



1/22

MINUTES

MEETING OF IGHTHAM PARISH COUNCIL HELD ON Tuesday 18 January 2022 at 7.30pm at Ightham Village Hall

Present: Cllr Willingham (Chairman), Cllr Holden (Vice Chairman), Cllr Clark, Cllr Hall, Cllr Hogarth, Cllr Emmett, Cllr Fielder, Cllr Mitchem, The Parish Clerk, County Cllr Rayner and 4 members of the public including representatives from Pomona Estates.

There was a Pre meeting at 7pm for a presentation by Pomona Estates on a proposal for a development at Dark Hill. The Parish Council said that they wouldn't formally comment on the development until it went forward as a formal planning application but would be discussing whether to put forward Dark Hill in the Call for Sites later in the meeting.

1. **APOLOGIES FOR ABSENCE** - Cllr Burgham and Borough Cllr Betts
2. **DECLARATION OF INTERESTS** - Cllr Holden in relation to Planning TM/21/03336 RD as he is a neighbour.
3. **MINUTES** - Minutes of the Meeting held on Tuesday 21 December 2021 were approved and signed as a true record.
4. **PUBLIC**

A member of public asked whether the Village Hall Committee should have been consulted on the expenditure on solar panels and electric charging points. Cllr Willingham said that there was a Committee Meeting coming up and that would be the best forum for discussing the items of expenditure as it wasn't within the remit of the Parish Council. The Clerk said that the Parish Council had applied for a grant for Solar Panels on behalf of the Village Hall Trustees.

A member of public asked about traffic calming on A227 at the pinch point by the Cricket Club and suggested road widening using the verge. Cllr Mitchem said that we would have to get permission from the landowners to widen the road and a wider road would possibly result in an increase in speeds as the pinch point provided some traffic calming. It was reported that The Parish Council undertook a speed check at this location and speeding wasn't generally an issue. It was agreed the road narrowing is an issue and there has been some recent damage to a wall opposite the Cricket Ground. It was agreed that the hedges needed cutting back and this is the responsibility of the landowners. The Clerk has already reported the hedges via the portal but will report again.

5. **UPDATE FROM BOROUGH COUNCILLOR, COUNTY COUNCILLOR** – Cllr Rayner reported that the Household Waste Recycling Centre (HWRC) can now only be accessed by booking in advance. Cllr Holden asked whether this had affected fly tipping? Cllr Rayner said that the rates of fly tipping in TMBC had fallen slightly (apart from tyres).

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



Cllr Rayner reported on behalf of Cllr Betts to say that the Call for Sites, Regulation 18 is likely to be delayed as Ian Bailey has resigned. This may mean that Regulation 19 may not be complete by the next local election in 2023 and the Local Plan may form part of the election campaign.

David Lettington is no longer Deputy Leader for TMBC and Martin Coffin has temporarily replaced him.

6. MATTERS ARISING

Highways & PROW Matters - Update on HIP – Cllr Rayner said that there was no update on Ramblers/ Oldbury Lane and markings at Old Lane. Clare Venner has sent a scheme for improved road markings and signage in The Street and at the end of Fen Pond Road and said that KCC will pay for the work. Mirror near The Plough – The Plough have confirmed that they are happy for a mirror to go on the land and Cllr Willingham has spoken to the neighbours to say that they can go ahead with a mirror if they want to put one up. Cobs Close parking issues – The Clerk reported that a neighbour had complained about parents parking at Cobs Close and blocking access, it was felt that double yellow lines would be pointless, and they wouldn't be enforced. It was noted that parents were parking behind the bollards outside Tanglewood and the Clerk was asked to email to Head of Ightham school to ask parents not to do this.

Ightham Football Club – Pitch Levelling - Nothing to report.

Tennis Club - Update - Court resurfacing – The Clerk was asked to contact Max to let him know that the PC would be happy to contribute matched funding for the surface and lights up to a maximum of £25k. It was agreed that the Tennis Club should request 2 quotes for the work, with no obligation to accept the cheapest quote, and request the Tennis Club to check whether they needed planning permission.

Busty Stream - Update - Nothing to report.

Recreation Ground – Fencing - The fence and seat will be repaired in February. The Clerk had some prices for a replacement seat at White Post and they start at £550, we would also have to pay for the old seat to be taken out and for the new seat to be installed. It was agreed that we should repair the seat as it would be cheaper.

