



12/22

**MINUTES OF THE MEETING OF IGHTHAM PARISH COUNCIL HELD ON Tuesday 20 December 2022 at 8.00pm at Ightham Village Hall**

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

**1. APOLOGIES FOR ABSENCE** - Cllr Holden, Cllr Burgham, Borough Cllr Betts

**2. DECLARATION OF INTERESTS** – None

**3. COUNTY COUNCIL REPORT** – Cllr Willingham attended the meeting with local Parishes to discuss buses last night. KCC have announced that there is a grant to set up a community bus scheme and the Parish Alliance are looking to make an application so that some provision can be made.

Cllr Rayner reported that KCC are facing further radical cuts to budgets and there will probably be a 15% reduction in revenue expenditure this year and is likely to be about the same going forward. Disposal of assets continues County wide and the situation of rising costs for SEN transport continues. KCC is in debt to Dept of Education by £150 million and are on notice that they must pay back funds and take control of the budget.

Local Plan Reg 18 – KCC responded to the consultation and have made it clear that they will not permit the sterilisation of unextracted sand reserves in the Borough Green Garden site. The same applies to waste pit on Western side of the A227, they won't allow the loss of a minerals site during the currency of the Minerals Plan which runs to 2030.

Bus Community Grants – things have moved along since the meeting last night as the operator of Nu Venture has said that they are not minded to provide a community grant supported service in the in the Borough Green area but instead would be supportive of a provision for parishes west of Maidstone to serve Larkfield and Maidstone Hospital. Parishes can still get together but won't be supported by Nu Venture. County Councillor Sarah Hohler is supportive and it's in her division of Malling North. Until we see outcome of bus cuts in January, we won't know the impact. There will be further reductions to bus subsidies next year although no decisions have been taken yet.

Cllr Emmet reported that SGN were planning to dig up Common Road after having been resurfaced 18 months ago. Cllr Rayner said that the Utilities don't co-ordinate works and there is no overriding degree of protection. S.12 is overridden by the need to carry out the work unless it is on a bus route.

Cllr Rayner reported a renewed agreement with KCC about signs being left after works have been completed.

**4. MINUTES** - The Minutes of the Meeting held on Tuesday 15 November 2022 were agreed and signed.

**4. MATTERS ARISING**

**Highways & PROW Matters** – Highways Improvement Plan - Councillors met with the Team at KCC to discuss the HIP and need to decide on wording for gateways at Fen Pond Road and Borough Green Road. "Please Drive Carefully " was agreed. An additional sign to go onto the board at Ismays Road. Another priority area on the HIP is The Street and we were asked for feedback on the new priority signs and markings. Residents have reported that the situation hasn't improved, and the signs are being ignored, worse at peak times. The Clerk has asked Police to attend to report on the situation

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



and Cllr Mitchem will contact the Traffic Officer as cars parked on the yellow lines outside the Chequers are obscuring the sight lines which is not helping the situation.

Cllr Clark reported a traffic sign had been destroyed outside The Limes and the Clerk has reported this.

Old Lane flooding – Cllr Rayner reported that there would be a road closure to clear the drains and had notified the residents of Glenna. SGN Road closures January – February 2023 on Common Road, Copt Hall Road, Old Lane, Spring Lane, Redwell Lane, A25.

Overgrown hedges on corner of Sandy Lane and Common Road, outside Longstead Cottage and Little Holt. Cllr Mitchem reported that leaves were left in the disabled bays in the recreation ground and should be taken away. Footpaths along A25 need clearing. Leaks on Stone Street Road and by Nutlands on Oldbury Lane have been reported. Cllr Mitchem reported the litter along A25 and Cllr Emmett reported litter in the bus shelter on Common Road.

**Tennis Club** - Update - Water Main works are scheduled for the New Year. The lights are not working and Cllr Emmett reported one of them lying at 20 degrees – Cllr Willingham will take a look.

**Allotments** –Update – Clerk has sent the draft Tenancy Agreement to new tenants.

**Recreation Ground & Car Park** –Rospa Inspection – Clerk has contacted Wicksteed but not heard back. The Jubilee bench is in the Scout Hut to and will go near to the Beech hedging in the car park. We will also replace the memorial bench near the Tennis Courts and it was suggested that we order a similar one to the bench by the surgery in Borough Green.

