



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.....



2/22

MINUTES

EXTRAORDINARY MEETING OF IGHAM PARISH COUNCIL HELD ON Tuesday 1st February 2022 at 7.30pm via Zoom to discuss the Call for Sites.

Present: Cllr Willingham (Chair), Cllr Holden (Vice Chair), Cllr Burgham, Cllr Clark, Cllr Emmett, Cllr Fielder, Cllr Hogarth, Cllr Mitchem, The Parish Clerk and 4 members of the public.

1. **APOLOGIES FOR ABSENCE** - Cllr Hall and Borough Cllr Betts
2. **DECLARATION OF INTERESTS** - Cllr Hogarth declared an interest in Dark Hill as a close neighbour
3. **PUBLIC**

A question was asked about whether there was a planning application for Dark Hill and Cllr Willingham confirmed that there was not although we have seen a scheme for development recently.

4. **CALL FOR SITES**

Cllr Willingham explained that as an early stage of the review and refresh of The Local Plan we have been asked to identify a range of suitable, available and deliverable sites that can help meet the development needs of the borough up to 2039. This includes the need for:

- new homes
- new jobs
- other land uses

TMBC are inviting land owners, developers and other people with an interest in the use and development of land to submit sites for assessment. The deadline is 5pm on 7 February 2022

Cllr Willingham said that there were 3 potential sites in Ightham: Dark Hill, Plasterite on Redwell Lane which is a brownfield site and the land behind Greenacres Nursery on Haul Road.

It was felt that it should be up to the owners to put forward the site near Greenacres.

Following a discussion with the owners of Plasterite, it was decided that it would be inappropriate for us to put the site forward.

All sites that the Parish Council put forward in the last call for sites were rejected due them being in greenbelt and AONB.

Cllr Holden said that we should consider our position on building in AONB/greenbelt to help with our decision making process.

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



There was a discussion about Dark Hill as we have seen several proposals for the site. There was a suggestion that we could put forward the site with conditions such as a limit on the number of houses, however, there would be no guarantee that they would be adhered to.

All Councillors gave their views, and it was ***unanimously*** decided that we would not put any sites forward on the basis that they were all greenbelt and AONB. The Clerk was asked to write to TMBC to let them know with our reasons.

The meeting closed at 20.11pm

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



3/22

MINUTES

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

Present: Cllr Willingham (Chairman), Cllr Holden (Vice Chairman), Cllr Clark, Cllr Emmett, Cllr Fielder, The Parish Clerk, Borough Cllr Betts, County Cllr Rayner and 2 members of the public

- 1. **APOLOGIES FOR ABSENCE** - Cllr Burgham, Cllr Hall, Cllr Hogarth, Cllr Mitchem
- 2. **DECLARATION OF INTERESTS** - None
- 3. **MINUTES** - Minutes of the Meeting held on Tuesday 18 January were approved and signed with 2 amendments made in manuscript and minutes of the Extraordinary meeting on Tuesday 1st February 2022 were approved and signed with one manuscript amendment.
- 4. **PUBLIC**

A resident in Ivy Hatch gave a short presentation on the support group that she has set up on autism to raise awareness and ask for some financial help and ideas.

The resident is a retired teacher who has a son with autism and set up a support Group in January 2020. The first meeting was at the Hutch Deli and one parent attended, since then, the group has grown exponentially to 70 members in West Kent. Meetings are held once a month in the Church centre, the group have had lots of speakers and have helped parents to access help and support each other. Having autism is very challenging as children have a wide range of difficulties, it is a genetic disorder with no cure. Mrs Goodman doesn't charge members but is looking for sources of funding to help with hire of the Church room and to pay for speakers. Some parents have made donations but there isn't a steady source of funding.

Cllr Emmett suggested approaching The Rotary Club in Malling and Grange Park School at Wrotham. Cllr Holden suggested Sevenoaks Round Table and registering the group as a Charity.

Cllr Rayner said that if the Parish Council were offering a donation, he would also contribute.

A resident of Old Lane attended to request that the surface of Old Lane is not tarmacked as it would encourage vehicles such as quad bikes. It is a quiet safe lane which is used by horses and dog walkers. Previous attempts to restore the surface have failed due to the water running down from the spring. The raised drain covers are a problem and the Clerk said that these have been reported. It was noted that flooding at the bottom of Old Lane is a problem, it was draining quite well into a ditch but this has now been filled in.

Cllr Willingham said that the lane should be maintained by KCC but they are lacking in funds, we have already reported the ruts near to the junction with Redwell Lane which are quote dangerous and need attention.

Cllr Emmett said that the water that comes through Ferndale comes under the road from Nutfields. He previously suggested that a post could go in to stop vehicular access, but this would mean de-classifying the road.

Cllr Willingham gave thanks and said that we were aware of the issues

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



5. UPDATE FROM BOROUGH COUNCILLOR, COUNTY COUNCILLOR

Cllr Betts said as part of his portfolio as cabinet member for climate change, he is trying to promote tree planting to tie in with the Queens Jubilee and will be donating a Woodlands Trust tree planting kit to all his wards. The kit has 15 trees and will help people to focus on tree planting. Tonbridge is planting 1,000 trees.

Update on Local Plan – The Call for sites has closed and all sites are now being assessed in detail. 100's of sites that have been put forward. A report is being published on Monday and will go to PTAB. Cllr Willingham questioned the number of sites put forward as he is aware that many local parishes didn't put any sites forward. Cllr Rayner said that local developers put lots of sites forward.

Garden Waste – TMBC are in talks with Urbaser about resuming the garden waste collection. Some of the brown bins in Ightham have already been emptied in the second "one-off" collection. TMBC have achieved top borough in Kent for recycling and Ightham is the third best Parish in TMBC.

Another round of Solar Together has been launched today and letters will go to all TMBC residents. The aim is to get as many people to get together to tender for solar panels, batteries and storage as the more people involved will achieve a cheaper deal. The more people that can generate their own power the better it will be especially with increasing energy costs. It will also be advertised.

TMBC have got together with KCC and the Police for Operation Assist to deal with fly tipping. The aim is to stop vehicles illegally disposing of waste and they have already stopped several vehicles and will prosecute.

TMBC has just taken delivery of their first electric vehicle that will be used for enforcement tasks. It is also carbon neutral. 32 electric vehicle charging sites will be installed in the borough in Spring.

Cllr Clark asked whether solar panels need planning permission in a conservation area? Cllr Betts said that it would depend on circumstances, but it would be part of the site survey.

Cllr Rayner reported that he was trying to get Kent Highways to asphalt Old Lane entirely and arrange proper drainage and was under the impression that it could be used as a cut through? The engineers are due to do an assessment in April but no money has been committed. Cllr Emmett said that the lane should be reinstated to a degree for walkers but not for vehicles. Cllr Rayner said that the engineers would not work like that, as they work to a code, and it would either be done properly or left as it is.

Cllr Emmet said that we just wanted to make it safe. Cllr Rayner said that some of the resident at the bottom of the lane wanted a solution for the drainage and that there was some money available for this. Cllr Holden asked whether a solution would be to redesignate Old Lane as a bridleway? Cllr Rayner said that there would have to be a consultation with all residents and users and reclassifying a BOAT to bridleway in his experience, is likely to have objections. You don't have to live there to object.

It was noted that the section from Redwell to Woodford is badly eroded with a difference in height from the Lane and the drain covers.

6. MATTERS ARISING

Highways & PROW Matters - Cllr Clark asked about maintenance of the verge opposite the Busty Lane as it needs some attention, the Clerk will report. Mill Lane is covered in mud, but it was noted

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



that this would be the responsibility of the contractors. Pothole near the footpath on Mill Lane. Pothole outside Eaglehurst. Pothole around manhole cover by Cricket Club.

Ightham Football Club – Pitch Levelling - Nothing to report.

Tennis Club – Update – Nothing to report.

Busty Stream - Update - Nothing to report. Cllr Holden noted that Greenacres are putting up a substantial fence, but this would not affect the stream.

Recreation Ground – Fencing - Tyrells booked to do repairs.