Village Hall - Update - CCTV Solar Panels – Cllr Willingham has a meeting with the Management Committee next week. The quote for a battery to store the electricity from the solar panels is £9k but Cllr Willingham said that he would get a quote for a smaller battery.

Coxcombe Fair – Update – Cllr Mitchem reported that the Insurance Policy didn't cover cancellation fees and flagged this as a potential issue as someone would have to pick up the tab in the event that the fair had to be cancelled. Cllr Holden said that the Committee would need to be in funds to cover the costs. Cllr Mitchem said that the Trustees are running the event and doing the budgeting, there is likely to be sponsorship.

Allotment – Trees and replanting – Cllr Emmett reported that Mr Fonseca had recently passed away and it had come to his attention that he had won 11 gold medals for the allotment area. There have also been some rare plants and species found. It was agreed that the information should be passed onto Jean Stirk. We have received a couple of requests to split the land into separate parcels and 3 requests to leave the land as a wildlife area. It was decided that Cllr Emmett should manage the land for the remainder of the lease term which will end in April 2022. A fence has been put up to reinstate the boundary of the allotment and mixed Hawthorne and Blackthorne will be planted. The Parish Council will make a decision on the future management of the land in March.

Trees – Cllr Clark had received prices for various trees including Acer, Maple and Hawthorne to be planted at the recreation ground and Jubilee Crescent. It was agreed that we should spend up to £1,000 and would leave it to the Tree Committee (Cllrs Clark, Hogarth and Mitchem) to decide and organise.

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Bus Shelter Back Lane – Refurbishment – Cllr Clark reported that she had been in touch with Sevenoaks Glazing had confirmed that they could replace the perspex on the bus shelter. Cllr Willingham said that he would also contact Borough Green Glazing.

Ravenhill Memorial – Installation and postponed ceremony. It was agreed that the installation of the stone could go ahead with the Ceremony delayed until it is deemed safe to go ahead.

7. PLANNING

7.1 Planning Applications

TM/21/03285/FL - Lambtons, High Cross Road, Ivy Hatch, Sevenoaks, Kent TN15 0NN. External and internal changes to a stable outbuilding to form multi functional new home office, store and occasional guest accommodation, ancillary to the main house. “No objection but we draw attention to the condition imposed in 1999 which should be enforced.”

TM/21/03343/FL - Old Rectory Cottage, Rectory Lane, Ightham, Sevenoaks, Kent TN15 9AJ. Demolition of existing single storey lean too, construction of a two-storey side extension, alterations to fenestration and internal layout and associated landscaping alterations. “No objection.”

TM/21/03336/RD - Land East of Fairways, Back Lane, Ightham, Sevenoaks, Kent, TN15 9AU. Details of condition 5 (manure disposal) pursuant to planning permission TM/21/02231/FL (Use of land for equestrian purposes (paddock and grazing) and associated improvements to existing access and provision of hardstanding yard area). “No comment.”

7.2 Planning Applications – APPROVED

TM/21/03118/TNCA - Ightham Mote Mote Road Ivy Hatch Sevenoaks Kent TN15 0NT. Various works to Ash Trees.

TM/21/02970/FL - Old Stones, Sevenoaks Road, Ightham, Sevenoaks, Kent TN15 9HA. Add a garden structure/pavilion at the bottom of the garden which is at the northern tip of the site.

TM/21/02410/FL - Dunsdale House, Trycewell Lane, Ightham, Sevenoaks, Kent TN15 9HN. Proposed single storey rear extension, demolition of existing chimney, internal alterations, and external works to rear garden.

TM/21/03075/TNCA - Redwell House, Redwell Lane, Ightham, Sevenoaks, Kent TN15 9EE. Works to T1- Sweet Chestnut- fell, as evidence of decay and proximity to property, T2- Birch- fell and T3- Norway spruce- fell.

TM/21/03007/TNCA - Elim Bungalow, Busty Lane, Ightham, Sevenoaks, Kent TN15 9HP. Works to T1 Hazel coppice and T3 Ash (self-sewn in wall) fell. All works being done at the request of the Parish Council to stop debris falling in the stream and alleviate the risk of a repeat flood event.

