



7/22

**MINUTES OF THE MEETING OF IGHTHAM PARISH COUNCIL HELD ON Tuesday 21 June 2022 at 7.30pm at Ightham Village Hall**

**Present:** Cllr Holden (Acting Chair), Cllr Burgham, Cllr Clark, Cllr Emmett, Cllr Fielder, Cllr Hall, Cllr Hogarth, Cllr Mitchem, The Parish Clerk, County Cllr Rayner and 5 members of the public.

1. **APOLOGIES FOR ABSENCE** - Cllr Willingham and Cllr Betts
2. **DECLARATION OF INTERESTS** - None
3. **ACCEPTANCE OF OFFICE** – Cllrs Holden signed the Acceptance of Office and The Clerk will pass the form to Cllr Willingham to sign.
4. **MINUTES** - The Minutes of the Meeting held on Tuesday 17 May 2022 were approved and then signed as a true record by Cllr Holden.
5. **PUBLIC**

Members of the public were in attendance to express concern about the proposal for double yellow lines (DYL) (Amendment no 50, Order 2022) outside Ramblers on Oldbury Lane. The main points raised were as follows:

- Oldbury is a small close-knit community, and residents were disappointed at the lack of consultation.
- Many elderly people and children, including school children use Oldbury Lane and putting in yellow lines will remove parked cars, further enabling speeding.
- There is a blind spot between Spring Lane and Oldbury Lane and concern about potential for an accident here without parked cars to naturally slow the traffic.
- Residents have a good relationship with the Farm and have co-operated well in the past to remove parked cars to allow access to large farm vehicles.
- The reason for the proposal was to prevent property damage which shouldn't be a main consideration for yellow lines. Cllr Holden said that whilst this was a consideration, it wasn't the only reason.
- There was an attempt to put in DYL a few years ago and they were rejected due to being in AONB. Cllr Rayner said that DYL are purely a highways matter, being in AONB doesn't carry any weight.
- Putting in DYL will take out some valuable parking spaces for residents. There is limited parking in Oldbury and Spring Lane and the residents would like to retain the parking spaces.
- A resident said that property damage isn't a major issue, in 20 years there have only been a few incidents and they have been dealt with.
- What is the point of DYL when we know that there will be no enforcement? Cllr Holden said that this shouldn't be a reason not to take positive action and it would be up to us to take any lack of enforcement up with TMBC.
- Even when cars are parked, there is still room for refuse vehicles and delivery vans to pass.
- In conclusion, there is a need to balance the speed of traffic, sufficient parking and managing the HGV's / farm vehicles.

Cllr Holden thanked residents for their comments and said that they would be taken into consideration when we discussed the matter later in the meeting. We are already pursuing a 20mph limit along

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Oldbury Lane and Spring Lane, due to the proximity of the school, and it would seem prudent to investigate Give Way signage or priority road markings at the junction.

**6. UPDATE FROM COUNTY COUNCILLOR** – Cllr Rayner gave a brief report on behalf of TMBC. Cllr Rayner took over as Chair of the Joint Transportation Board (JTB) in May. Most decisions on double yellow lines are taken at the JTB and take around 4/5 years to action. Cllr Rayner used his position to act directly when approached with the request for DYL outside Ramblers – this involved a 21 day consultation with residents which concluded on 20<sup>th</sup> June. Several residents have made representations and given the number of residents opposed to the DYL, it is unlikely that the order will now go through. It is on the same Traffic Order as the DYL on Old Lane which we need to be aware of.

Cllr Rayner reported a reduction on speed on Seven Mile Lane to 40mph in the vicinity of West Peckham and Mereworth crossroads. Cllr Rayner said that it was possible to get speed changes on certain roads, however it is more difficult for blanket speed limits within villages.

TMBC is continuing with the Local Plan but is struggling to attract Planning Officers which has led to a natural slowing of the process. Planners are overwhelmed with the number of sites that have been put forward. Matt Boughton, Leader of TMBC, is still hopeful that Regulation 18 will go through before the elections next year. If the leading party isn't returned, the whole process will have to start again.

