



8&9/22

MINUTES OF THE MEETING OF IGHTHAM PARISH COUNCIL HELD ON Tuesday 27 September 2022 at 7.30pm at Ightham Scout Pavilion:

Present: Cllr Willingham (Chair), Cllr Holden (Vice Chair), Cllr Burgham, Cllr Clark, Cllr Hall, Cllr Hogarth, Cllr Emmett, Cllr Fielder, Cllr Mitchem, The Parish Clerk, County Cllr Rayner and 2 members of public.

1. **APOLOGIES FOR ABSENCE** - Borough Cllr Betts
2. **DECLARATION OF INTERESTS** - None
3. **MINUTES** - The Minutes of the Meeting on Tuesday 19 July 2022 were approved and signed as a true record.
4. **PUBLIC**

A member of public asked whether the Parish Council could reconsider the double yellow lines on Oldbury Lane for the following reasons:

1. When the request was originally made, the intention was that they just went outside 1 property, rather than a stretch of the road
2. The parking situation has deteriorated since the traffic order was published
3. Large lorries /tractors pass frequently, and the resident is worried about damage to her property; if cars are parked opposite as larger vehicles have no option but to drive on the verge
4. The resident finds it difficult to get out of the drive if cars are parked opposite and this is having a detrimental effect on her quality of life.

A concern was also raised about possible speed bumps on Oldbury Lane – Cllr Willingham said that there was no intention to put speed bumps on Oldbury Lane. We have discussed raising the highway near the junction with Spring Lane to redirect rainwater in order to stop flooding at Oldbury Close.

Cllr Rayner said that it was not possible to re submit the traffic order for the following reasons:

1. Following the application from Ightham Parish Council, KCC went through the consultation process and there was a lot of local opposition from residents which is why the Highways Authority withdrew the order
2. Having gone through the democratic process we cannot go against the majority view

Cllr Rayner confirmed that residents are entitled to park on the public highway in the absence of yellow lines. Cllr Willingham said that yellow lines are only effective where there is enforcement.

It was recommended that the resident spoke with neighbours and to the farmer that has recently taken over the deliveries as they may be able to offer a solution to the passing of wide vehicles. It was also suggested that the resident took other measures to protect their boundary.

Mr Reid from the Scouts said that he had obtained a quote for steps from the football pitch to the scout pavilion and it was acceptable. The Parish Council are happy for him to proceed with the works as it was within the amount specified at the July meeting.

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



5. UPDATE FROM COUNTY COUNCILLOR RAYNER – Cllr Rayner reported ongoing issues with the buses from Wrotham to Tunbridge Wells being late resulting in children being disciplined. In addition, many children still haven't received their bus passes. Cllr Rayner has written to schools and cannot understand why the situation hasn't been resolved.

Cllr Willingham said that there was a meeting on Friday evening to discuss Reg 18 of the Local Plan and asked whether it was a public meeting? Cllr Rayner said he only become aware of the meeting yesterday but confirmed that it was a public meeting hosted by the leader of TMBC, and Cllrs Betts and Coffin at St Georges Hall in Wrotham. Cllr Rayner noted that the Local Plan doesn't contain any specific sites however states an intention to withdraw some land from metropolitan green belt.

The Parish will need to consider questions on the status of metropolitan greenbelt and whether there has been co-operation between neighbouring Borough Councils.

Cllr Holden noted that Parishes remain vulnerable to developers without a Local Plan and this vulnerability will increase if land is taken out of the greenbelt.

Cllr Hall asked whether the Borough Green Gardens could go ahead without the Local Plan and Cllr Rayner said this was unlikely.

Cllr Holden asked why there was an uplift in housing numbers from the 2021 figures? The increase is 28% which means that the Plan must allow for 840 houses per year rather than 600 when the first Plan was drawn up. Cllr Rayner said it was because the Secretary of State had changed the rules.

