



11/22

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

Present: Cllrs Willingham (Chair), Cllr Holden (Vice Chair), Cllr Clark, Cllr Fielder, Cllr Hall, Cllr Hogarth, Cllr Mitchem, The Parish Clerk, Katia Sanhueza-Pino from the Flood Forum, 2 members of the public and County Cllr Rayner (arrived during Matters Arising)

1. APOLOGIES FOR ABSENCE - Cllr Emmett, Cllr Burgham, Borough Cllr Betts

2. DECLARATION OF INTERESTS – Cllr Holden in relation to 22/02272/FL (Neighbour)

3. FLOOD FORUM UPDATE – Cllr Holden introduced Katia from the National Flood Forum. After the flooding in Ightham in 2017? the Ightham Flood Action Group was set up under the guidance of the National Flood Forum and Katia is the representative for Kent. Cllr Holden is the Parish representative for the Kent Flood Action Forum and attended a recent meeting of the group in Aylesford about a new project which he thought would be of interest to Ightham.

Katia outlined the BRIC project (Building Resilience in Communities) which is a European funded project between England and France with a key aim to build resilience in local communities that are at risk of flooding. The project will use GIS software to digitise paper maps and also use local information to create up to date records of flood risk assets that can then be used any stakeholder. There is currently a pilot scheme in Collier Street, a small village in Weald of Kent. Collier Street suffered flooding in 2000 and 2013 and the community became aware that some flood risk and drainage assets were missing from the Risk Management Authorities records. Group members in Collier Street are using existing paper maps and are collating additional data by walking through the village to identify drains, ponds and ditches and areas where water isn't flowing. Using the software, this information can be digitised. Once collated the Flood Risk Management Authorities can collaborate with local Flood Groups to share data and agree an action plan for maintaining up to date information and training for group members. This can also be used in conjunction with the reporting tool on the KCC website.

Cllr Holden thought this would be a useful project for Ightham to undertake in the New Year. If our Flood Group can identify all the drains and assets and map them digitally, it would help us to ensure that there is a proper maintenance program in place and improve the service from KCC.

Katia said that if all assets (gulleys, drains, ditches, anything that helps the flow of water) are added to the map it will help to prioritise risk areas.

4. PUBLIC - Applicants of 22/02272/FL (Land East Of Fairways, Back Lane, Ightham, Sevenoaks, Kent. Erection of a stable block and sand school for private use) attended to ask Councillors whether they had any questions regarding the resubmission. The Parish Council approved the first application however, it was turned down by TMBC. In the resubmission, the stable block has been reduced in size. There is some low-level lighting, however, horses will be stabled at night so would not trigger sensors. Additional trees will be put in and the stables will be against the hedge which will maintain the openness of the Green Belt. Any gaps in the hedging will be filled with mixed species. The original access will be used, and the applicants confirmed that it will be for private use. It was agreed that it would be beneficial to keep local bridlepaths in use.

5. MINUTES – The Minutes of the Meeting held on Tuesday 18 October 2022 were approved and signed as a true record.

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



6. MATTERS ARISING

Highways & PROW Matters – Cllr Holden reiterated that it was important that we get all drains onto our map for the Flood Forum. The next step is that there will be a report back after a meeting regarding Collier Street on 24th November and we can then start to look for volunteers to start our mapping to put onto the GIS software.

It was also noted that flooding wasn't addressed in the Local Plan.

Reported that there was some flooding on Common Road.

The Clerk reported further flooding at the bottom of Old Lane which had been reported to Kent Highways. An Engineer had been out to inspect and had reported that drains were free and working as they should. Some surface water from land surrounding Old Lane flows onto the carriageway but this is due to the topography of the land and therefore it would not be possible to stop this from occurring in extreme rainfall. The flood risk map shows that Old Lane is at a high risk of surface water flooding, therefore this area has a chance of flooding. It would not be possible to dig grips up Old Lane as there would be nowhere for surface water to drain and they would also require frequent clearing to ensure they aren't full of silt. There is a safety risk with the cattle grid style of drainage as it poses a risk to cyclists and horse riders.

In summary, the Engineer concluded that it does not currently meet Kent Highways intervention level for works to be carried out. Cllr Rayner had suggested that this was not helpful to the residents of Glenna who face frequent flooding and are sometime unable to leave their house by car due to flood water. With anticipated greatly reduced budgets at KCC over at least the next 4 years, including highways budgets, the only resolution is likely to involve the goodwill both of adjacent landowners and some financial input from Ightham Parish Council. Cllr Willingham said that he would speak to one of the landowners about using their land for drainage.