Seat repairs – Cllr Willingham to order the timber for the seat at the junction Spring Lane and A25 (White Post)

Village Hall - Update - At a committee meeting last week, it was agreed that they would go ahead with the solar panels, they have a revised price for a battery but it isn't much cheaper. The Clerk said that the grant funding would need to be spent so the panels should be ordered soon and the Parish can organise the payment.

Coxcombe Fair & Queens Jubilee– Update - Coxcombe – The Clerk has confirmed the terms of the parish funding to the Trustees, and we have received details of the expenditure. To date, we have paid £2k and this will be spent on event insurance, first aid, a lottery permit, and the stage. The Committee have received a quote for adverse weather insurance, this seemed to be good value and The Parish Council thought that it would be sensible to insure against the risk. The Parish Council agreed that it would not seek reimbursement of moneys spent if the Fair had to be cancelled.

Allotment – Trees and replanting – Cllr Emmett said that he would like to confirm that Robin Hill is not being sold with the benefit of the allotment, the land is entirely separate from the house. The allotment land has now been separated and fenced off and screened with mixed hedging. There are 3 residents who have now expressed an interest in renting the land however it was noted that there would be difficulty with access due to the ground levels and hedging. The future of the management of the land will be discussed at the March meeting.

Trees – Cllr Clark reported that 3 trees have been planted in the recreation ground, unfortunately, one has had to be moved as it was too close to the water main.

Bus Shelter Back Lane – The bus shelter is now officially ours. Cllr Willingham has received a quote for replacing the polycarbonate for £800 plus VAT, it was agreed that we would go ahead. Cllr Willingham will ask the painter to paint the ironwork (and the barrier at the village hall at the same time.) The Clerk will add the shelter to the asset register and will notify our insurers when the renewal is due.

Map – Cllr Mitchem has managed to get a replacement map for the board opposite the George & Dragon, Cllr Willingham has ordered a new polycarbonate screen which will be approx. £50.

Trees – Cllr Willingham asked where we should plant the trees donated by Cllr Betts. Jubilee crescent was suggested. We should let villagers know to see whether they want to do anything.

Ravenhill Memorial – Update – Nothing to report.

Churchyard and Parish Magazine - We have been approached by the Treasurer of St Peters for a contribution towards printing costs of the Parish magazine. The magazine used to be put together by volunteers. Now it is in colour and is printed professionally so production costs have escalated and revenue from advertising and membership is down. St Peters are asking for £1,600 per year to help with the printing costs. As they have relied on goodwill of volunteers in the past and the Parish Minutes are included in the magazine, and it was agreed that we would contribute towards the 2 bumper editions at a cost of approx. £1,500 per year. It was agreed that we would send a payment for £1,500 now out of our 21/22 income for the 2021 costs and a further payment in June for 2022. It was noted that PC also pay towards the maintenance of the Churchyard and have an annual budget of £7,500.

Donation – It was agreed that we would donate £500 to the Autism support group.

7. PLANNING

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



7.1 Planning Applications

TM/22/00094/RD – Brackenwood, Pine Tree Lane, Ivy Hatch, Sevenoaks, Kent TN15 0NJ
Details of condition 3 (landscaping and boundary treatments) pursuant to planning permission
TM/21/00083/FL (Conversion of existing residential outbuilding to provide a single dwelling, including
access, landscaping and parking).

TM/22/00066/LDP - The Groom, Chart Farm, Styants Bottom Road, Seal Chart, Sevenoaks Kent
TN15 0ES. Lawful Development Certificate Proposed: erection of a 4m deep rear extension.

TM/22/00108/TRD - 61 Nutfields, Ightham, Sevenoaks, Kent TN15 9EA. Details of conditions
(replanting) submitted pursuant to TM/21/02716/TPOC (T1 small Judas to remove).

TM/21/03362/FL – Ladywood, Coach Road, Ivy Hatch, Sevenoaks, Kent, TN15 0HD – Erection of
front boundary gates, fencing and adjoining wall. “Providing there is adequate screening in front of the
fence, we have no objection.”

7.2 Planning Applications – APPROVED

TM/21/03157/NMA – Longcroft, Oldbury Lane, Ightham, Sevenoaks, Kent TN15 9DE. Non-Material
Amendment to planning permission TM/20/01413/FL: Insertion of a window in East elevation and
change the new windows from white painted timber to white aluminium.

TM/21/03247/TNCA - Stone House, The Street. Ightham Sevenoaks, Kent, TN15 9HH. T1 Magnolia -
Crown reduce to just below previous pruning points (3m), tree is massive for the garden and when
pruned reacts with vigorous regrowth, so the aim is to reduce it slightly below previous pruning points
to reduce the shade cast by the tree. T2 Damson - Crown reduce whole crown by approximately 2-
3m. Getting very tall for the space so aim is to reduce it.

7.3 Planning Applications – WITHDRAWN

TM/21/02543/FL - 62 Nutfields, Ightham, Sevenoaks, Kent TN15 9EA. Retrospective application for
remodelling of garden embankment.

7.4 LOCAL PLAN –Update - IPC response to Call for Sites has been submitted.

7.5 MOTO Park at Wrotham – We have received a request from Peter Gillin at Wrotham PC for
funding for lawyers to oppose the MOTO application. Fees are estimated at approx. £13k in total.
Several Parishes have been approached and will offer their support. It was agreed that we would be
prepared to make a contribution.

8. FINANCE & POLICY

8.1 The following accounts were submitted for payment: Proposed by Cllr Emmett and Seconded by
Cllr Clark

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	£346.40
JH Service & Gardening – Grass Cutting - January	£tbc
Planet Plants – Trees and planting	£525.00
EDF – Electricity at Scout Pavilion	£655.54

Cheques

Parish Clerk Expenses & Reimbursements	£28.50
Norris and Fisher - Village Hall Insurance	£1,908.95

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



Autism donation	£500.00
St Peters Church – Printing of the bumper editions of the newsletter 21/22	£1,500.00

8.2 Review of Standing Orders, Risk Assessment and Policy Documents – The Clerk will circulate for approval in March.

9. CORRESPONDENCE – (* circulated prior to the meeting)

KALC News *

KALC CEO Bulletin 2021*

Register of Electors 2022

Next KALC T&M Meeting - Thursday 24th February 2022 at 7.30pm – Cllr Emmett attending

TMBC Housing needs research

New Senior Development Obligations Officer for TMBC – New Planning person

AOB – Cllr Willingham reported that we had received no response from Stone Acre about removing the fallen tree in the Paddock. The Clerk was asked to write again, if it is not done within a couple of weeks we should remove it and recharge them.

Cllr Willingham has received a quote for a new carpark surface similar to that at Stone House for £88k. This includes taking up the existing surface, new baskets, new concrete edge to the sides and the new surface. It would have increased permeability and shouldn't be so prone to potholes. Due to the cost we would need to get further quotes.

The meeting closed at 10.10pm

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



4/22

MINUTES

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

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

- 1. **APOLOGIES FOR ABSENCE** - None
- 2. **DECLARATION OF INTERESTS** - Cllrs Holden, Hogarth and Willingham declared an interest in the Robins Rest planning application.
- 3. **MINUTES** - The Minutes of the Meeting held on Tuesday 15 February 2022 were approved and signed as a true record.
- 4. **PUBLIC** - No members of the public were present.
- 5. **UPDATE FROM COUNTY COUNCILLOR** - Cllr Rayner reported that there is a **Bus Funding Reduction Consultation**. The impact on Ightham is limited compared to other parishes however there are plans to reduce the 222 daytime services and cut the Saturday service completely. The school services will be maintained. Cllr Rayner reported that Borough Green Parish Council were going to approach neighbouring parishes to see whether there would be any scope for co-ordinating and alternative means of transport for those affected. Cllr Rayner said the reasons for the cuts are bus journeys are down by a third overall and the subsidy for those using the 222 during the day runs at around £50 per person per day. The consultation deadline is 20th April.