Cllr Rayner reported on behalf of KCC to say that the Government Bills coming forward on Levelling Up and Regeneration may push areas towards having Unitary Authorities, currently there are 14 Local Authorities within Kent, each with Chief Officers, a Unitary Authority would cut down the number of Officers. The Schools Bill is pushing for all schools including primary schools, to become Academies. Local Authorities will be able to form Trusts. This will only work if the aim is to make improve education rather than save money. There is also a review of care services, specifically transportation of those with Special Educational Needs.

Kent continues to see a significant number of asylum seekers who take up a lot of Kent Children's Services resources. There is now an arrangement with the Home Office to spread the load throughout the country. There have been 10,000 arrivals so far this year, an increase on last year.

The weekend road closure of the A21 bypass may have a knock-on effect to local roads, the diversion is through Hildenborough.

Cllr Rayner has received complaints about the overnight road closure of A227 in Ightham due to the noise. Cllr Rayner said that night working was necessary so as to maintain bus routes during the day to enable children to get to school for exams. The decision about road works rests with KCC.

Cllr Holden asked about the gas pipe work on Borough Green Road scheduled for 4<sup>th</sup> July for 8 weeks. Cllr Rayner said that it was felt that July would be less disruptive than September. The ultimate decision for the work lies with the Gas Board, SGN, rather than KCC who just get the notice. Cllr Burgham asked whether the road surface would be finished to a better standard as it could do with resurfacing? Cllr Rayner said that the road just needs to be returned to the same condition however if the road is in poor condition, KCC could put pressure on the utility company to return the road to a better condition.

Cllr Burgham said that it was frustrating there was a lack of consultation between various utility companies and was concerned that there would be further road closures. Cllr Rayner said that KCC are responsible for resurfacing the roads however Utility companies have an absolute right to request

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to dig up a road to access their utilities, unfortunately contractors often make a poor job of patching. Cllr Burgham said that it would be helpful if KCC could co-ordinate works between utilities one they receive notice that the road is being dug up. Cllr Rayner said that this would not be practical for many reasons, Kent Highways wouldn't be able to guarantee the outcome and there would be an issue of who would be responsible/liable for reinstatement. Regarding the upcoming planned works, SGN need to replace the gas pipes and thought that July would be preferable to September when schools go back. Kent Highways don't oversee the work, they just have to give rights.

Cllr Rayner reported that there is a new team responsible for the Highways Improvement Plans but Clare Venner would still be the TRO Officer for the yellow lines proposal at Oldbury Lane and Old Lane and depending on the outcome of the discussion tonight, he will take up the Parish view with Clare. We should still pursue support for Old Lane. Cllr Rayner said that the suggestion for DYL on Oldbury Lane was initially referred to Cllr Rayner following an incident last year.

Other items on the HIP – Flooding at Oldbury Close, suggestion of a type of drain that could potentially solve the issue of flooding in Oldbury Close, cost is around £4k.

**7. MATTERS ARISING**

**Highways & PROW Matters** - Update on HIP – The Clerk said that an outstanding item on our HIP is the wording on the gateways, Cllr Mitchem proposed that they should say “please drive carefully” or something relating to speed rather than reference to AONB. This was **agreed and** The Clerk will ask for some designs to circulate.

Double Yellow Lines outside 1- 2 Ramblers - Following the discussion above, Cllr Fielder said that the issue around parking outside Ramblers was aggressive behaviour from school parents when challenged over parking. Cllr Holden said that there are more factors to consider including the safety of the junction, speeding and the large farm vehicles using the lane. Cllr Fielder said that many residents were not in favour of having double yellow lines and removing the parking spaces would push the cars elsewhere in an area that is already busy. A suggestion was raised about speed bumps and Cllr Rayner said that he didn't think that they were currently policy; highways would have to look at an accident record to put them in and Highways Engineers would need to be involved; they would take a holistic view and may decide to put yellow lines all the way down Oldbury Lane. Cllr Rayner said that there were no rights for people to park on the highway. He would be happy to put funding towards improving the situation. Cllr Holden suggested that we **withdraw** the proposal for yellow lines outside Ramblers, due to the number of objections from residents. We should consult further with residents and ask Kent Highways to look at solutions to the problems, push for the 20mph speed limit and some signage to make the junction safer. This was **agreed**, The Clerk will write to the Highways Team.

Flooding Oldbury Close – It was suggested that we write to Cllr Rayner to suggest putting a drain line across the junction between Spring Lane and Oldbury Lane to prevent water flowing down into Oldbury Close. Cllr Fielder reiterated his offer for water run off to go into his field.