Cllr Fielder reported that a lorry has been stuck on Oldbury Lane last week due to a parked car however this resolved once the owner of the car was located.

Cllr Hall reported a leaning Sweet Chestnut on the verge opposite Badgers – Clerk to report..

There will be a meeting via Teams to discuss our **Highways Improvement Plan** on 1st December – Cllrs Hall, Emmett, Clark, Mitchem, Fielder and Willingham to attend with The Parish Clerk.

Tennis Club - Update - Lights & Water Main works/ pipe ownership- The Clerk will email Maria for an update on the work. The Clerk suggested that we should issue a letter to the Tennis Club and Scouts to explain the arrangements and outline responsibilities for the pipes and payment of the water rates. It was confirmed that the PC would offer matched funding towards the pipework up to a maximum of £2,000.

Allotments –Update – Clerk to prepare a new lease for the new occupants. The Clerk reported that a tree was down in the allotment behind Common Road and that Treeability had quoted to remove it – £245, this was agreed.

Ightham Primary School - All weather play area entrance drainage – Cllr Willingham reported that the work has been done but wanted to check with the Caretaker that the work would achieve what it set out to achieve. Cllr Willingham said that we should hold off paying the invoice until he was satisfied with the work.

Scout Pavilion – Update – Nothing to report.

Busty Stream – The Clerk reported that James Hayward had just cleared the Busty by the BT bridge.

Recreation Ground & Car Park –Rospa Inspection – The Clerk will email Wicksteed to see whether they can do the repairs to the equipment. **Container repair** – this has yet to be done. **Jubilee bench** – Cllr Mitchem reported that there was a delay with the delivery of the bench.

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

Plough – Parking Signage - It was reported that the parking situation was still bad on weekends with people parking on the junctions. It was noted that the car park was full.

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



Trees - Cllr Betts donation – The Clerk will ask Cllr Betts about the trees for the Queens Green Canopy. We have received a quote to do tree work highlighted in the visual tree inspection at Jubilee Crescent for £1,058.40, this was agreed.

Skips - Lease Renewal – The Clerk reported that the SKIP lease was due for renewal in June 2023, it was agreed that we should contact Warners to renew the lease and also agree a rental increase.

7. REPORT FROM COUNTY CLLR RAYNER – Cllr Rayner reported that Kent County Council is in considerable financial difficulty and was on the brink of serving a section 114 notice which is equivalent to going into administration. The Government and Audit Commission met today where it reported a budget overspend of £50 million; this will need to be recovered in the next financial year in addition to savings of £150 million. With revenue/expenditure around £1.15 billion, this will mean a 15% spending cut. The Leader of KCC and the Leader of Hampshire County Council (who are facing similar difficulties) have written to the Government to ask for assistance. One of the main reasons for the overspend is due to the number of SEN children in the County which is much higher than in other areas and KCC is struggling to meet those commitments. Cllr Rayner said that one of the outcomes is that Members Funding may be abolished but Cllr Rayner said that he would fulfil his existing commitments to addressing the issues on parking on Old Lane and flooding at Oldbury Lane. Cllr Willingham reported that there would be a meeting of local Parish Chairs on Sunday to discuss the potential issues regarding funding. Cllr Rayner didn't think that there would be any significant impact on libraries or buses going forward, as long as BSIC money is forthcoming from the Government. Transport for SEN Children is also not likely to be affected by spending cuts. Cllr Rayner reported that there were no spare school places for children in Years 7, 8 and 9 in Ashford and Thanet due to places being filled by unaccompanied asylum-seeking children. Cllr Rayner said that the items on Highways Improvement Plans would be more likely to happen if Parishes offered funding towards them. Cllr Holden asked about the Kent Minerals Plan and the Call for Sites and noted comments about using existing sites being preferable to finding new sites. Cllr Mitchem asked about the label "within 500m of an AONB" in relation to some of the Ightham sites in the Local Plan that are actually in the AONB. Cllr Rayner said that there is just one phrase that fits all situations to mean that a site is within the "setting " of an AONB.