Cllr Emmett reported that he had written to Cllr Rayner and The Clerk about the number of road closure signs that are uncollected. Concern was raised about the signs causing confusion to drivers if they aren't removed and also to emergency vehicles. Cllr Rayner said that Emergency Services have access to an up to date list road closure. The Clerk reported that she had reported a list of uncollected signs, some of which have been left for several months. Cllr Rayner recommended that we write to David Brazier.

Cllr Holden asked about the planning application at Stangate Quarry and whether it is a pre cursor to something bigger? Cllr Rayner said that this application was to fulfil planning obligations to tidy the site and once the brief has been fulfilled, there would be a further application for solar panels. There is nothing concerning about the application as long as there is no spoil brought in from outside.

Cllr Rayner left the meeting at 8.48pm.

6. MATTERS ARISING

Highways & PROW Matters - Update on HIP- the amended HIP has now been submitted to Kent Highways and we have been advised that 1-2 objectives would be considered per year. As mentioned above, the double yellow lines will not go ahead on Oldbury Lane due to the local opposition, however the lines on Old Lane will go forward to the JTB as part of the same traffic order.
Declassification of Old Lane - Nothing to report. Old Lane drainage issues – Cllr Willingham reported that a resident has reported that he was intending to meet with a contractor to put in drainage however was not sure whether it went ahead and has made it clear to the resident that the land belongs to Kent Highways so they would need to be involved.

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



Flooding Oldbury Close – nothing to report.

Cutting hedges on Leathercote Corner - The Clerk reported that she had written to the residents to let them know that we intended to cut back the hedges – no objections were received so the Clerk will set up a meeting with a contractor and Cllr Burgham once the road has reopened to discuss the work. Holly tree at village hall encroaching residents garage road – Cllr Willingham said that he would ask James Hayward to cut back the overhanging branches.

Various hedges encroaching the highway on Ismays and Common Road, at junction of Sandy Lane and Common Road, Common Road, opposite the Cricket Club. Weeds on A25 – Clerk to report. Clerk to ask for a notice to go into the Parish Magazine. Partially collapsed fence at Nutfields.

Scout Pavilion - Update -Nothing to report further than above regarding the steps.

Tennis Club – Update Cllr Willingham reported that The Tennis Club had met with contractors to discuss the water main and that one of the solutions was to tap into the Scout Pavilion water main. The cost is around £4k and subject to deciding which contractor to go with, it was agreed that the Parish Council would offer matched funding.

Busty Stream - Update - The Clerk reported that there would be a Flood Forum meeting in October in Aylesford.

Recreation Ground & Car Park –Rospa Inspection –Awaiting report. Container repair – Cllr Willingham has spoken to a contractor to repair the container.

Village Hall - Update - CCTV Solar Panels – We are still awaiting a start date and Cllr Willingham will call the contractors to get a start date.

Plough – Parking Signage – Cllr Holden said that parking near to the junction was still an issue, particularly at weekends, Cllr Willingham will speak to the Plough.

Coxcombe Fair Update – Bench – The Jubilee bench will be delivered in November, Cllr Willingham to get a quote for installation. Memorial plaque from broken bench - to be discussed at the next meeting. Bank account – Cllr Mitchem said that there was a community bank account that had been used for the Coxcomb Fair and enquired whether the PC could take it on. The Clerk said that it would have to be audited as part of the PC accounts and Cllr Holden recommended that it should not be taken on by the Parish Council.

Allotment –Paddock advertisement & rental – The Clerk reported that she had received 2 applications to rent the Paddock. It was agreed that they should be circulated and then a choice could be made.

Village Matters –Tree Planting locations - Cllr Betts donation – To be discussed at the next meeting. Jubilee Plaque – Cllr Hogarth had brought along the finished tree plaque and it was agreed that it should be installed with some postcrete to keep it in the ground. Cllr Willingham will ask James Hayward to install it.