Declassification of Old Lane – The Clerk said that she had contacted PROW but had no response, the surface needs repairing and is particularly bad around the drains

Suggestion of yellow lines near the Plough and Cobbs Close – The Parish Clerk suggested putting on hold until we resolve the Oldbury Lane and Old Lane traffic problems. Clerk to check whether Cllr Willingham had spoken to the Plough about parking signage.

**A227 Closure** – overnight resurfacing from 17 June for 10 days.

Cutting Leathercote Corner – Cllr Burgham reported that he met a local contractor who said that he would be able to cut back the hedges on the Borough Green Road side of Leathercoat Corner if contacted by the PC. Residents have cut back their sections already. The Clerk will contact residents

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to let them know before proceeding. Cllr Holden reported that there were several junctions where hedges were overgrown, Cllrs have letters to drop into residents. Cllr Emmet reported the hedge at Little Holt. Cllr Mitchem reported numerous potholes on Sevenoaks Road and Cllr Clerk reported a blocked drain.

Gas works - Closure of Green Road for 8 weeks starting 4 July 2022

Cllr Rayner left the meeting at 9.09pm

**Scout Pavilion** - Request for steps to Scout Pavilion – Cllr Holden said that he would investigate the steps placement and will ask Cllr Willingham to cost. Mr Reid was in attendance and provided a drawing of the placement and said that a quote last year came in at around £1,000 plus VAT. There are no spare slabs however Mr Reid has details.

**Tennis Club** - Update – Cllr Hall reported that the water pressure was still poor. Cllr Mitchem said that she would check whether it was an ongoing issue and if it is, it will be for the Club to take up with the Scouts.

**Busty Stream** - Update - Cllr Clark said that the Busty Stream could do with some soil being removed. Cllr Holden reported that in the past we were advised not to remove too much. The Clerk will speak to James Hayward about doing some maintenance.

**Recreation Ground & Car Park** – We have received a date for remedial works - 25<sup>th</sup> July for 10 days. The ROSPA Inspection is due in July. The Clerk has asked for James Hayward to cut back the vegetation on the A25 side of the car park. The Clerk reported that someone had tried to break into the container and one of the panels needs to be repaired.

**Village Hall** - Update - CCTV Solar Panels – Cllr Willingham to report at the next meeting. Cllr Mitchem reported that there were no baby changing facilities in the hall and will raise this with Cllr Willingham.

**Coxcombe Fair & Queens Jubilee** – Cllr Willingham asked the Clerk to pass on our thanks to the following for their help with the Coxcombe Fair: Cllr Mitchem, Cllr Emmett and Cllr Burgham. Cllr Willingham has written to Cedric Read, Cllr Mitchem, the owners of Double Dance for the use of their field for the bonfire and Cllr Clark and Mr Clark for organising the bonfire and to all the members for their help in building the bonfire. Feedback from the Coxcombe Fair was very good, Cllr Holden gave thanks for everyone’s support. Jubilee mugs from the Fairlawne Estate were distributed to members of the Council. Around 1,500 people attended the Fair which raised between £10,000-£15,000. All costs were covered and the Committee are inviting bids from the community for donations. It was decided that the Parish Council would not bid and were happy for the Committee to distribute the funds how they saw fit, however, we would like to see a draft list of donations so that we could ensure that there is no overlap with projects that the Parish Council has donated to. Cllr Mitchem said that she would circulate letters of thanks from the Committee to the Parish Council.

**Allotment** – The Clerk reported that the various tree work had been completed at the allotment. Some chippings have been left on site and TreeAbility will remove them; Cllr Emmett said that he would use them to make a footpath in the allotment behind Robin Hill.

**Village Matters** –Tree Planting locations - Cllr Betts donation – Cllr Emmett said that some trees could be planted in the allotments. The Clerk will find out what the trees are so that we can decide where they can go. Plaques – Cllr Hogarth had prices for A5 signage ranging from £59-£85. Cllr Hall recommended looking at the plaques in Shipbourne as a guide. It was decided that the metal sign should be mounted on mahogany with a stake. Councillors were happy for Cllr Hogarth to go ahead and order the sign.