The KCC budget increase, including adult services, is 3% and Cllr Rayner thought there would possibly be a mid-term budget in the autumn to deal with rising inflation. Cllr Willingham asked whether Council Tax would be increased mid-term? Cllr Rayner said that any increases would be dealt with by cutting services.

Cllr Rayner reported that there is a significant number of migrants crossing the channel, including unaccompanied children and numbers will increase further when the weather improves. KCC provides schooling facilities for the children which is a cost to KCC.

Cllr Rayner attended a meeting about the Active Travel Scheme and reported some of the cycle and walking routes have been based around the Borough Green Gardens development; he felt that this hadn't been properly thought through as industrial traffic from the Platt Industrial Estate and Celcon would be using the same routes.

The Local Plan is progressing, but it won't be finalised until after the elections next year. It was reported that Matt Boughton was talking about Borough Green Gardens on Mondays BBC South East News. TMBC has just circulated a Planning Obligations Protocol which deals with planning consents and ways of dealing with developers regarding infrastructure.

Cllr Holden asked about Old Lane referencing the discussion at our last meeting about tarmac and drainage and asked what sort of brief we should give? The parish is not looking to get the Lane tarmacked. Cllr Rayner said that contractors would only work to a certain standard so would not patch it up. Cllr Emmett said that we just wanted to get it to a standard where walkers and horse riders could

Signed.....Dated.....
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use it safely, as the section from Redwell Lane to Woodford is dangerous to walk down. Cllr Mitchem asked whether we should look at declassifying the Lane so that it would be maintained to a footpath standard. It was also suggested that bollards are put between the junction of Redwell on Old Lane and the entrance to Woodford to stop it being used as a cut through. Cllr Willingham confirmed that the Lane is owned and maintained by KCC and we should apply to them to get it declassified. Cllr Rayner suggested that we could look at s.106 funding and should ensure that the Lane meets the legal requirements under the Highways Act. If the Lane is declassified, then it would still be maintained by KCC but by a different department.

Cllr Rayner left the meeting at 9.10pm

6. MATTERS ARISING

Highways & PROW Matters - Update on HIP – An updated version of the HIP from Kent Highways has been circulated. Points of note: HGV access will need to be maintained for refuse lorries and deliveries on Busty Lane/Trycewell so we cannot have a weight restriction sign. Clerk queried whether it is possible/worthwhile to have a not suitable for HGV sign. Gateway designs have been sent for approval for Borough Green Road. It is not possible to have one in the vicinity of Back Lane due to verge width. Confirmation required from us on placing further gateways at Fen Pond Road and Councillors asked whether we should consider other locations such as Copt Hall, Ismays Road and near the Crown Point. The Clerk will set up another meeting with the Traffic Group. The Clerk reported that Kent Highways have agreed to road narrowing signage near the cricket ground and this should be added to our HIP. Old Lane – discussed above. Cllr Willingham reported that we had received a complaint of from a resident about tarmac tipping in the woodland on Sandy Lane. Cllr Holden reported that the same had happened on Back Lane following the resurfacing. It was agreed that the parish would cover any disposal costs. Items to report: pothole outside the cricket ground, multiple potholes and blocked drain on Sevenoaks Road. Cllr Clark reported that the mud on Mill Lane had been cleared but there is still a lot of debris/litter and vegetation near to Stangate Quarry – Cllr Mitchem said that she would report it to Stangate.

Ightham Football Club – Pitch Levelling - Cllr Holden has been in contact with Jamie Hitchcock who has said that there was some grant funding available for pitch maintenance. The Clerk said that we were due to ask James Hayward for a quote for annual maintenance of the recreation ground and suggested that James Hitchcock and James Hayward discussed the maintenance requirements before applying for a grant.

Tennis Club - Update - The Clerk reported that the floodlights had now been installed and we have received the invoice for approval this evening. Councillors were reminded that we had agreed matched funding for the Tennis Club works, up to a maximum of £25,000. Cllr Fielder raised the issue of VAT and Cllr Holden said that the amount that the Parish Council would contribute would be net of VAT.

Busty Stream - Update - The Clerk reported several blockages in the stream following the storm, most have been cleared but a hedge that has partially fallen in the stream near Orchard House. A fence has also come down near to the Water station. The Clerk will contact the owners.

Recreation Ground & Car Park – Resurfacing - We have now received 3 quotes for resurfacing including 2 for Geotex and one for tarmac, they are all around £100k. Cllr Holden said that if we went ahead, we would have to go through a formal tender process using the Contract Finder due to the cost. Following a discussion, it was decided that the cost for resurfacing was far too high and that we should look to repairing the potholes and maintaining the existing surface. Cllr Willingham said that he would get some quotes.

Village Hall - Update - CCTV Solar Panels – Cllr Willingham reported that he had requested a revised quote for panels and a smaller battery. Cllr Fielder said that there was no water in the hall last

Signed.....Dated.....
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week, Cllr Willingham reported that the tap had broken but has now been repaired and apologised to anyone who had been inconvenienced.

Coxcombe Fair & Queens Jubilee– Cllr Mitchem reported that a brochure for the Fair has just been produced and circulated today and the Committee are looking for stall holders and volunteers. The road closure has now been processed. Cllr Holden reported that we had provide clarity to the Committee on the risk insurance and cancellation. The Parish Council considered that the adverse weather insurance was a modest cost and would be a good idea. The Parish Council would not look for any reimbursement should the event be cancelled. The Clerk will put the event flyer on the Parish website. Cllr Holden reported that there was some information about Jubilee paraphernalia in the latest KALC newsletter. Cllr Clark reported that the owners of Double Dance had agreed to a bonfire and Jubilee Beacon on their land. Cllr Emmett suggested a resident who may be able to help with transporting wood. The Clerk said that she would look at the KALC information and would work with Cllr Clark on getting volunteers to light the bonfire and wood donations.

Allotment – Tree work - Cllr Emmett reported that a silver birch had come down in the storm and was leaning on another 2 trees. The Clerk will contact Treeability to do an assessment with a view to doing all the allotment work together. Lease of land behind Robin Hill – It was agreed that the Parish Council would retain the land as a wildlife area having been awarded 11 gold medals, in honour of Mr Fonseca. It was agreed that Cllr Emmett would maintain the area with help from neighbours and the Parish where required.

Bus Shelter Update – The Perspex at the bus stop has now been replaced and Cllr Willingham is arranging a quote for repainting the ironwork.

Village Matters – Bench at white post – It was agreed that the bench should be removed. Tree Planting & plaques – Cllr Hogarth suggested that we should put up some plaques to say that the trees had been planted by the Parish Council for the Queens Jubilee, it was agreed that this would be a good idea and Cllr Hogarth will get some quotes. Cllr Willingham said that thought needs to be given to where the trees donated by Cllr Betts should go, Cllr Emmett said that some could go in the allotment land and Cllr Clark suggested the verge opposite the recreation ground. Cllr Willingham reported that the noticeboard had been repaired and new map installed opposite the George and Dragon. Cllr Mitchem suggested that we should also print a new map for the noticeboard at Ivy Hatch.

7. PLANNING

7.1 Planning Applications

TM/22/00298/LDP - Beech Tree Cottage, Sandy Lane, Ivy Hatch, Sevenoaks, Kent, TN15 0PB.

Lawful Development Certificate Proposed: Replacement dwelling wall and roof cladding, removal of 1 nos. chimney stack, addition of photovoltaic panels to roof planes of the dwelling house and detached garage, landscaping changes surrounding and adjacent to access fronting highway. “No comment”

TM/22/00093/LB - Ightham Mote, Mote Road, Ivy Hatch, Sevenoaks, Kent TN15 0NT. Listed Building Application: Internal alterations to rooms 117 and 119. “No objection”

TM/22/00254/FL - The Old Cottage, Styants Bottom Road, Seal Chart, Sevenoaks, Kent TN15 0ET. Erect a single storey extension on the north facing side of the building incorporating a veranda and patio area. Cllr Willingham to look at the application.

TM/22/00344/FL - Robins Rest, Back Lane, Ightham, Sevenoaks, Kent, TN15 9AU. First floor extension over existing, new ground floor garden room and new detached car barn. “No objection.”