**Village Hall** - Update - CCTV Solar Panels - Nothing to report.

**Plough** – Parking Signage - Cllr Hall said that the issue was with people parking near to the junction.

**Skips** - Lease Renewal – The Clerk has emailed Warners who advised that the lease would automatically roll forward and would be due for a rent review in 2024. It was agreed that the Clerk would contact the owner to let her know.

**Buses** - Community Transport Grant following cuts to 306, 308 and 222. Cllr Willingham asked whether we would be supportive of paying money towards a community bus? Cllr Taylor on behalf of The Parish Alliance is co-ordinating. Agreed that we would be happy to support depending on the costs.

**School Drainage** – Cllr Willingham met with the Caretaker, following our last meeting, who was happy with the work done and we paid the invoice accordingly.

## 5. FINANCE & POLICY

**5.1** The following accounts were submitted for payment:

Proposed by Cllr Hall and seconded by Cllr Emmett. Cheques were signed Cllr Mitchem and Cllr Hogarth will authorise the online transfers.

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

Clerks Salary November (Standing Order)	£733.00
Gel Creative - (Standing Order)	£50.00
Gel Creative – Annual domain name renewal	£15.00
Zen Internet - Business Full Fibre 2 (Direct Debit)	£49.20
Anthony Edwards – Parish & Churchyard	£1,293.06
EDF – Electricity Bill Scout Pavilion	£529.90
Treeability – Removal of dead birch - allotment	£244.80
Treeability – VTA work Jubilee Crescent	£1,058.40
Sound Reduction Systems – Scout Pavilion (Balance of donation)	£2,541.60

Cllr Hall raised the issue of the electricity bills at the Scout pavilion and asked whether we could vary the terms of the lease. Cllr Willingham to speak to James Reid.

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**Cheques**

HMRC – Clerks Tax	£10.20
Washroom Hub (reimbursement Cllr Mitchem)	£134.99
KALC Training – Carol Clark	£60.00
Clerks Expenses	£46.77
Fairalls - Salt for salt bin at Recreation Ground (reimburse S Huseyin)	£98.88
Event Bright – KALC – Clerk Training	£60.00

**5.2 Budget** - Items for 2023/4 – Cllrs Emmett and Hogarth were minded not to raise precept. Cllr Hall and Cllr Mitchem said that we should wait to see what we need before making a decision.

**5.3 Precept** - Due 20 January 2023 and to be agreed at the meeting in early January. The Clerk will meet with Cllrs Willingham, Hall and Holden to come up with a draft budget.

**6. PLANNING****6.1 Planning Applications**

**TM/22/02564/FL** - Lower Bank, Sevenoaks Road, Seal Chart, Sevenoaks Kent TN15 0HB. Single storey extension to existing bungalow and new outbuilding to replace existing garage and carport."No objection."

**TM/22/02604/TNCA** - 5 Oldbury Cottages, Oldbury Lane, Ightham, Sevenoaks, Kent TN15 9DE. Beech tree back boundary right hand side: 30% reduction to maintain tree in accordance with surroundings "No objection."

**TM/22/02458/FL** - Land South Of 1 And 2 Mount Cottages, Mote Road, Ivy Hatch, Sevenoaks, Kent. Suppression of existing foul drain and installation of new package treatment plant serving 1 and 2 Mount Cottages. "No objection".

**TM/22/02566/LDP** - Little Oldbury, Spring Lane, Ightham, Sevenoaks, Kent TN15 9DN. Lawful Development Certificate Proposed: new three bay garage and driveway with access to Upper Spring. "No comment on lawfulness but would like to draw attention to the lack of access to the highway. There is no existing access as the gate has been removed and a fence installed in its place. We understand that Upper Spring Lane is a private road. There is already a double garage at the property".

**TM/22/02631/FL** - Celcon Blocks Limited, The Ightham Sandpits. Partial demolition of existing storage unit, single storey extension, canopy, and ancillary works. "No objection."

**TM/22/02675/FL** - Stone Acre, Copt Hall Road, Ightham, Sevenoaks, Kent TN15 9DT. Demolition of existing garage and erection of a replacement. "No objection."

