to conservatory - 1 New Cottages, Ismays Road, Ivy Hatch, Sevenoaks, Kent, TN15 0NX.

21/02520/FL - Proposed detached garden room - 5 Chapel View, Chapel Row, Ightham, Sevenoaks, Kent, TN15 9AQ.

21/03248/FL - Demolition of a single storey rear extension, conservatory and outbuilding and the erection of a single storey rear and side extension, part with roof terrace above, window alterations to front and back, internal reconfiguration and external landscaping – Felgarth, Coach Road, Ivy Hatch, Sevenoaks, Kent, TN15 0HD.

21/03343/FL - Subdivision of the plot to separate Old Rectory Cottage from The Old Rectory. Demolition of existing single storey lean-to, construction of a two-storey side extension, internal modifications to create three-bedroom dwelling, 7 conservation roof lights and associated external and landscaping alterations - Old Rectory Cottage, Rectory Lane, Ightham, Sevenoaks, Kent, TN15 9AJ.

7.3 LOCAL PLAN –Update - See above

8. FINANCE & POLICY

8.1 The following accounts were submitted for payment: Proposed by Cllr Hall and seconded by Cllr Fielder

Online Transfers - Unity Trust Bank

Parish Clerk Salary & Expenses – (Standing Order)	£829.08
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 – Maintenance to Parish Council	£646.98
Anthony Edwards – Maintenance to Churchyard	£515.84
JH Service & Gardening – Tree Work	£780.00
Armadillo Lighting – Tennis Club Lights	£14,373.60
Sevenoaks Glazing – Bus shelter reglazing	£960.00

Cheques

Edward Tyrell – Deposit fence repairs (paid)	£385.20
Edward Tyrell – Noticeboard	£270.00
Sevenoaks Glazing (reimbursement R Willingham) – Noticeboard	£86.40
Castle Water – Water at Scout Pavilion	£42.67

8.2 Review of Standing Orders, Risk Assessment and Policy Documents- Cllr Holden reviewed the documents and made some comments. It was suggested that we added a note to the asset register to say that the Scout Pavilion was subject to a long lease. It was agreed that the documents were fit for purpose and should be marked up as reviewed in March 2022. Cllr Holden said that the Clerk was due an appraisal.

8.3 Unity Bank Resolution – It was agreed that Cllrs Clark, Hogarth and Emmett should be added to the mandate and Cllr Cracknell removed. The forms were circulated and duly signed.

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The Clerk reported that the NALC salary award 2021-22 had been circulated and her hourly rate had increased from £16.29 to £16.58 and was be backdated to April 2021.

9. CORRESPONDENCE – (* circulated)

KALC News February 2022*

KALC CEO Bulletin 2021*

Tonbridge & Malling - New Electoral Arrangements*

Housing Strategy Consultation- Deadline 13 April

Have your say on our bus funding reduction consultation*

Tonbridge & Malling Community Safety Partnership Spring newsletter*

Decision sheet for Planning and Transportation Advisory Board, Tuesday, 1st March, 2022*

JPCTCG Meeting 31st March - KCC Bus Consultation & Active Travel Plan

National Salary Award 2021-2022

Green Homes Grant scheme – Cllr Mitchem asked to receive this

Minutes for Parish Partnership Panel, Thursday, 27th January, 2022

Tonbridge & Malling Active Travel Strategy - Cycle Routes Consultation*

10. AOB – Cllr Mitchem asked whether we should have another Visual Tree Inspection. The Clerk will check the date of the last inspection and will report at the next meeting.

Cllr Hogarth reported that the school were collecting items and fundraising for Ukraine.

The meeting closed at 10.05pm

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