TM/22/00537/TPOC - 65 Nutfields, Ightham, Sevenoaks, Kent, TN15 9EA. T1 (applicants ref) Goat Willow - Dismantle to near ground level, tree is self-sown, T2 (applicants ref) Sycamore - Crown reduce whole crown by approximately 2-3m, T3 (applicants ref) Pines x2 - Small saplings, fell to near ground level, T4 (applicants ref) Birch x2 - Crown reduce overhang by approximately 2-3m to reduce risk of failure onto house, Honey fungus is present on the bank, T5 (applicants ref) - Dismantle to near ground level. Major decay at base with evidence of honey fungus. “No objection”

Signed.....Dated.....
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Cllr Burgham suggested that we should come up with some principles that we could apply across all applications, and this was thought to be a good idea.

7.2 Planning Applications – APPROVED

21/02148/FL - Replacement roof to conservatory - 1 New Cottages, Ismays Road, Ivy Hatch, Sevenoaks, Kent, TN15 0NX.

21/02520/FL - Proposed detached garden room - 5 Chapel View, Chapel Row, Ightham, Sevenoaks, Kent, TN15 9AQ.

21/03248/FL - Demolition of a single storey rear extension, conservatory and outbuilding and the erection of a single storey rear and side extension, part with roof terrace above, window alterations to front and back, internal reconfiguration and external landscaping – Felgarth, Coach Road, Ivy Hatch, Sevenoaks, Kent, TN15 0HD.

21/03343/FL - Subdivision of the plot to separate Old Rectory Cottage from The Old Rectory. Demolition of existing single storey lean-to, construction of a two-storey side extension, internal modifications to create three-bedroom dwelling, 7 conservation roof lights and associated external and landscaping alterations - Old Rectory Cottage, Rectory Lane, Ightham, Sevenoaks, Kent, TN15 9AJ.

7.3 LOCAL PLAN –Update - See above

8. FINANCE & POLICY

8.1 The following accounts were submitted for payment: Proposed by Cllr Hall and seconded by Cllr Fielder

Online Transfers - Unity Trust Bank

Parish Clerk Salary & Expenses – (Standing Order)	£829.08
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 – Maintenance to Parish Council	£646.98
Anthony Edwards – Maintenance to Churchyard	£515.84
JH Service & Gardening – Tree Work	£780.00
Armadillo Lighting – Tennis Club Lights	£14,373.60
Sevenoaks Glazing – Bus shelter reglazing	£960.00

Cheques

Edward Tyrell – Deposit fence repairs (paid)	£385.20
Edward Tyrell – Noticeboard	£270.00
Sevenoaks Glazing (reimbursement R Willingham) – Noticeboard	£86.40
Castle Water – Water at Scout Pavilion	£42.67

8.2 Review of Standing Orders, Risk Assessment and Policy Documents- Cllr Holden reviewed the documents and made some comments. It was suggested that we added a note to the asset register to say that the Scout Pavilion was subject to a long lease. It was agreed that the documents were fit for purpose and should be marked up as reviewed in March 2022. Cllr Holden said that the Clerk was due an appraisal.

8.3 Unity Bank Resolution – It was agreed that Cllrs Clark, Hogarth and Emmett should be added to the mandate and Cllr Cracknell removed. The forms were circulated and duly signed.

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The Clerk reported that the NALC salary award 2021-22 had been circulated and her hourly rate had increased from £16.29 to £16.58 and was be backdated to April 2021.

9. CORRESPONDENCE – (* circulated)

KALC News February 2022*

KALC CEO Bulletin 2021*

Tonbridge & Malling - New Electoral Arrangements*

Housing Strategy Consultation- Deadline 13 April

Have your say on our bus funding reduction consultation*

Tonbridge & Malling Community Safety Partnership Spring newsletter*

Decision sheet for Planning and Transportation Advisory Board, Tuesday, 1st March, 2022*

JPCTCG Meeting 31st March - KCC Bus Consultation & Active Travel Plan

National Salary Award 2021-2022

Green Homes Grant scheme – Cllr Mitchem asked to receive this

Minutes for Parish Partnership Panel, Thursday, 27th January, 2022

Tonbridge & Malling Active Travel Strategy - Cycle Routes Consultation*

10. AOB – Cllr Mitchem asked whether we should have another Visual Tree Inspection. The Clerk will check the date of the last inspection and will report at the next meeting.

Cllr Hogarth reported that the school were collecting items and fundraising for Ukraine.

The meeting closed at 10.05pm

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5/22

MINUTES

MEETING OF IGHTHAM PARISH COUNCIL HELD ON Tuesday 19 April 2022 at 7.30pm at Ightham Village Hall

Present: Cllr Willingham (Chair), Cllr Holden (Vice Chair), Cllr Burgham, Cllr Clark, Cllr Emmett, Cllr Fielder, Cllr Hogarth, Cllr Mitchem, The Parish Clerk, County Cllr Rayner, Borough Cllr Betts and 1 member of the public

1. **APOLOGIES FOR ABSENCE** - Cllr Hall
2. **DECLARATION OF INTERESTS** - Cllr Holden declared an interest in Farnehill.
3. **MINUTES** - Minutes of the Meeting held on Tuesday 15 March 2022 were approved and signed as a true record.
4. **PUBLIC** - A member of public raised objections to the planning application at Glenn Cottage.
5. **UPDATE FROM BOROUGH COUNCILLOR, COUNTY COUNCILLOR & PCSO** – Cllr Rayner said that the Bus Consultation was open until 20th April and urged the Parish Council to respond on behalf of residents. There will be a reduction in the 222 service to 4 services a day and cessation of the Saturday service. Cllr Rayner thought that the Technical Team at KCC had underestimated the impact of withdrawing the subsidised services. Figures have been based on 2019/20 numbers, however, the bus services are still negatively impacted by Covid. There will be a meeting of local Parishes on Friday evening to discuss the possibility of providing a Parish funded service for residents who will be adversely impacted by the withdrawal of the bus.

Cllr Rayner reported that the MOTO application at Wrotham had been comprehensively rejected and credited this largely due to co-operation between the Parishes.

Cllr Willingham asked whether there was a new allocation for pothole repairs? Cllr Rayner said that the budget was set in November however the cost of asphalt had gone up as it is tied in with the price of oil, therefore it is now out of date.

Cllr Betts reported that Area 2 Planning Committee were a lot more focussed on climate change and have recently encouraged large developers to reconsider their applications to address climate change mitigation.

Cllr Betts reported that there would be a third round of Green Business Grants.

Cllr Betts reported that the Bulky Freight Service had been reviewed and it was felt that the current system wasn't effective as everyone was putting their waste into one collection, and it wasn't contributing to recycling. If anyone has any ideas how the service could be improved, please pass them onto Cllr Betts. There is new state of the art recycling facility at Allington running on solar panels and Cllr Betts suggested that this was the best place to recycle unwanted goods and waste. Cllr Burgham commented that it was more effective for one collection vehicle to come to the village rather than multiple car journeys to the recycling facility and the lack of collection would adversely affect those without a car. Cllr Rayner said that the waste collection authority (TMBC) should be working with the waste disposal authority (KCC) and bear in mind the potential consequences of removing the free Saturday freighter service. The service was included in the contract with Urbaser and removal would unfairly discriminate against some members of the community.

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



Cllr Mitchem reported that the smaller waste collection trucks weren't separating recycling materials and Cllr Betts said that he would take it up with the Cabinet member as he was under the impression that waste should not be mixed.

Cllr Betts confirmed that all the black bin waste goes to an incinerator and the ash is recycled into bricks. 0.01% waste goes into landfill. The incinerated waste provides enough electricity for the whole Borough.

Cllr Holden asked for an update on the Local Plan. Cllr Betts reported that the call for sites had been completed and sites were being reviewed, some have already been rejected. The Plan will not be complete before the next election. Cllr Rayner reported that he had recently raised concern about increased housing numbers with the Secretary of State for Levelling Up who indicated that there may be some flexibility.