**Ukrainian Refugee Programme** – Information sharing between Parishes – we have had no requests for help to date. The Clerk will email Cllr Betts to see if there is anything that we can do as a Parish in terms of support.

**Trees** – VTA quote received from TreeAbility for £596, this was **agreed** and the Clerk will email them to ask them to go ahead.

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



**Memorial Stone Ceremony** – The Malcolm Ravenhill memorial stone was installed last Friday on the grass verge opposite the Church. The Clerk has circulate a programme for a ceremony being hosted by Shoreham Air Museum on 1<sup>st</sup> July 2022 to unveil the stone. Once the stone has been unveiled, it will become a Parish asset.

## 8. PLANNING

### 8.1 Planning Applications

**TM/22/01143/LDP** - Redwell House, Redwell Lane, Ightham, Sevenoaks, Kent TN15 9EE. Lawful Development Certificate Proposed: Introduction of outdoor swimming pool and poolhouse including games room and home gym within rear garden, along with associated hard surface around pool. *“No comment”*.

**TM/22/01099/TNCA** - Ightham County Primary School, Oldbury Lane, Ightham, Sevenoaks, Kent TN15 9DD, The playing field is gradually shrinking on this side of the woods due to the overshadowing by the trees. Work is to let more light in for the grass so it can be reseeded. T1 Cherry - Crown lift to approximately 25 feet to allow light under trees and improve grass growth T2 Birch - Remove lowest 2 branches over field T3 Oak - Remove lowest 2 branches over field T4 Oak, by table - Remove lowest 4 branches over field T5 Oak, by outdoor classroom - Remove lowest 2 branches over field. *“No objection.”*

**TM/22/01187/FL** – Fishponds, Stable Cottage, Sevenoaks Road, Seal Chart, Sevenoaks Kent TN15. 0HB Single storey infill extension between the existing cottage and stables/annexe, single carport with log store, facade amendments to existing building and associated landscape works including driveway repositioning. *“No objection.”*

**TM/22/01213/FL** - The Barn, Ightham Court, Fen Pond Road, Ightham, Sevenoaks, Kent, TN15 9JF. Addition of small side utility room. *“No objection.”*

**TM/22/01261/TNCA** – Whybournes, Redwell Lane, Ightham, Sevenoaks. Kent TN15 9EE. Reason for works: Good arboricultural practice managing the trees in proportion with their surroundings maximising amenity value. Some of the work listed is management of neglected hedges etc in the front garden above the house: T1 - Yew, 1m shorten laterally and reduce height to match, T2 - split Conifer, fell and stump grind, T3 - Golden Conifer In front of house towards drive, trim growth from faces and reduce height by a metre, T4 - Reduce crown of Cherry by appx 6 metres to suitable growth points, T5 - Cherry downhill along fence-line from driveway in front garden, reduce to previous points shortening by appx 6metres beyond this, T6 Holly: reduce by appx 4metres to height of elder in front and fell elder Lower garden working along the boundary. T7 - reduce large Laurels down to the height of the Cob Nuts (3m), T8 in front and then halve the height of the cobnuts (to 1.5m), also removing the dead Laurel, T11 top of garden, along from studio, reduce Cobs by half (to 1.5m) T12 Mulberry- Gentle reduction of a appx 1-2metre of lateral spread, to tighten shape, crown clean and gently lift and also remove any deadwood front garage: T14 - Yew adjacent, reduce crown shortening by up to two metres, Cob Nut alongside, reduce height fifty percent (to1.5m) and cut back from garage T15 Holly, reduce laterally to give a foot clearance away from the garage and trim height, continue this along the drive side Holly hedging. *“No objection, we leave to TMBC to determine”*

**TM/22/01055/TNCA** - Oldbury Hall, Oldbury Lane, Ightham, Sevenoaks, Kent, TN15 9DF. 1 x Conifer - Reduce top of tree by 3-4m (remove falling out branches). *“No objection, we leave to TMBC to determine”*

**TM/22/01257/FL** - 13 Fen Meadow, Ightham, Sevenoaks, Kent, TN15 9HT. Construction of a rear extension, conversion of existing garage with alterations to the front elevation, with associated internal and external alterations to suit. *“No objection.”*