Ightham Primary School - All weather play area entrance drainage – update – The school have received 3 quotes and the cost will be in the region of £4k. It was confirmed that the PC would pay half up to a maximum of £2k. Cllr Fielder reported that some drainage has already been installed and The Clerk said that she would speak to the Chair of Governors.

Buses – Update – Cllr Holden reported that he had written to the Leader of KCC regarding the late running of the school buses but hadn't yet received a response.

Trees - Visual Tree Assessment Survey – Report & quote received – We have received the VTA and a quote to carry out the work at the recreation ground and village hall. It was agreed that we should accept the quote to do all the necessary work. Cllr Mitchem asked whether we could also look at the Aspen tree near to the Tennis Courts and Cllr Willingham said that he would ask James Hayward.

Chapel Farm - Replanting condition -The Clerk reported that Cllr Betts had emailed her to say that the Forestry Commission were taking action as the restocking still has not taken place and the deadline has passed.

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



Waste & Recycling – The Clerk reported that the cardboard bin has been removed. It has been confirmed by TMBC that the Bulky waste collection service has ceased however there is a bookable service for large items, details on the TMBC website.

7. PLANNING

8.1 Planning Applications

TM/82/1138/R(ii)AB& Stangate West Landfill Site - Proposed reprofiling of Stangate West Landfill Site and updated aftercare scheme pursuant to Condition (ii) of Annex B to planning permission TM/82/1138 and Conditions 2, 3 & 18 of planning permission TM/94/579. Stangate West Landfill Site, Quarry Hill Road, Borough Green, Sevenoaks, Kent TN15 8RA. “No objection.”

TM/22/01534/FL - Orchard Cottage, Pine Tree Lane. Extension of existing residential annexe to create a separate residential dwelling with shared access. “No objection.”

TM/22/01553/TPOC – Nutfields, Ightham. Mixed species group adjacent to Redwell Lane and rear of 3 and 4 Nutfields as shown on tree locations plan (applicants ref. T1) -Lift crowns to approx. 5M; 1 x Oak (applicants ref. T4)-Reduce crown back from property (20 Nutfields) by approx. 3M or more if allowed (deadwood); 1 x Oak (applicants ref. T5) - Reduce crown back from property (20 Nutfields) by approx. 4M or more if allowed (deadwood); 2 x Birch (applicants ref. T7 and T9) - Fell; (1 x Oak (applicants ref. T3) Remove deadwood only; 1 x Oak (applicants ref. T6) Sever Ivy only; 1 x dead Birch (applicants ref. T8) - Fell). All standing in Woodland W1 of Tree Preservation Order. “No objection.”

TM/22/01555/TNCA - Old Copt Hall, Ismays Road. T1 - Fell Flowering Cherry, replace with a Flowering Crab Apple T2 - Fell Apple Tree (Lanes Prince Albert), replace with the same species /variety. T3 - Fell conifer, no replacement. T4 - Fell conifer, no replacement. G1 - Fell a group of 3 Silver Birch trees, replace with a single shorter deciduous tree (species undecided yet). “No objection”

TM/22/01650/FL - Land South Of Pinewood, Pine Tree Lane. Retention of vehicular access and retrospective change of use of land for residential purposes. “We have concerns that this will open up potential for future development in Greenbelt.”

TM/22/01617/RD- Ightham Mote, Mote Road, Details of condition 2 (archaeology) and condition 5 (ecology)) submitted pursuant to planning permission TM/20/00076/FL (Change of use of land to the west of the Mansion and to the south of the Mote Cottages car park from paddock land to use by the estate gardeners with the construction of glasshouses, hardstanding area and vehicular access drive on the land to provide replacement facilities following the removal and relocation of the existing Gardeners' Compound. Full planning permission for the use of the existing Gardeners' Compound as a picnic lawn) “No objection.”

TM/22/01682/FL -Glenna, Old Lane. Part one/part two storey front, side and rear extension to existing chalet bungalow to create a two storey dwelling (Revision of TM/20/01648/FL). “No objection.”