Two Councillors raised complaints about the difficulty in contacting the Office at TMBC and Cllr Betts said that he would investigate this.

Cllr Betts and Cllr Rayner left the meeting at 8.30pm.

6. MATTERS ARISING

Highways & PROW Matters - Update on HIP – Cllr Rayner reported that the yellow lines at the end of Old Lane and outside Ramblers had now been approved and would be pushed through. Cllr Fielder raised the work at the top end of Oldbury Lane to reduce flooding and Cllr Rayner said he would follow up with Clare Venner. The Clerk emailed Clare Venner about the declassification of Old Lane who said that it was unusual to declassify a highways as it would remove the public rights. The Clerk was asked to find out what the criteria was for declassification.

The Clerk reported that the Traffic Group would be meeting on Thursday to discuss the HIP.

Temporary Road Closure - Common Road, Ightham - 25th April 2022 – OpenReach.

Report the appalling signage and failure to collect signs following the road closure of A227.

Pothole near to Double Dance. Dangerous tree near entrance to Ash Tree Farm.

Ightham Football Club – Pitch Levelling - This can come off the agenda for now as nothing to report.

Tennis Club - Update - It was reported that trespassers have been climbing into the tennis courts using an upturned bin and it was suggested that anti-climb paint or barbed wire could be used as a deterrent. The bin has now been removed and it was noted that the Parish Council would not be in favour of the preventative measures suggested. Cllr Willingham will speak the electrician about a timer for the lights as they keep getting left on. The work at the tennis court is near completion and the breakdown of IPC's contributions are as follows:

We agreed to pay up to £25k with matched funding 50%

Payment 1 £6,528.01 + £1,305.60

Payment 2 £6,993.75 + £1,398.75

Payment 3 £8,252.63 + £1,650.53

Total £21,774.39 + £4,354.88 VAT = £26,129.27

Busty Stream - Update - Cllr Clark reported that there was a hedge partially in the stream and the Clerk said that she would contact Nick Connell.

Recreation Ground & Car Park – Cllr Willingham reported that he had requested a quote for pothole repairs and said that it would be something that we may have to do frequently.

Village Hall - Update - CCTV Solar Panels – Cllr Willingham said that he had received another quote for solar panels and it was much cheaper than the previous quote. The Committee will be meeting in May to discuss, and Cllr Willingham will speak to Cllr Betts about the companies quoting.

Coxcombe Fair & Queens Jubilee– Update – Cllr Mitchem said that plans were progressing for the Fair with many stalls and activities planned. Volunteers are needed to help on the day. Fairlawne will be donating mugs. **Beacon & bonfire** – Cllr Clark is contracting the owners of Double Dance about

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



the bonfire and Cllr Emmett is going to contact someone about transporting wood. The bonfire will need to be lit at 9.45pm

Allotment – Tree works. We have received a quote for removal of silver birches that fell during the recent storm; a cherry picker will be required, and access will be via the landway. The quote was agreed. **Update to lease agreement of The Paddock** – We have received a request to give first refusal to new owners in the event of a house sale. It was agreed that any new owners should make an application to the Parish Council to rent the land but it should be advertised.

Village Matters –Tree Planting & plaques – Cllr Hogarth had some designs for a plaque, and it was agreed that a brass plate mounted on wood, A5 size would be best with wording “Planted by Ightham Parish Council to celebrate the Queen’s Platinum Jubilee 2022”.

Ukrainian Refugee Programme – Information sharing between Parishes – The Clerk reported that there were some refugees being rehomed in Ightham and that we should try and co-ordinate some meet ups with other Parishes, this was agreed.

7. PLANNING

7.1 Planning Applications

TM/22/00398/FL - Glenn Cottage, Borough Green Road, Ightham, Sevenoaks, Kent TN15 9HS
Replacement of conservatory with rear extension. “This should be scaled back in line with other properties to reduce the impact on neighbouring properties.”

TM/22/00431/LRD - Mote Farm, Mote Road, Ivy Hatch, Sevenoaks, Kent TN15 0NT.
Details of condition 2B (Plan and sectional drawings) and 2C (Section and elevation drawings- Windows and doors) submitted pursuant to planning permission TM/20/02831/LB (Listed Building Application: Installation of new services, internal walls, insulated wall/floor/ceiling linings, windows, glazed and solid doors, wood stove and flue to North West Range with associated minor landscape works; remedial works to existing building fabric). “No comment”

TM/22/00583/TNCA – Copthall, Ismays Road, Ightham, Sevenoaks, Kent TN15 9BB. Group 1 (G 1 on map) group of 22 Poplar trees- action- remove these trees- these trees are within close proximity of each other and have grown tall and spindly. “No objection.”

TM/22/00593/FL - 15 Fen Meadow, Ightham, Sevenoaks, Kent TN15 9HT. Conversion of the hip to gable to create additional room and enlargement of kitchen area internally. “No objection”

TM/22/00513/TNCA - Four Wents, High Cross Road, Ivy Hatch, Sevenoaks, Kent, TN15 0NN.
Mature Lime Tree T1 - reduce height by 4 metres back to original pollard height, due to the growth being excessively long. Side to be reduced to bring into shape. Neighbours very worried about the tree falling over as they have already had a large tree do very costly damage. Mature Sycamore Tree T2 - reduce height by 4 metres back to original pollard height due to the growth being excessively long. Side to be reduced to bring into shape. Neighbours very worried about the tree falling over as they have already had a large tree do very costly damage. Additional reason - roots are causing damage to the drive way. ” No objection.”

TM/22/00518/FL – Sycamores, Bates Hill, Ightham, Sevenoaks, Kent TN15 9BG. Demolition of existing store/shed and erection of new detached dwelling with integral garage. “Objection on grounds of over development and the adverse impact on the openness of the greenbelt”

TM/22/00666/TNCA - The Town House, The Street, Ightham, Sevenoaks, Kent, TN15 9HH.
T1 Conifer - reduce multi stem tree closest to the house to 8m and T2 -T3 Ash - remove 2 self seeded trees growing from river bank retaining wall. “No objection.”

TM/22/00670/TNCA - Dunsdale House, Trycewell Lane, Ightham, Sevenoaks, Kent TN15 9HN.
Removal of Holly tree. “No objection.”

TM/22/00642/FL - Beechwood, Tonbridge Road, Ightham, Sevenoaks, Kent, TN15 9AS. Installation of external wall insulation and render finish to existing external walls and replacement of UPVC. “No objection.”

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



TM/22/00643/FL - Beechwood, Tonbridge Road, Ightham, Sevenoaks, Kent, TN15 9AS. Rear full width extension to a depth of 4m and 3m at eaves. "No objection."

TM/22/00567/FL - The Gatehouse, Rectory Lane, Ightham, Sevenoaks, Kent, TN15 9AJ. Proposed rear extension and internal alterations. "Objection based on over development and the impact on openness of the greenbelt".

TM/22/00602/FL – Farnehill, The Street, Ightham, Sevenoaks, Kent, TN15 9HE. 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. "No objection."

TM/22/00631/FL - The Laurels, Ismays Road, Ivy Hatch, Sevenoaks, Kent, TN15 0NY. New pitched roof dormer to rear roofslope. "No objection."

TM/22/00633/LB - Gibbons Place, Tonbridge Road, Ightham, Sevenoaks, Kent, TN15 9AP. Listed Building Application: Proposed repairs to Listed Building as specified in the Repair Specification report. "No objection."

TM/22/00640/LDP – Spicklewood, Coach Road. Ivy Hatch. Sevenoaks. Kent. TN15 0HD. Lawful Development Certificate Proposed: Garden store. "No comment".

7.2 Planning Applications – APPROVED

22/00362/NMA - Non Material Amendment to planning permission TM/20/00076/FL: relocation of estate gardeners greenhouses as a variation to previously approved location - Ightham Mote, Mote Road, Ivy Hatch, Sevenoaks, Kent, TN15 0NT.

21/03362/FL - Erection of front boundary gates, fencing and adjoining wall – Ladywood, Coach Road, Ivy Hatch, Sevenoaks, Kent TN15 0HD.

