



9/23

**Minutes of the meeting of the Parish Council held on Tuesday 19 September 2023 at 7.30pm at Ightham Village Hall**

**Present:** Cllr Willingham (Chair), Cllr Holden (Vice Chair), Cllr Burgham, Cllr Emmett, Cllr Fielder, Cllr Hogarth, Cllr Mitchem, The Parish Clerk and County Cllr Rayner,

- 1. APOLOGIES FOR ABSENCE** - Cllr Clark, Cllr Hall, Borough Cllr Betts
- 2. DECLARATION OF INTERESTS** - None
- 4. PUBLIC** - No members of the Public were present
- 5. MINUTES** - The Minutes of the Meeting held on Tuesday 18 July 2023 were approved and signed as a true record.

**6. REPORTS FROM COUNTY COUNCILLOR** – Cllr Rayner reported that the Joint Transportation Board (JTB) will cease to exist as it is no longer fit for purpose. A working party is coming up with a more workable alternative.

Following the discussion about Old Lane at the July meeting, it has been decided that Old Lane will not be declassified. In addition, the case is closed regarding water run-off from Ferndale and no further action will be taken. Kent Highways will continue to maintain the drainage and arrangements are in place to clear drains as often as necessary. Old Lane will continue to be classified as a road, however, it is unlikely that the surface will be reinstated due to lack of funding.

Cllr Rayner is currently pursuing the Drainage Engineer to come up with workable solutions to 2 separate flooding issues in Oldbury. The Engineer has carried out a site visit today and will be looking at solutions. Cllr Rayner has offered funding and timescales will depend on the options and scale of work necessary to stop flooding.

Cllr Emmett asked whether Old Lane could be properly maintained now that there is a decision not to declassify it? The surface is dangerous in parts and there is concern about people/animals having an accident. Cllr Rayner said that there wasn't sufficient funding at KCC to do this but recommended that we added it to our HIP and get an expert report on the condition of it. They are obliged to maintain drainage so that residents have access. Cllr Rayner asked for photographs of the current condition of the areas that are unsafe.

It was noted that we would not want the surface to be maintained to the standard of a road as we wouldn't want cars driving down Old Lane and using it as a cut through.

Cllr Emmett asked whether County Hall would be sold, following a recent news report? Cllr Rayner said that there were no plans to sell off County Hall, however parts of the building may be repurposed.

**7. REPORTS FROM BOROUGH COUNCILLOR** – Cllr Betts was not present.

**8. UPDATE FROM PPP Meeting 31 August** – Cllr Mitchem reported that an Officer at TMBC is responsible for allocation of s.106 monies. Parishes can also request s106 monies where they feel they will be impacted by large developments in neighbouring parishes. Parishes are asked to complete a table of s106 requests on an annual basis and IPC have completed theirs.

Regulation 18B of the Local Plan is due next April and adoption scheduled for 2026. An extra 57 sites have been put forward but they will remain confidential until next April. The NPPF is likely to be revised and this will affect housing numbers.

**9. MATTERS ARISING**

**Highways & PROW Matters** - HIP update- Gateways have now been Installed. Our request for a 20mph speed limit at Oldbury & Spring Lane, Sevenoaks Road and The Street has been turned down by Kent Highways as the KCC Feasibility Study concluded that the roads are not suitable for 20mph. The Traffic Group will meet to put together a response. We have been offered additional signage near the school and will pursue this. Our initial response will be to ask how it is deemed

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suitable to have a national speed limit in the vicinity of a primary school and to challenge the length of road for a 20mph zone – KH have said that The Street isn't long enough being 600m, and so we will ask whether it can be extended out.

Speed Count 8<sup>th</sup> July– Borough Green Road – Results have been published and sent to Kent Highways. Half the cars were travelling over the speed limit of 30mph, however, only a small amount, 0.57%, were travelling over 35mph which is the DfT enforcement threshold.