TM/22/01759/TPOC - Land Between Oldbury Hatch And Oldbury House, Oldbury Lane. T5-T18 (Applicants refs.) Lapsed Beech Hedge - reduce trees back to hedge height at approx 2.5m. Standing in Group G1 of Tree Preservation Order. “No objection.”

TM/22/01771/FL - 14 Fen Pond Road. Extension to existing garden building. “No objection.”

TM/22/01754/FL - 14 Fen Pond Road. Single storey front, side and rear extensions. “No objection and leave to TMBC to determine whether the size is acceptable.”

TM/22/01772/TNCA - Chance Cottage, Bates Hill. Fell 2 holly trees to ground level, labelled as T1 on the plan. “No objection.”

TM/22/01773/TNCA - Little Cluny, The Street. Silver Birches to the side of the drive, reduce both by appx 20 feet to where the main stem splits, reduce drive side tree laterally to match. To manage size in proximity to neighbouring properties. “No objection.”

TM/22/01792/TPOC - The Knoll, Common Road. Beech tree - Reduce whole crown by approximately 3-4m and crown lift lowest set of branches by 2m T1 of preservation order standing in Area A1. “No objection.”

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



TM/22/01763/FL – Whybournes, Redwell Lane. Construct new concrete shed base 3800mm x 3100mm. Excavate and level area removing spoil from site before importing and compacting 75mm MOT type1 stone and pour 100mm concrete to a float finish. Erect new 300mm x 366mm Woodland Grey metal shed. “No objection”

TM/22/01848/TNCA - George And Dragon, The Street, Ightham, Sevenoaks, Kent TN15 9HH.: T1 and T2 Fraxinus excelsior - common ash: Two established and mature trees located in the car -park on the boundary with Darl Oast. Possible Ash Die Back. There is also a considerable amount of ivy present in the crowns, Reduce the crown of the tree by the selective removal of between 3-4 metres from the branch tips depending on the opportunities for cutting back to suitable live growth in each instance. T1 Height reduced from 15m to 11-12m & radial spread from 9m to 5-6m (on the longest over extended branches), T2 Height reduced from 14m to 10-11 & radial spread from 8m to 4-5m (on the longest over extended branches), This is in practice a reduction of leaf mass of approx. 25%. T3 Corylus Avelana - Hazel: remove deadwood from the crown and re-coppice as should be done on a cyclical basis . “No objection”

TM/22/01932/LDP - Redwell Croft, Redwell Lane, Ightham, Sevenoaks, Kent, TN15 9EE. Lawful Development Certificate Proposed: Erection of a single storey rear extension projecting 4m from the rear wall of the original dwelling. “We leave TMBC to determine whether this is lawful.”

TM/22/01983/TNCA - 11 Durlings Orchard, Ightham, Sevenoaks, Kent TN15 9HW T1- Rowan light formative prune, T2- Cherry reduce to previous points, T3- Cherry reduce crown by 30%, T4- Rowan reduce by 15% and remove wisteria, T5- Field maple has dieback so reduce by 30%, G6- group of trees within hedge 1x Beech 1x Birch 2x Cypress 1x Ash fell to ground level retaining laurel hedge, T7- Walnut reduce crown by 20%. “No objection”

TM/22/01976/TNCA Ightham Mote Mote. Applicants reference: Point 7. 1 x roadside Ash 80% dieback, plus approx 6 large Additional Ash trees along Field boundary. Dismantle in sections to near ground level. Transport timber to Mote farm Applicants reference: Point 11, 1 x very large, mature Ash overhanging footpath and BT lines. 60% dieback Dismantle in sections to near ground level using mechanical grapple saw. “No objection”

TM/22/01979/TNCA - Ightham Mote. 1 x Ash (applicants ref. T35) Lift to 5m over road, 1 x Ash (applicants ref. T36) Dismantle as specified. Coppice Hazel on east side of Ash (applicants ref. T36) between the tree and the driveway to allow machinery access. “No objection”