21/03078/LRD - Details of conditions 2a (underpinning) and 2d (rainwater pipes) submitted pursuant to planning permission TM/20/02831/LB (Listed Building Application: Installation of new services, internal walls, insulated wall/floor/ceiling linings, windows, glazed and solid doors, wood stove and flue to North West Range with associated minor landscape works; remedial works to existing building fabric) - Mote Farm, Mote Road, Ivy Hatch, Sevenoaks, Kent, TN15 0NT.

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 – Washington, Redwell Lane, Ightham, Sevenoaks, Kent, TN15 9EH.

22/00298/LDP - Lawful Development Certificate Proposed: Replacement dwelling wall and roof cladding, removal of 1 nos. chimney stack, addition of photovoltaic panels to roof planes of the dwelling house and detached garage, landscaping changes surrounding and adjacent to access fronting highway - Beech Tree Cottage, Sandy Lane, Ivy Hatch, Sevenoaks, Kent, TN15 0PB.

WITHDRAWN

21/00324/TPOC - Beech T1 - Crown reduce to previous pruning points, T2 Oak x3 - Crown reduce height by approximately 3m and sides to balance and remove suckers up to approximately 20 feet - The Copse, Common Road, Ightham, Sevenoaks, Kent, TN15 9DY.

7.3 LOCAL PLAN –Update - See above.

8. FINANCE & POLICY

8.1 The following accounts were submitted for payment: Proposed by Cllr Burgham and seconded by Cllr Clark.

Online Transfers - Unity Trust Bank

JH Estate and Garden – Grass cutting March (2207)	£1,008.00
S R Huseyin – Salary (2205)	£684.40
Gel Creative - (Standing Order)	£50.00

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



Zen Internet - Business Full Fibre 2 (Standing Order)	£46.20
Smurfit Kappa – Newspaper Bin rental village hall (standing Order)	£54.00
A Willingham Ltd – New felt roof village hall	£570.00
Coxcombe Funding – 3 rd tranche (paid)	£1000.00
Jaben Roofing - Flat roof works (paid)	£1,500.00
Cheques	
HMRC – Clerks Tax	£2.20
Npower – Unmetered supply electricity	£93.07
Ightham Village Hall	£240.00
SR Huseyin – Salary adjustment and expenses (3360)	£75.41
SR Huseyin (reimbursement St Johns Ambulance defibrillator battery) (3364)	£166.27
Trevor May – Tennis Court resurfacing – First instalment (3365)	£8,392.50
Trevor May - Tennis Court resurfacing – Second instalment (pre approval only)	£9,903.16
Anthony Edwards – Maintenance to Parish Council & Churchyard (3367)	£1224.60
Hospice in the Weald – Donation (3366)	£100.00
Precept – TMBC Received	£63,675.00

Bank Accounts: Deposit **£107,088.20** Current: **£133,588.83**

8.2 Approval of Internal Audit Fee Paulette Furse £500.00 – Agreed.

8.3 2021/22 AGAR external auditor instructions – AGAR approval required at June meeting - Noted.

9. CORRESPONDENCE – (* circulated)

KALC News March 2022

KALC CEO Bulletin 2021*

Request for Donation to Hospice in the Weald - £100 agreed

KCC Inside Track Funding Newsletter 268

KCC's Environment Briefing January – March 2022

Thanks you letters from Ightham Tennis Club, St Peters Church (Ref Parish Magazine)* and Skips.

Neighbourhood Policing Review from Kent Police.

Parish Partnership Panel - Thursday 26 May 2022 - Policing and Anti-social Behaviour

March Search performance for <https://ightham.org/>*

KCC Strategic Statement Consultation

NALC Star Council Awards 2022 deadline 27th May 2022

JPCTCG Minutes & important Bus funding consultation Information*

Parish Infrastructure Statement for completion by 16th June 2022 - this is for suggestions on how to spend s106 money from developers*

Bus Consultation – Cllr Willingham said that he would be attending a meeting with the Parish Alliance about running a community bus to replace the 222. The Clerk was asked to respond to the Consultation to request a reduction rather than cessation of the 222 during the day and on Saturdays.

10. AOB

Cllr Burgham reported rubbish along A25 – Clerk to report.

Report of a lot of unnecessary signage along A25 – Clerk to report.

Request for visual tree assessment of the Limes at the recreation ground – Clerk to speak to Treeability.

Cllr Holden asked when we were having an Annual Parish meeting and it was suggested that we should schedule one for September.

The meeting closed at 10.19pm

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



6/22

MINUTES OF THE MEETING OF IGHTHAM PARISH COUNCIL HELD ON Tuesday 17 May 2022 at 7.30pm at Ightham Village Hall

Present: Cllr Willingham (Chair), Cllr Holden (Vice Chair), Cllr Hall, Cllr Emmett, Cllr Fielder, The Parish Clerk, County Cllr Rayner, Borough Cllr Betts and 2 members of the public.

1. **APOLOGIES FOR ABSENCE** - Cllr Mitchem, Cllr Burgham, Cllr Hogarth, Cllr Clark (late to the meeting)
2. **DECLARATION OF INTERESTS** - None
3. **UPDATE FROM BOROUGH COUNCILLOR, COUNTY COUNCILLOR** - Cllr Betts reported the new recycling centre in TMBC opened last week. The green business grant applications closed last week but there may be a further round of funding. The grants are to be used towards CO2 reduction.

At TMBC, the Advisory Board procedures have changed with a reduction to 3 scrutiny committees: Housing, Finance and Communities. This reduction will speed up the decision-making process which has been slow in the past resulting in loss of opportunities. Cllr Holden asked about the proposal to unify the planning committees and Cllr Betts said that the proposal has been abandoned following peer review. Cllr Willingham said that he was still struggling to contact someone about Council Tax and Cllr Betts said that he would follow-up with Cllr Boughton.

The Clerk asked whether TMBC or KCC were organising food parcels for Ukrainians and Cllrs Rayner and Betts said that they weren't aware of any schemes however would send details of Officers names so that it could be followed up.

Cllr Betts left the meeting at 7.43pm.

Cllr Rayner reported that he had visited the new recycling centre at Allington today and that he found it to be a very efficient, quality site. The centre is self sufficient in terms of energy use.

Initial reports from the recent bus consultation don't look good and unlikely that there will be any concessions to the £3.3million cuts. There will be a report from the Transport Committee to the Cabinet Member this week.

Cllr Rayner has recently been appointed Chair to the Joint Transport Board.

The KCC budget is under pressure with inflation at 7% and there will have to be some cutbacks. 74% revenue comes from Council Tax and the Government is increasingly passing responsibility to Councils to provide funding.

Due to a shortage in the number of Planning Officers, there is now a risk that Regulation 18 of the Local Plan may not be completed in time for the 2023 elections.

Cllr Emmett asked how the policy of preservation of greenbelt in the NPPF 2021 would be applied to developments such as Borough Green Gardens? Cllr Rayner said that the last Local Plan was rejected before it got into the detail of Borough Green Gardens so we don't know how it would be applied, however there may be some reforms to Local Plan policy under Michael Gove.

The Clerk asked about applying for a Members Grant in relation to items in our Highways Improvement Plan. We have recently received an invoice for the £2,500 for the TRO to install double yellow lines outside Ramblers which Cllr Rayner had supported. Cllr Rayner said that he had intended to provide grant funding for the yellow lines outside Ramblers, flood mitigation work on Oldbury Lane and double yellow lines at the end of Old Lane and that the total amount would be £2,500 and that all 3 elements should be treated as one project.

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



4. PUBLIC

A prospective purchaser of a property in Copt Hall Road raised a query about the Paddock. He had noted that the Paddock had appeared in the 2016 Call for Sites and wondered whether the Parish had any long-term plans for the land?

Cllr Willingham said that it had been included in the original Call for Sites but had not been deemed suitable and we had not included it in the most recent call for sites earlier this year. The Parish has no intention of developing the land and would not want to sell the land. The land is owned by the Parish Council who has responsibility for it and will continue to lease it. When the current lease ends, the Parish Council will advertise the land giving due consideration to each applicant.