Community Speedwatch – The Clerk said that the scheme has now been set up and The Clerk has completed training; we are waiting for on-site training from the Speedwatch Officer. The Clerk was unsure how many volunteers had signed up and completed training but will check. Cllr Mitchem suggested putting Speedwatch posters throughout the village as this would slow drivers - this was agreed and the Clerk will ask the Speedwatch Officer.

Double Yellow Lines have been Installed at Old Lane, Cllr Fielder reported that some parents were now parking in the layby by the Farm shop.

The Clerk has requested. Speed checks with The Police on Borough Green Road, Fen Pond Road and Bates Hill.

Following a report of persistent speeding on Fen Pond Road at the Annual Parish Meeting last week, it was suggested that we carry out a speed count on Fen Pond Road, 3 locations were suggested: by the Church, near the Railway bridge and near Fen Meadow. The Clerk will contact TSS and ask for their advice and to get a cost. Cllr Burgham asked about speed cameras – The Clerk said that we had been turned down in the past due to unsuitability of verge width. He suggested one on the triangle at the end of Ismays Road. The Clerk said that she would find out the current criteria.

**Allotments** –Update - The Clerk reported that she had contacted one of the tenants about planting trees and another tenant about the tenancy coming to an end on the sale of a property.

**Recreation Ground &–Wicksteed repairs** - completed. Updates on: Container repair – nothing to report. Backfilling and reseeding trench from new water main – completed? Removal of graffiti – nothing to report. Gate – Clerk to order hydraulic arm. Broken light – fixed. Rospa Report – The Clerk will read the report and circulate any repairs. We accepted a quote from Treeability to remove the deadwood from limes and this will be carried out during October half term.

Cllr Mitchem reported that the path to the Tennis Court is very uneven with tree roots underneath. It was agreed that we would get some quotes to repair it, we will probably need 3.

**Recreation Ground Car Park** – Parking bays – It was agreed that the best way forward would be to put up rustic fencing along the boundary of the car park – in front of the hedge on the park side and behind sleepers on the roadside, and then attach the markers to the fence. Standard bays seem to be 2.2m wide. The signs on the fence at Hilden are placed at 80cm. Cllr Burgham to find out where the signs come from. Cllr Willingham will contact Tyrrells about a quote for the fence, some gaps will be left to allow pedestrians to walk through from the car park. Cllr Fielder also suggested Hoist Fencing.

**Recreation Ground - Ightham PSA Fireworks and bonfire** – we have received a request to host fireworks display and bonfire at the recreation ground on 3<sup>rd</sup> November from 4-6.30pm. It was agreed that Cllrs Holden and Willingham would meet with the PSA to discuss the logistics and siting of the bonfire. It was agreed that IPC would fund portaloos and bins and that the PSA should notify immediate neighbours.

**Tennis Club** - New bench on the bank – IPC have no objection to the tennis club putting a bench on the bank to watch the games.

**Village Hall** - Update - Solar Panels – awaiting a second quote. Tap repair - completed. New salt bin - Installed. The recycling Bins have now been removed. Clerk to follow up with Cllr Betts on the origins of the 23hr Parking limit. Someone has driven into the railings outside the village hall – Cllr Willingham to get a quote to repair them.

**Flooding** – Busty & drainage mapping- Cllr Holden gathering the maps, some have yet to be returned. The Clerk has sent a WhatsApp message to riparian owners along the Busty to monitor any debris in the stream. Flooding/drainage issues on Old Lane and Oldbury Lane – see above.

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**Trees** – Sites for Queens Green Canopy Trees – Defer to the next meeting.

**Noticeboards/Benches** –Varnishing of benches – to be done the week after next. Quotes for noticeboards – the Clerk had some designs for noticeboards – it was agreed that we would order 2 x powder coated aluminium boards with capacity 8 x A4 at a cost of £900 each plus VAT and postage.

**Trees** – Churchyard – Nothing to report.

**Church History Project** – We have been asked to support a history project at the church which is in very early stages of being set up. We will await further details.

## 10. FINANCE & POLICY

**10.1** The following accounts were submitted for payment: Cllrs Burgham and Hogarth initialled invoices. Cllr Hogarth to authorise payments. Cllr Holden checked an initialled bank statements and reconciliations.