TM/22/01980/TNCA - Ightham Mote. 1 x Sweet Chestnut, 1 x Lime and line of pollarded Beech (applicants ref. TSM T1, TSM T3 and TSM 3) - Dismantle/remove as specified; 1 x Hornbeam (applicants ref. TSM T2) - Reduce overhang over Tearoom by approx. 1.5-2m, (carry out decay detection using sonic tomography); (1 x Pine (applicants ref. TSM 4 TSM 5 on applicant’s plan) - Carry out climbing inspection and remove bramble in upper crown). “No objection”

TM/22/02036/TNCA - Prestons Cottage Rectory Lane. (applicant’s reference) Cherry - Reduce whole crown by approximately 2m to reduce stress on trunk unions. Tree is over mature and shed limbs previously. It also has bacterial canker and major deadwood and dieback. “No objection”

TM/22/02048/FL - Redwell House Redwell Lane. Introduction of outdoor swimming pool and pool house including games room and home gym within rear garden along with hard surface around pool and glass balustrade. “No objection”

8.2 Planning Applications – APPROVED

22/01257/FL - 13 Fen Meadow. Construction of a rear extension, conversion of existing garage with alterations to the front elevation, with associated internal and external alterations to suit.

22/01555/TNCA - T1 - Fell Flowering Cherry, replace with a Flowering Crab Apple T2 - Fell Apple Tree (Lanes Prince Albert), replace with the same species/variety. T3 - Fell conifer, no replacement. T4 - Old Copt Hall. Fell conifer, no replacement. G1 - Fell a group of 3 Silver Birch trees, replace with a single shorter deciduous tree (species undecided yet).

22/01480/TNCA - 4 Oldbury Cottages. Silver Birch : 30% reduction and thin canopy.

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



22/01318/FL - Theodore House. Demolition of existing garage and erection of a detached oak framed garage.

22/01316/FL - Redwell House. Part single storey, part two storey rear extension, creation of modest glazed link to original annexe outbuilding (within 5 metres) including demolition of existing garage outbuilding (also within 5 metres) and creation of new first floor gable window to serve existing bedroom (amendment to extant permission to extend granted on 1st March 2021 under reference TM/20/02752).

22/01288/FL – Greenboughs. Construction of a single storey timber clad contemporary garden building.

22/01213/FL - The Barn. Addition of small side utility room.

22/01187/FL - Stable Cottage. Fishponds 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.

22/01018/FL – Spicklewood. Relocated new garden store (see application TM/22/00640/LDP)

22/00602/FL – Farnehill. Proposed installation of tennis court with porous asphalt painted two tone green finish and 2.75m high green upvc covered chainlink with green tubular posts and drop down.

22/00587/FL - The Old Malt House. Proposed greenhouse.

22/00567/FL - The Gatehouse. Proposed rear extension and internal alterations.

22/00518/FL – Sycamores. Demolition of existing store/shed and erection of new detached dwelling with integral garage.

22/00398/FL - Glenn Cottage Replacement of conservatory with rear extension.

22/01534/FL - Orchard Cottage. Extension of existing residential annexe to create a separate residential dwelling with shared access.

REFUSED

22/01376/OA - Land East of Heronshaw. Outline Application with some matters reserved: Demolition of existing structures and erection of a single dwelling with associated hardstanding, parking and landscaping via existing access from Oldbury Lane.

22/01313/FL - Land East of Fairways. Erection of a stable block and sand school.

22/00822/FL 22/00823/LB - Gibbons Place. Proposed garage/store as an extension to existing outbuilding, and demolition of existing dilapidated outbuilding.

WITHDRAWN

22/01650/FL - Land South of Pinewood. Retention of vehicular access and retrospective change of use of land for residential purposes.