8. FINANCE & POLICY

8.1 The following accounts were submitted for payment: Proposed by Cllr Hogarth and seconded by Cllr Mitchem.

Online Transfers - Unity Trust Bank

Clerks Salary November (Standing Order)	£701.00
Gel Creative - (Standing Order)	£50.00
Zen Internet - Business Full Fibre 2 (Direct Debit)	£49.20
Treeability – Tree & Shrub work recreation ground	£235.20
Treeability – VTA work	£1,293.60
Ightham Primary School – Drainage works	£3,000.00
James Hayward - October (<i>resend payment as account details changed</i>)	£1,728.00
James Hayward – November	£2,304.00
Anthony Edwards – Parish & Churchyard	£1,095.16

Cheques

Stewarts Decorating Services – Painting railings at barrier at Ightham Village Hall (PAID)	£1,266.33
Ightham Village Hall – Rental	£270.00
Clerks back pay & Expenses	£268.55

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



HMRC – Clerks Tax	£66.20
Cllr Mitchem – Reimbursement printing costs of Local Plan leaflet	£77.00

Transfer £50,000 Business Account to Current Account
Transfer £30,000 NatWest to Unity

9. PLANNING

9.1 LOCAL PLAN – Parish response to Regulation 18 – Ightham Parish Council submitted the questionnaire following agreement on the various questions.

9.2 KENT WASTE & MINERALS PLAN (KWMP) REGULATION 18 PUBLIC CONSULTATION - Deadline Monday 12th December 2022 – It was suggested that our response should be “No comment” on the basis that extraction in established sites is preferable to looking for new sites within the Green Belt. It was agreed that Councillors would look at the documents before making a final response

9.3 Planning Applications

TM/22/02380/FL - 28 Nutfields, Ightham, Sevenoaks, Kent TN15 9EA. Erection of a front porch, demolition of conservatory and erection of a single storey rear extension. “No objection.”

TM/22/02305/LDP – Sycamores, Bates Hill, Ightham, Sevenoaks, Kent, TN15 9BG. Lawful Development. Certificate Proposed: Single storey side extension and internal reconfiguration. “No comment”.

TM/22/02276/TNCA - Ightham Warren, Tonbridge Road, Ightham, Sevenoaks, Kent TN15 9AP. 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 in close proximity to the main dwelling. “No objection.”

TM/22/02348/FL - 14 Fen Pond Road, Ightham, Sevenoaks, Kent TN15 9JE. - Single storey front, side and rear extensions. “No objection”

TM/22/02333/FL - Ashwell, Mote Road, Ivy Hatch, Sevenoaks, Kent TN15 0PG. Single storey rear extension, first floor side extension inclusive of external alterations and replacement fenestration.

22/02374/TNCA - The Grange, Redwell Lane, Ightham, Sevenoaks, Kent TN15 9EE. T1: Thuga - fell. T2: Leylandii, row of 4no. – fell. “No objection.”

TM/22/02272/FL - Land East Of Fairways, Back Lane, Ightham, Sevenoaks, Kent. Erection of a stable block and sand school for private use (Revision to TM/22/01313/FL). “Support, to preserve the openness of the Green Belt. (NPPF 21 Para 98. Access to a network of high-quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities, and can deliver wider benefits for nature and support efforts to address climate change.)

The site is well screened with mature trees and hedgerows, we understand there will be additional planting. The design and scale of the stable block and sand school will have minimal visual impact and we do not believe will cause harm to the Green Belt.”

TM/22/02278/TPOC - The Barn, Ightham Court, Fen Pond Road, Ightham, Sevenoaks, Kent TN15 9JF. Ash- T1 (agents reference): Remove to ground level due to advanced Ash dieback, decay at previous pollard points and numerous wood pecker holes up main stem. Sycamore- T2 (agents reference): Reduce in height from approx. 18m to 8m to reduce wind stress due to large wound at base of tree. Both standing in Group W3 of Tree Preservation Order. “No objection.”

TM/22/02232/TNCA – Oldbury Farm House, Oldbury Lane, Ightham, Sevenoaks, Kent TN15 9DE. T1 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 to approx. 3m to shape and tidy. T3 Holly – in decline – reduce by approx. 3m to hedge height.