### August:

Clerks Salary	£839.20
Gel Creative - (Standing Order)	£50.00
EDF – Electricity Pavilion (Direct Debit) (Payment reduced to £1 from July)	£1.00
Zen Internet - Business Full Fibre 2 Price rise*(Direct Debit)	£54.61
Anthony Edwards – Work at Parish and Churchyard	£1,131.52
Wicksteed – Repairs to play equipment	£3,917.18
NPC Tree Surgery – Removal of Goat Willow	£720.00
Smart Transport Hub – Speed Survey BG Road	£102.00
Playsafety – Rospa Inspection	£111.00

### September

Information Commissioner's Office – Data Protection Fee (Direct Debit)	£35.00
Clerks Salary	£839.20
Clerks Expenses July & August)	£63.21
HMRC – Clerks Tax (July and August) *	£44.00
Gel Creative - (Standing Order)	£50.00
EDF – Electricity Pavilion (Direct Debit)* Note new payment (Late)	£212.00
Zen Internet - Business Full Fibre 2 Price rise*(Direct Debit)	£54.61
Anthony Edwards – Work at Parish and Churchyard	£1,205.70
JH Estate & Garden Services Ltd - Parish work (Aug)	£1,128.00
JH Estate & Garden Services Ltd - Parish work (Jul)	£1,728.00
Ightham Primary School - Contribution towards fence (25% agreed on 18 July)	£1,080.50
Agreed to increase contribution to school to 50%	£1,080.50
Castle Water – Water Rates Scout Pavilion	£61.82

### 10.2 Income

Interest Nat West	£188.25
Precept – second installment	£64,758.00

**10.3 To sign mandate for CAF Bank** - Cllrs Hogarth, Burgham and Emmett signed the mandate to open an account with CAF bank.

**10.4** Acceptance of Internal Audit Report – circulated, no comments raised.

## 11.PLANNING

### 11.1 Planning Applications

**TM/23/01473/LB** George And Dragon The Street Ightham Sevenoaks Kent TN15 9HH Listed Building Application: Replacement signage and lighting, redecoration of externals “No objection.”

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**TM/23/01577/TNCA** - Thorpe Lodge Redwell Lane Ightham Sevenoaks Kent TN15 9EE T1- Sweet chestnut along driveway - re pollard to previous points - pollard to reduce the risk of limb failure and allow more light into the garden. also to prevent damage to property. Reduction in crown height from 15m to 10m, reduction in crown spread. "No objection." **(TMBC APPROVED)**

**TM/23/01590/FL** - Mote Farm Buildings And Land Mote Road Ivy Hatch Sevenoaks Kent Erection of a greenhouse, polytunnels and potting shed. "No objection."

**TM/23/01622/FL** - Orchard Hill Farm Borough Green Road Ightham Sevenoaks Kent TN15 9BF Change of use of the land together with the permanent siting of 1 safari tent for its seasonal use from April through to October. "Leave to TMBC to determine".

**TM/23/01664/LB** - George And Dragon The Street Ightham Sevenoaks Kent TN15 9HH Listed Building Application: Remedial repairs to the existing roof covering and associated works. "No objection."

**TM/23/01703/FL** - Woodlands Sandy Lane Ivy Hatch Sevenoaks Kent TN15 0PB Erection of single storey extensions to accommodate a home office area and an attached double garage plus two small infill extensions (resubmission). "No objection."

**TM/23/01711/FL** - Glenwood Spring Lane Ightham Sevenoaks Kent TN15 9DR Partial demolition of the existing dwelling and erection of a new two-storey rear extension including reforming of the roof to provide new bedrooms in the roof space with dormer windows, conversion of the existing garage and infill of the car port to form new garage, new terrace to rear and fenestration alterations. "No objection."