The current tenant asked whether due consideration could be given to the new owner of the adjoining property due to the impact on that property. The Clerk reported that we don't currently have a waiting list to lease the Paddock and noted the interest of the prospective purchaser.

Cllr Rayner and members of the public left the meeting at 8.10pm.

ANNUAL GENERAL MEETING

Election of Chairman - Cllr Willingham – Proposed Cllr Emmett, seconded Cllr Fielder

Election of Vice Chairman – Cllr Holden - Proposed Cllr Willingham, seconded Cllr Fielder

Election of Working Groups and Representatives:

Playground - Cllr Mitchem and Parish Clerk

Highways - Cllrs Hall, Mitchem, Clerk, Emmett, Willingham and The Clerk "Traffic Group"

Footpaths – Cllr Fielder

Recreation Ground – Cllr Willingham

Football Club – Cllr Holden

Ightham Tennis Club – Cllr Mitchem

Cricket Club – Cllr Mitchem

Scouts Representative – Cllr Fielder

Ightham Club – Cllr Burgham

Village Hall Representative - Cllr Willingham

Busty Stream – Cllr Holden, Cllr Clark and the Parish Clerk

Ightham Primary School - Cllr Hogarth

Trees - Cllr Burgham, Cllr Clark, Cllr Hogarth

St Peter's Church - Cllr Hogarth

National Trust, Ightham Mote – Cllr Emmett

PPP/KALC/JPCTCG – Rota of Councillors

5. **MINUTES** - The Minutes of the Meeting held on Tuesday 19 April 2022 were approved and signed with a typo amended in manuscript .

6. MATTERS ARISING

Highways & PROW Matters - Update on HIP – Following a meeting with the Traffic Group, The Clerk circulated the HIP with comments that we can pass back to Claire Venner. The Clerk has contacted PROW regarding the process for the declassification of Old Lane. We have received a complaint about parking on the junctions outside the Plough and discussed whether we should ask for double yellow lines to deter parking. Councillors thought that yellow lines may be necessary as it is a safety issue. Cllr Willingham will speak to the landlord of the Plough about a sign for the car park. We

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



have also had a complaint about parking on the junction of Cobs Close and Oldbury Lane. The Clerk will raise both issues with Claire Venner. Cllr Holden reminded everyone that the road narrowing signs outside the Cricket Club should be included on the HIP.

Ightham Football Club - Request for steps to Scout Pavilion from the football pitch as there is a steep slope. Cllrs Holden and Fielder agreed to do a site visit.

Tennis Club – Update – It was reported that the new surface has now been installed, the Parish Council and Tennis Club jointly funded this and we have received thanks from the Tennis Club.

Busty Stream - Update - The Clerk reported that she had checked the stream yesterday and the stream bed was clear of any debris.

Recreation Ground & Car Park – Quote for remedial works – we have received a quote for £6,546 for repairs – this was agreed and approved.

Village Hall - Update - CCTV Solar Panels- Cllr Willingham reported that he had received a further quote which would be discussed at the June meeting with the Trustees.

Coxcombe Fair & Queens Jubilee– Update – We have received a request for a further £3,500 towards expenses. Cllr Holden asked that we receive a breakdown of costs/expenses before handing over the cheque. Cllr Emmett asked about the road closure and the Clerk reported that the Street and Sevenoaks Road would be closed but residents would be able to have access. Kent Highways are responsible for the diversions. Jubilee Bonfire 2nd June - Cllr Clark has been organising transportation of the wood and has keys to the field. Cllr Fielder agreed to speak to Scouts and Manor farm about wood. The bonfire will need to be lit at 9.45pm and Cllr Willingham agreed to light it. The Clerk has checked with our insurance company that we have cover for the event.

Allotment – Tree works – Cllr Emmett reported that tree work will be carried out tomorrow. He also handed over sets of keys for the land way to Cllr Willingham and the Clerk.

Village Matters –Tree Planting locations - Cllr Betts donation – Cllrs were asked to look at areas that would be suitable for planting. The Clerk reported that she had received a call from a resident raising concern about planting on the verge of A25 as it may obscure sight lines, this was noted. Plaques – defer to next meeting – Cllr Hall said that we should add the word, Platinum.

Ukrainian Refugee Programme – Information sharing between Parishes – Cllr Emmett passed some information to the Clerk that can be used for hosts.

Annual Parish Meeting – It was agreed that we should hold the meeting on 22nd September, Clerk to check availability of the hall with the Secretary.

7. PLANNING

7.1 Planning Applications

TM/22/00578/FL - Land Rear Of 3 New Cottages, Ismays Road, Ivy Hatch, Ightham, Kent. Demolish 3 buildings and erect replacement barn. “No objection”

TM/22/00634/FL – Collingwood, Common Road, Ightham, Sevenoaks, Kent TN15 9ED. Construction of a replacement stable block with associated storage and a 40m by 20m sandschool, including all landscaping and operational development. “No objection”

TM/22/00854/FL - Glebe House, Bates Hill, Ightham, Sevenoaks, Kent TN15 9BG. Single storey front left hand side extension. “No objection”

TM/22/00865/LB - Mote Farm, Mote Road, Ivy Hatch, Sevenoaks, Kent TN15 0NT. Listed Building Application: Minor alterations to the existing approved application Ref TM/20/02831/LB. “No objection”

TM/22/00587/FL - The Old Malt House, Ightham Court, Fen Pond Road, Ightham, Sevenoaks, Kent, TN15 9JF. Proposed greenhouse. “No objection”

TM/22/00901/FL – 2 Chapel Row, Ightham, Sevenoaks, TN15 9AG. Erection of new front porch, insertion of roof light to rear and internal alterations. “No objection”

TM/22/00822/FL & TM/22/00823/LB - Gibbons Place, Tonbridge Road, Ightham, Sevenoaks, Kent TN15 9AP. Proposed garage/store as an extension to existing outbuilding, and demolition of existing. “No objection”

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



TM/22/01005/TNCA - Oldbury Farmhouse, Oldbury Lane, Ightham, Sevenoaks, Kent TN15 9DE. T1 Large Lawson cypress within laurels opposite front door of house. Causing concerns over possible wind throw in high wind conditions. Dismantle in sections to near ground level. "No objection"

TM/22/01018/FL – Spicklewood, Coach Road, Ivy Hatch, Sevenoaks, Kent TN15 0HD. Relocated new garden store (see application TM/22/00640/LDP). "No objection"

TM/22/01050/TNCA - 9 Oldbury Close, Ightham, Sevenoaks, Kent TN15 9DJ. T1 Hazel in rear garden of No9 right hand boundary. reduce height to 2m T2 Stool of hazel in front of summer house. Reduce the stem that swing is attached to suitable growth which is the second growth point on the left-hand stem past the first union this will balance the shape of the 2 stems. Reduce the height of the remaining vertical stem by approximately 2m to suitable growth points. T3 -T5 are located on the left of the track towards Glenwood house T3 Beech tree on left hand side of drive Carry out a crown reduction, reducing height by approximately 5m and shortening lateral growth by up to 3m to balance. T4 Sweet Chestnut adjacent to the Beech. Reduce height of the tree by approximately 3m to create a Co dominant crown with the Beech tree. T5 Sweet Chestnut tree with Bark missing at base adjacent to the above. Carry out a crown reduction reducing height by approximately 3m and shorten lateral growth by up to 2m to shape. "No objection"

7.2 Planning Applications – APPROVED

22/00670/TNCA - Removal of Holly tree. Dunsdale House. Trycewell Lane, Ightham, Sevenoaks, Kent, TN15 9HN.

22/00666/TNCA - T1 Conifer - reduce multi stem tree closest to the house to 8m and T2 -T3 Ash - remove 2 self-seeded trees growing from riverbank retaining wall. The Town House, The Street, Ightham, Sevenoaks, Kent, TN15 9HH.