8.3 LOCAL PLAN –Update - Regulation 18 Consultation opened 22 September for 6 weeks. The Clerk reported that Cllr Taylor at Borough Green PC has done a useful summary of key documents on the Borough Green Parish website. It was suggested that we have a short meeting to go through the documentation before our next meeting. The target is to build 16,000 within TMBC houses by 2040. The Consultation is on TMBC website and there are 50 questions to answer and various sites to comment on. There are a few sited in Ightham including one at Dark Hill.

9. FINANCE & POLICY

9.1 The following accounts were submitted for payment: Proposed by Cllr Fielder and seconded by Cllr Clark.

Online Transfers - Unity Trust Bank

Clerks Salary	£701.00
Gel Creative - (Standing Order)	£50.00
Zen Internet - Business Full Fibre 2 (Standing Order)	£46.20

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



Smurfit Kappa – Newspaper Bin rental village hall (standing Order)	£54.00
JH Estate & Garden Services Ltd	£432.00
EDF – Electricity Bill	£427.52
PKF – Audit Fee	£480.00
Ightham Scouts – Jamboree sponsorship	£500.00
SJ Sharp – New slat for bench	£65.00
Anthony Edwards – Work to churchyard and Parish	£1,093.72

Cheques

Clerks Expenses & reimbursement Annual Meeting(July -Sept)	£133.68
HMRC Clerks Tax August & September	£2.20
Castle Water – Water rates for the Scout pavilion	£46.48
Bumper Parish Magazine	£1,500.00

August Payments (already processed)

Plaxtol Pest & Wildlife – Removal of wasps nest	£60.00
Smurfit Kappa	£54.00
Gel Creative	£50.00
Zen Internet	£46.20
S Huseyin - Salary	£701.00
HMRC - Clerks Tax	£2.20
KALC - Clerk Conference September	£60.00
Amber Langis - Balance of Road Closure Coxcombe	£1,178.95
JH Estate & Garden - Grass Cutting Recreation Ground	£420.00
Anthony Edwards - Parish Maintenance & Churchyard June	£1,227.30
Information Commissioner's Office - Data Protection Fee	£40.00
Edward Tyrrell - Deposit repairs to gate at the Paddock	£192.60
TreeAbility - Visual Tree Inspection	£596.40
Sterling - Repairs to the car park	£7,855.20

10. CORRESPONDENCE – (* circulated in advance)

Parish Partnership Panel – Feedback from meeting on Thursday 1 September 2022

Utility Aid – Audit of utility bills

Kent County Council Rail Summit – 18th October 2022 at 6pm – MS Teams meeting

UKSPF Perceptions Survey [UK Shared Prosperity Fund – Tonbridge and Malling Borough Council \(tmbc.gov.uk\)](https://www.tmbc.gov.uk) Deadline for responses is **30 September 2022**

Bootcamp UK 2023 – Request to use recreation ground – Monday & Wednesday 6-8pm and Saturday 9-10am. It was agreed that this would be acceptable.

Retirement of Mark Simmons - Highway Manager. From 16 September, Jez Massy will be available should you need any help, The Senior Highway Manager is Richard Emmett.

TMBC: Specialist teams to get tough on littering - 2-month pilot scheme with leading enforcement company, NES, to clamp down on the dropping of food wrappers, cigarette butts, bottles, cans and other waste – Penalty fines will be issued.

Citizens Advice in North & West - Kent Energy Talks & request for funding – defer to October meeting.

KALC AGM – MOTIONS – Deadline 23rd September

KALC T&M Area AGM – 13th October Ryarsh Village Hall at 7.30pm

KALC Newsletter – August 2022

List of bring sites <https://www.tmbc.gov.uk/bins-waste/find-recycling-site>

South Eastern Trains - Strike action on Thursday 15, Saturday 17, Monday 26 and Tuesday 27 September.

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



Neighbourhood Engagement Meeting held on Microsoft Teams on Wednesday 28th September 2022 at 7pm

Climate Change Questionnaire from T & M KALC Area Committee

The meeting closed at 10.29pm.

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