**TM/23/01544/TNCA** - The Rectory Bates Hill Ightham Sevenoaks Kent TN15 9BG T1 - Unknown species - Fell to ground level reason: dying tree on grass bank above highway. "No objection". **(TMBC APPROVED)**

**TM/23/01439/FL** - Land Rear Of South View And Puddledock Corner Fen Pond Road Ightham Sevenoaks Kent Demolition of existing timber framed and weatherboarded stable block, construction of a single storey self contained habitable annexe with ancillary areas (Resubmission of TM/18/01561/FL "Further to our initial response, the PC has given further consideration to this application and does consider the proposal to be harmful to the Green Belt, harming openness and resulting in countryside encroachment. This has the effect of changing the fabric of our village; increasing the amount of cars and thus traffic on our roads whilst also placing a further drain on the communities resources. We would like to change the response from no objection to an objection." **(TMBC APPROVED)**

**TM/23/01605/TNCA** - Spring Cottage Trycewell Lane Ightham Sevenoaks Kent TN15 9HN T1 applicant reference Oak - Reduce overall crown by 2-3m standing in garden alongside public right of way. "No objection." **(TMBC APPROVED)**

**TM/23/01675/TPOC** - 7 Nutfields Ightham Sevenoaks Kent TN15 9EA Removal of small Beech tree (applicants ref. T1 - circled on map) located under a line of mature trees and growing phototropically into garden towards the house. Tree not suitable for retention given the row of mature trees. Standing in W1 of Tree Preservation Order. "No objection."

**TM/23/01747/FL** - Ightham Mote Mote Road Ivy Hatch Sevenoaks Kent TN15 0NT Enlargement of existing link path with associated engineering works, landscaping and reprovision of a historic retaining wall. "No objection"

**TM/23/01778/LRD** - Ightham Mote Mote Road Ivy Hatch Sevenoaks Kent TN15 0NT Details of condition 2 ( Walled garden junction details) pursuant to planning permission: TM/21/01279/LB Listed Building Application: construction of a relocated parking area in the lower section of Mount Field to the east of the Walled Garden and the existing parking area; removal of the temporary visitor reception building and the erection of a replacement visitor reception and shop building, Glasshouse and Bothy within the restored Walled Garden together with associated landscaping and drainage works.

**TM/23/01779/LRD** - Ightham Mote Mote Road Ivy Hatch Sevenoaks Kent TN15 0NT Details of partial discharge of condition 3 for the visitor reception and shop only (External materials) pursuant to

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planning permission TM/21/01279/LB Listed Building Application: construction of a relocated parking area in the lower section of Mount Field to the east of the Walled Garden and the existing parking area; removal of the temporary visitor reception building and the erection of a replacement visitor reception and shop building, Glasshouse and Bothy within the restored Walled Garden together with associated landscaping and drainage works.

**TM/23/01800/TNCA** - Ightham Mote, Mote Road, Ivy Hatch, Sevenoaks, Kent TN15 0NT, 1 x Hawthorn (applicants ref. T1) - Reduce to leave approx. 1m stump to regenerate into hedge, 3 x Hazel (applicants ref. T2/3 and T10)-Reduce/fell to coppice, 2 x Willow and 1 x Ash (applicants ref. T4/5 and T9)- Fell, 1 x Willow (applicants ref. T6) - Remove 1 low bough and deadwood over road, 2 x Hazel (applicants ref. T7/8) - Remove large stems over road, 1 x Hazel (applicants ref. T11) - Remove larger stems to minimise risk of failure, 1 x Willow (applicants ref. T12) - Reduce by approx. 4m to leave as a "pollard", Group of Hawthorn and Maple (applicants ref. G1) - Lift low branches over road to give clearance to vehicles and Fell small Elder below, 1 x Field Maple (applicants ref. T13) - Remove stem leaning over road, 1 x Willow (applicants ref. T14) - Remove 2 lowest branches over road (Sever Ivy), Group of Hazel stems (applicants ref. G2) - Selectively remove large stems overhanging road to minimise risk of stem failure into road. "No objection."

**TM/23/01814/TNCA** – Redwell, Redwell Lane, Ightham, Sevenoaks, Kent, TN15 9EE Row of pleached Limes - Trim/prune to return to previously maintained form. "No objection."