TM/21/02254/TPOC - The Knoll, Common Road, Ightham, Sevenoaks, Kent TN15 9DY. T1 Beech - reduce large low branch back into line with the crown (tree location at The Knoll, Common Road).

7.4 LOCAL PLAN –Update - New Call for Sites – Deadline 7 February 2022. Cllr Mitchem asked whether we should put something forward for the Call for Sites as we are in an Area of Outstanding Natural Beauty and Metropolitan Greenbelt (AONB/MGB)and everything we put forward was rejected last time. As a Parish, we are not supportive of development in AONB and MGB and raised objections to the Borough Green Gardens proposal. If the Borough Green development, even a scaled back version goes ahead we wouldn't want to see additional development at Dark Hill as it would be too close.

One site that was put forward last time, Plasterite in Redwell Lane, is a brownfield site and there was a discussion as to whether to put it forward again in the event that it becomes available. It was suggested that we should approach the owners first and Cllr Emmett agreed to talk to them.

Mr McPartland said that there was a housing shortage, and all Parishes are under pressure to put sites forward. TMBC need to provide 13,500 houses and the only way of providing local family houses

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



is by putting sites forward for development. In the last Call for Sites, Dark Hill was put forward but was rejected for being in MGB however Government Policy on development in MBG has changed. Cllr Willingham said that a potential site was the Paddock in Quarry Road however it was thought that there was a block on development here. It was decided that we would hold a separate public meeting to discuss the Call for Sites in time for the deadline, the meeting would be via Zoom, the Clerk will circulate dates.

8. FINANCE & POLICY

8.1 The following accounts were submitted for payment, proposed by Cllr Emmett and seconded by Cllr Fielder:

Online Transfers - Unity Trust Bank

Parish Clerk Salary – (Standing Order)	£684.40
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 - Parish & Churchyard maintenance	£555.70
JH Service & Gardening – Grass Cutting - November and December	£1,476.00

Cheques

Parish Clerk Expenses & Reimbursements	£44.30
npower – Unmetered supply	£33.36
Ightham Village Hall – Hire	£290.00
Clerks & Councils Direct – Subscription	£12.00

8.2 Precept 2022-23 – Deadline 21 January – Agreement of budget and precept request. The draft budget was circulated in advance of the meeting and was approved. The main item of expenditure will be resurfacing the car park and we are in the process of getting some quotes. Our expenses for 2022 are expected to be around £160k including reserving for larger items such as the village hall. There was a discussion as to whether we should have a 0% or 2% increase in the precept in line with inflation. It was agreed by a vote of 7 to 1 in favour to increase it by 2%, this will mean a precept of £127,350.

9. CORRESPONDENCE – (* circulated in advance)

KALC News *

KALC CEO Bulletin 2021*

Recoup Advisory Groups February Schedule Kent Understanding Plastics project - 8, 9, 10 February via Teams

Textile Bank Enquiry - Fundraising for The Children's Air Ambulance

Tonbridge and Malling Borough Council – Questionnaire

The Queen's Platinum Jubilee Beacons 2nd June 2022 – Cllr Clark agreed to speak to the owners of the field in Mill Lane about having a beacon.

Request for feedback on Southeastern Railway – Cllr Emmett agreed to complete the questionnaire.

Email from Borough Green PC re A25 gully sweeping Darkhill to Ightham - The Clerk was asked to write to KCC to sweep all gullies from Dark Hill to Crown Point.

TMBC FCC Communities Foundation - funding opportunities

KALC Carbon Footprint Calculator

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



10. AOB

Cllr Hogarth reported back on the Sevenoaks Lions request for funding, Cllr Willingham will follow up with the applicant.

Cllr Hall asked whether we could request that the PCSO attends the next meeting.

Cllr Emmett reported that the damaged car on Common Road still hadn't been removed.

Cllr Mitchem reported that Ightham was reported as the best village in Kent in The Telegraph.

Cllr Clark asked about the village map and Cllr Mitchem said that she had managed to get a pdf from the George & Dragon. Cllr Clerk reported that the steps at the end of the footpath at Trycewell Lane had eroded and The Clerk said that she would report to PROW.

Cllr Willingham reported that there was an opportunity to visit Longcroft on Oldbury Lane on Thursday and that the builders were offering £500 towards a seat for the village.

Cllr Willingham reported that the outdoor Forest School had been vandalised and locks tampered with on the gate.

The meeting closed at 10.09pm

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