9.4 Planning Applications – APPROVED

TM/22/01984/TNCA - Ightham Mote, Mote Road, Ivy Hatch, Sevenoaks, Kent, TN15 0NT. 6 x Ash

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



(applicants ref. T1, T3, T25, T26, T27 and T30) - Reduce as specified; 26 x Ash (applicants ref. T2, T4, T5, T8, T9, T10, G1, T11, T12, T14, T15, T16, T18, T19, T20, T21, T22, T28, T29, T31, T32, T33 and T34) - Fell/dismantle as specified; (4 x Ash (applicants ref. T6, T13, T23, T24) - Remove deadwood and/or sever Ivy only); Clear Willow saplings below 2 x Ash applicants ref. T11 and T12 to open drop zone; 1 x Ash (applicants ref. T17) - Clear base (and sever Ivy).

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%.

TM/22/01976/TNCA - Ightham Mote, Mote Road, Ivy Hatch, Sevenoaks, Kent, TN15 0NT. 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.

22/01979/TNCA - Ightham Mote, Mote Road, Ivy Hatch, Sevenoaks, Kent. TN15 0NT. 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.

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.

TM/22/02036/TNCA - Prestons Cottage, Rectory Lane, Ightham, Sevenoaks Kent TN15 9AJ. T1 (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.

TM/22/01984/TNCA - Ightham Mote, Mote Road, Ivy Hatch, Sevenoaks, Kent TN15 0NT. 6 x Ash (applicants ref. T1, T3, T25, T26, T27 and T30) - Reduce as specified; 26 x Ash (applicants ref. T2, 3, T4, T5, T8, T9, T10, G1, T11, T12, T14, T15, T16, T18, T19, T20, T21, T22, T28, T29, T31, T32, T33 and T34) - Fell/dismantle as specified; (4 x Ash (applicants ref. T6, T13, T23, T24) - Remove deadwood and/or sever Ivy only); Clear Willow saplings below 2 x Ash applicants ref. T11 and T12 to open drop zone; 1 x Ash (applicants ref. T17) - Clear base (and sever Ivy).

TM/22/01759/TPOC - Land Between Oldbury Hatch And Oldbury House Oldbury Lane, Ightham, Sevenoaks, Kent. Line of Beech trees/lapsed hedge (applicants ref. T5-T18) - Treating the trees as a collective group, crown reduce height by 4-5m. Reduce laterals on west side by 3-4m to balance and laterals on East side by 2-3m. Standing in Group G1 of Tree Preservation Order.

TM/22/02048/FL - Redwell House, Redwell Lane Ightham Sevenoaks Kent TN15 9EE 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.

9.5 Planning Applications Refused

TM/22/01763/FL – Whybournes. Redwell Lane, Ightham, Sevenoaks, Kent, TN15 9EE. 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 3000mm x 3660mm Woodland Grey metal shed.

10. CORRESPONDENCE – (* circulated in advance)

Request for donation from the Counselling Centre.

JPCTCG Meeting – 23rd November via Zoom – Buses and future of the group.

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



LGA agreement on the new pay scales for 2022-2023 to be implemented from 1st April 2022. – The Clerks Salary has increased by £1 hour under NALC guidelines. Cllr Fielder suggested that the salary should be increased further and this was agreed to be reviewed between Councillors.

KALC Annual General Meeting - Saturday 19th November 2022*.

Amendment 46 -Speed Limit Order on Various Roads, Ightham & Borough Green*.

Tree Preservation Order - Collingwood Common Road Ightham* - It was noted that the planning application had been withdrawn.

KALC News – October 2022*

Flood Action Week - 7 – 13 November

Kent's Plan Bee October 2022 Newsletter

Election Material May 2023*

11. AOB

Cllr Mitchem reported that the Remembrance service had been lovely.

Comment that the meeting on Reg 18 meeting had been well attended by residents.

Cllr Holden gave apologies for the December meeting.

Cllr Fielder reported that the hedge around the car park and around the steps at Skips needed to be cut back – Cllr Willingham will ask James Hayward.

Cllr Hall reported overgrown hedges on Common Lane and Sandy Lane and The Clerk said that they had been reported.

Cllr Clark asked about the broken bench at A25 junction with Spring Lane – Cllr Willingham said that he would ask James Hayward to remove it. Signs still need collected at Ightham Warren and Ightham Park. Request for laurel hedge to screen neighbouring property from Village Hall car park, agreed that the PC would be happy for these to be planted by the resident and we would include as part of our maintenance plan.

Cllr Willingham reported that he had planted the Jubilee plaque in the recreation ground.

The meeting closed at 11pm.

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