**TM/22/01288/FL** - Greenboughs, Coach Road, Ivy Hatch, Sevenoaks, Kent, TN15 0PF. Construction of a single storey timber clad contemporary garden building. *“No objection with caveat that consideration is given to the neighbouring property.”*

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



**TM/22/01291/TNCA** - 3 Oldbury Cottages, Oldbury Lane, Ightham, Sevenoaks, Kent, TN15 9DE. T1 Spruce - Dismantle to near ground level. Tree has grown too large for the space, blocks all the light to the garden and the neighbours garden. *"No objection."*

### 8.2 Planning Applications – APPROVED

**22/00854/FL** - Single storey front left hand side extension. Glebe House, Bates Hill, Ightham, Sevenoaks, Kent, TN15 9BG.

**22/00643/FL** - Rear full width extension to a depth of 4m and 3m at eaves. Beechwood, Tonbridge Road, Ightham, Sevenoaks, Kent, TN15 9AS.

**8.3 LOCAL PLAN** – Update - Nothing to report.

## 9. FINANCE & POLICY

**9.1** The following accounts were submitted for payment: Proposed by Cllr Fielder and seconded by Cllr Emmett

### Online Transfers - Unity Trust Bank

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

### Cheques

Clerks Salary & Expenses	£829.05
HMRC – Clerks Tax	£2.20
Anthony Edwards – Work to churchyard and Parish	£1,427.72
Rialtas – Software & Maintenance	£154.80
TreeAbility – 3 x Invoices work at allotments	£4,888.80
Victim Support – Donation (Agreed at May meeting)	£100.00
BHIB – Renewal of Insurance Policy	£2,301.63
JH Estate & Garden Services Ltd - Grass cutting April & May	£2,928.00
Ferncroft – Internal Audit	£500.00

**9.2** Internal Audit -Update – The Clerk reported that our Auditor had sadly passed away recently and suggested a donation to a cancer charity, £100 was agreed. The internal audit was carried out by her husband who has done our audit in the past.

**9.3** The Council considered and approved the **Statement of Internal Control** for the Year ending 31 March 2022. Cllr Holden and The Clerk signed the statement on behalf of the Council.

**9.4** The Council considered and approved the **Annual Governance Statement**, Section 1 of the AGAR for year ending 31 March 2022. Cllr Holden and The Clerk signed the statement on behalf of the Council.

**9.5** The Council considered and approved the **Accounting Statements**, Section 2 of the AGAR for year ending 31 March 2022 and the supporting **Bank Reconciliation** and **Explanation of Significant Variations from 2021-22**. The Clerk and Responsible Finance Officer signed and dated section 2 prior to the meeting and the Cllr Holden signed and dated the Accounting Statement on behalf of The Council.

**9.6** The Council noted the proposed dates for the **Exercise of Public Rights** – 24<sup>th</sup> June to 5<sup>th</sup> August 2022

## 10. CORRESPONDENCE – (\* circulated in advance)

KALC News June 2022

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



**Request for funding** - Ightham Scouts has been selected by Kent Scouts to attend the World Scout Jamboree in 2023 in South Korea\* The Clerk reported that we had donated £100 for a similar venture in 2019. Cllr Holden recalled that we had also contributed 8/9 years ago and asked the Clerk to check the amount. We will support the application with an amount to be determined but it will be at least £100.

**TMBC** – The Borough Council has adopted (on 27 April 2022) a revised version of the Kent Model Code.

**Parish Partnership Panel** - Thursday 1 September 2022 at 7.30pm \*\*Online meeting.

**Proposals for Review of Polling Districts and Polling Places** (correct Annex 7 published) to the agenda for General Purposes Committee, Wednesday, 15th June, 2022, 7.30 pm. The Clerk reported that our polling station would remain under our new Ward.

The Swan Event 28th August 2022 Wings of the Morning Field Wrotham.

**Parish Infrastructure Statement** - List of projects for S106 agreements - Deadline 3 August – It was suggested that we put forward the roundabout at Oldbury Junction, this was **agreed**.

**AOB** – Cllr Holden confirmed that our Annual Parish Meeting would be on 2<sup>nd</sup> September in the village hall.at 7.30pm.

Cllr Mitchem suggested that the black bins at the lower village hall car park were taken away due to the amount of fly tipping. The Clerk will contact Cllr Betts.

The meeting closed at 10.30pm.

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