**TM/22/02681/FL** – Pinewood, Pine, Tree Lane, Ivy Hatch, Sevenoaks Kent TN15 0NJ. Section 73 application to vary condition 6 (Removal of access to Stone Street) submitted pursuant to planning permission 19/02087/FL (Construction of new house already granted permission with minor amendment to the separate Car Port/Stable block to convert the stable section to a single car garage. (Amendment to TM/18/01166/FL: Demolition of existing house and erection of a replacement dwelling with detached car port and stable. Change of use of agricultural land to residential use). "Objection to access onto Stone Street"

**TM/22/02685/FL** -18 Fen Meadow, Ightham, Sevenoaks, Kent TN15 9HT, Demolition of existing conservatory and replace with single storey garden room extension. "No objection."

**TM/22/02611/FL** – Hawkwood, Common Road, Ightham, Sevenoaks, Kent, TN15 9AY. Rear infill extension to allow for enlarged kitchen and utility room. Replacement of existing garage with oak framed garden room. "No objection".

**TM/22/02703/TPOC** - 5 Nutfields, Ightham, Sevenoaks, Kent, TN15 9EA. Remove Sycamore in rear garden of 5 Nutfields standing in Area W1 of Woodland Tree Preservation Order. "Objection."

**TM/22/02767/TPOC** - Land Between Oldbury Hatch and Oldbury House, Oldbury Lane, Ightham, Sevenoaks, Kent. T5-T18 Lapsed Beech Hedge - reduce trees back to hedge height at approx 2.5m

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



because of structural flaws which limit their long-term viability. There are numerous structural issues as the trees are a lapsed hedge, heavy decline of one large tree suggesting root disease, various cavities at or around the roots and lower trunks the trees heavily overshadow Oldbury House. Pruning the trees will not address the light issue for the adjacent house as the trees will still be very dominant and regrowth will block even more light- standing in group G1 of Tree Preservation Order. "No objection"

## 7.2 Planning Applications – APPROVED

**22/02380/FL** 28 Nutfields - Erection of a front porch, demolition of conservatory and erection of a single storey rear extension.

**22/02374/TNCA** The Grange Redwell Lane - T1: Thuja - fell. T2: Leylandii, row of 4no. - fell.

**22/02232/TNCA** Oldbury Farmhouse - T1 large, mature Ash on front roadside boundary of property, with evidence of Ash dieback in upper crown - reduce crown heavily by approx 50% to leave a suitable "pollarded" framework. T2 large Lawson Cypress adjacent to T1 - remove compromised stem on north side and reduce remaining tree by approx 3m to shape and tidy. T3 Holly - in decline opposite "Brians House" - reduce by approx 3m to hedge height.

**22/02272/FL** Land East of Fairways Back Lane - Erection of a stable block and sand school for private use (Revision to TM/22/01313/FL).

**22/02079/FL** 1 Crown Point Cottages - Single storey infill extension.

**22/02276/TNCA** - Ightham Warren 4 x Lime Tilia Europaea (Group 1) - Re-pollard back to previous pollard points (approximately 12 m) of tree's current height of 18 m to reduce wind stress and weight of limbs near the main.

**22/02060/FL** – Friston, Borough Green Road, Single storey rear extension, two storey side extension, first floor extension incorporating rooms in the roof and double garage.

**22/01617/RD** - Ightham Mote - 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).

## 6.3 Planning Applications REFUSED

**22/02495/NMA** Glenna, Old Lane - Non-Material Amendment to planning permission TM/20/01648/FL to alter the dimensions of proposed rooms on first floor, repositioning of windows and dormers, removal of internal balcony to form straight gable end at side. *Clerk to circulate delegated report for reasons why.*

## 6.4 Planning Applications – Expired TCNA

**22/01055/TNCA** - Oldbury Hall, Oldbury Lane 1 x Conifer - Reduce top of tree by 3-4m (remove falling out branches).

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

Request for donation from the Counselling Centre – Agreed to donate £100

Request for donation West Kent Mediation – Agreed to donate £100

JPCTCG - Update – wound up in October.

KALC News – November 2022\*

Election Material May 2023\*

KALC – Update on Reg 18\* - information circulated following meetings in December.

NALC – Legal Update\*

## AOB

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Cllr Clark reported that some trees had been felled at Sycamores and asked whether it was in the planning application.

**The meeting closed at 9.45pm**

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