**TM/23/01777/FL** - Point House, Stone Street Road, Ivy Hatch, Sevenoaks, Kent TN15 0NH. First floor extension over existing ground floor extension with Juliette balcony to front. "No objection."

**TM/23/01822/FL** - Land Between Oldbury Hatch And Oldbury House, Oldbury Lane, Ightham Sevenoaks, Kent. Demolition of existing structure and erection of a 2 bedroom chalet style bungalow with associated access. "No objection."

## 11.2 Planning Applications APPROVED

**TM/23/01516/FL** – Netherwood, Coach Road - Single storey rear extension, addition of dormer to front elevation, internal alterations, changes to fenestration and materiality. Shed to be demolished.

**TM/23/01438/FL** – Roselea, Ismays Road. Single storey rear infill extension, replacement front porch, existing garage conversion into habitable space and associated external alterations.

**TM/23/01381/FL** - - Ightham Mote, Mote Road. Proposed fill works to mill field to regrade the southern section of the field, with earthworks from the proposed drainage works (creation of attenuation basin) approved under Planning Application TM/21/01278/FL.

**TM/23/01374/RD** - Ightham Mote, Mote Road -Details of condition 3 (Hard and soft landscaping and boundary treatment to glasshouses site) 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.

**TM/23/01298/FL** - Ightham Mote, Mote Road -Proposed installation of a substation kiosk adjacent to the existing substation with associated works in conjunction with Planning Applications TM/21/01278/FL and TM/21/01279/LB .

**TM/23/01245/FL** – Washington, Redwell Lane. Section 73 application to vary planning condition 2 of TM/21/03254/FL (materials) and planning condition 1 of TM/23/00849/NMA (plans) to permit minor amendments to the fenestration arrangements: TM/21/03254/FL: Demolition of conservatory. Part one/ Part two storey rear extension incorporating a first-floor terrace, conversion of loft to habitable room and extension to existing porch. Conversion of detached garage to habitable room. Internal and external alterations and associated landscaping works as amended by TM/23/00849/NMA: Non material amendment to permission TM/21/03254/FL to add an approved plans condition.

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**TM/22/02681/FL** – Pinewood, Pine Tree Lane. Section 73 application to remove 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).

**11.3 Planning Applications REFUSED**

**TM/23/01259/FL** - Farley Cottage, Copt Hall Road. New dormer extension to front and new entrance canopy, including relocation of main entrance, change of pitched roof to flat roof at front of house, alterations to the external appearance including photovoltaic panels, new brick/timber cladding and alterations to fenestration.

**12. CORRESPONDENCE – (\* circulated in advance)**

KALC News August 2023\*

KALC Annual General Meeting on Saturday 18<sup>th</sup> November 2023 at Ditton Community Centre  
Dog field in Ightham – Request for land – We already have 2 areas in Ightham which are used for dog exercise and as far as we are aware have no other areas that would be suitable.

Request for donation for Victim Support – agreed that we would donate £100.

News highlights for Tonbridge and Malling

Kent Mineral Sites Plan - Second Call for Sites - Hard Rock - August 2023 – No comment.

**13. AOB – Matters for report**

Cllr Mitchem reported that Mary Allwood calendars were on sale.

Cllr Mitchem requested that we meet in August next year.

Cllr Emmett reported that Ferndale has now been sold.

Cllr Holden asked for an enforcement matter to be followed up.

Cllr Holden reported an issue with his ightham.org address – The Clerk will look into Microsoft Office 365 which would be better. Cllr Holden reminded Councillors that it was important to have a separate email account for Parisg Council business.

Cllr Fielder reported that a car had been damaged following a road rage incident in The Street. Cllr Fieler reported a dead tree at Arboret that keeps dropping branches on the path. The Clerk will speak to the owner.

The Clerk reported a water leak on Copt Hall Road – work is scheduled but will take 2-3 months. It was reported that some of the other leaks that had been fixed had started again on Bates Hill.

**The meeting closed at 10.35pm**

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