22/00583/TNCA - Group 1 (G 1 on map) group of 22 Poplar trees- action- remove these trees- these trees are within close proximity of each other and have grown tall and spindly – Copthall, Ismays Road, Ightham, Sevenoaks, Kent, TN15 9BB.

22/00513/TNCA - Mature Lime Tree T1 - reduce height by 4 metres back to original pollard height, due to the growth being excessively long. Side to be reduced to bring into shape. Neighbours very worried about the tree falling over as they have already had a large tree do very costly damage. Mature Sycamore Tree T2 - reduce height by 4 metres back to original pollard height due to the growth being excessively long. Side to be reduced to bring into shape. Neighbours very worried about the tree falling over as they have already had a large tree do very costly damage. Additional reason - root's are causing damage to the drive way - Four Wents, High Cross Road, Ivy Hatch, Sevenoaks, Kent, TN15 0NN.

22/00431/LRD - Details of condition 2B (Plan and sectional drawings) and 2C (Section and elevation drawings- Windows and doors) submitted pursuant to planning permission TM/20/02831/LB (Listed Building Application: Installation of new services, internal walls, insulated wall/floor/ceiling linings, windows, glazed and solid doors, wood stove and flue to North West Range with associated minor landscape works; remedial works to existing building fabric) - Mote Farm, Mote Road, Ivy Hatch, Sevenoaks, Kent, TN15 0NT.

21/03068/TPOC - 1 x Beech (applicant's ref. T1 - northernmost tree in the line adjacent to boundary with The Old Malt House) - Remove to ground level. Standing in Woodland W3 of Tree Preservation Order - The Secret Garden Fen Pond Road Ightham Sevenoaks Kent TN15 9JF

7.3 LOCAL PLAN –Update - See above.

8. FINANCE & POLICY

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

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

**Online Transfers - Unity Trust Bank**

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

Cheques

Clerks Salary & Expenses	£751.67
HMRC – Clerks Tax	£2.20
Trevor May - Tennis Court resurfacing – final instalment (paid)	£9,903.16
SKIPS – Donation towards Forest School Equipment	£500.00
Coxcombe Funding - Next tranche (hold pending I&E)	£3,500.00
KALC – Subscription	£967.42
Edward Tyrrell – Fence repairs in the play area	£1,064.81
EDF – electricity Scout pavilion	£471.73
Kent County Council – Yellow lines Oldbury Lane (hold pending query)	£2,500.00
Rural Kent Membership	£90.00
Jane Haselden – Amendments to Policy documents on website	£87.50
Anthony Edwards – Work to churchyard and Parish	£1,193.10

Receipts

Donation from Hazelbrook Homes (IPC will use the donation to purchase equipment for the Forest School at SKIPS)	£500.00
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8.2 Internal Audit -Update – The Clerk reported that paperwork is with the Internal auditor. The Clerk circulated the year end finances prior to the meeting and asked for any queries to be raised before the accounting year is closed.

8.3 Signing Unity Mandate to add additional signatories for online banking – Cllrs Emmett, Clark and Hogarth to be added as internet users for Unity bank. Cllrs Emmett and Clerk signed the forms and Cllrs Willingham and Hall signed the mandate. The Clerk will get signatures from Cllrs Mitchem and Hogarth and asked Cllr Emmett to provide proof of address to upload to the Unity bank.

9. CORRESPONDENCE – (* circulated. Please email Clerk if you would like to receive)

KALC News May 2022

KALC CEO Bulletin 2021*

Parish Partnership Panel - Thursday 26 May 2022 - Policing and Anti-social Behaviour

Request for funding - Ightham Scouts has been selected by Kent Scouts to attend the World Scout Jamboree in 2023 in South Korea – This was agreed in principle and an amount will be discussed at a later date.

TMBC Proposal re Area Planning Committees – this has now been abandoned.

Request for donation towards the work of Victim Support - £100 agreed. Cllr Hall suggested keeping a list of donations and suggested that we should invite charities to our AGM – agreed.

UK Shared Prosperity Fund (UKSPF) for levelling up

Ukrainian Welcome Evening - Tuesday May 17th 6.30pm – 8.30pm

The meeting closed at 9.56pm.

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



7/22

MINUTES OF THE MEETING OF IGHTHAM PARISH COUNCIL HELD ON Tuesday 21 June 2022 at 7.30pm at Ightham Village Hall

Present: Cllr Holden (Acting Chair), Cllr Burgham, Cllr Clark, Cllr Emmett, Cllr Fielder, Cllr Hall, Cllr Hogarth, Cllr Mitchem, The Parish Clerk, County Cllr Rayner and 5 members of the public.

1. **APOLOGIES FOR ABSENCE** - Cllr Willingham and Cllr Betts
2. **DECLARATION OF INTERESTS** - None
3. **ACCEPTANCE OF OFFICE** – Cllrs Holden signed the Acceptance of Office and The Clerk will pass the form to Cllr Willingham to sign.
4. **MINUTES** - The Minutes of the Meeting held on Tuesday 17 May 2022 were approved and then signed as a true record by Cllr Holden.
5. **PUBLIC**

Members of the public were in attendance to express concern about the proposal for double yellow lines (DYL) (Amendment no 50, Order 2022) outside Ramblers on Oldbury Lane. The main points raised were as follows:

- Oldbury is a small close-knit community, and residents were disappointed at the lack of consultation.
- Many elderly people and children, including school children use Oldbury Lane and putting in yellow lines will remove parked cars, further enabling speeding.
- There is a blind spot between Spring Lane and Oldbury Lane and concern about potential for an accident here without parked cars to naturally slow the traffic.
- Residents have a good relationship with the Farm and have co-operated well in the past to remove parked cars to allow access to large farm vehicles.
- The reason for the proposal was to prevent property damage which shouldn't be a main consideration for yellow lines. Cllr Holden said that whilst this was a consideration, it wasn't the only reason.
- There was an attempt to put in DYL a few years ago and they were rejected due to being in AONB. Cllr Rayner said that DYL are purely a highways matter, being in AONB doesn't carry any weight.
- Putting in DYL will take out some valuable parking spaces for residents. There is limited parking in Oldbury and Spring Lane and the residents would like to retain the parking spaces.
- A resident said that property damage isn't a major issue, in 20 years there have only been a few incidents and they have been dealt with.
- What is the point of DYL when we know that there will be no enforcement? Cllr Holden said that this shouldn't be a reason not to take positive action and it would be up to us to take any lack of enforcement up with TMBC.
- Even when cars are parked, there is still room for refuse vehicles and delivery vans to pass.
- In conclusion, there is a need to balance the speed of traffic, sufficient parking and managing the HGV's / farm vehicles.

Cllr Holden thanked residents for their comments and said that they would be taken into consideration when we discussed the matter later in the meeting. We are already pursuing a 20mph limit along

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



Oldbury Lane and Spring Lane, due to the proximity of the school, and it would seem prudent to investigate Give Way signage or priority road markings at the junction.

6. UPDATE FROM COUNTY COUNCILLOR – Cllr Rayner gave a brief report on behalf of TMBC. Cllr Rayner took over as Chair of the Joint Transportation Board (JTB) in May. Most decisions on double yellow lines are taken at the JTB and take around 4/5 years to action. Cllr Rayner used his position to act directly when approached with the request for DYL outside Ramblers – this involved a 21 day consultation with residents which concluded on 20th June. Several residents have made representations and given the number of residents opposed to the DYL, it is unlikely that the order will now go through. It is on the same Traffic Order as the DYL on Old Lane which we need to be aware of.

Cllr Rayner reported a reduction on speed on Seven Mile Lane to 40mph in the vicinity of West Peckham and Mereworth crossroads. Cllr Rayner said that it was possible to get speed changes on certain roads, however it is more difficult for blanket speed limits within villages.

TMBC is continuing with the Local Plan but is struggling to attract Planning Officers which has led to a natural slowing of the process. Planners are overwhelmed with the number of sites that have been put forward. Matt Boughton, Leader of TMBC, is still hopeful that Regulation 18 will go through before the elections next year. If the leading party isn't returned, the whole process will have to start again.

Cllr Rayner reported on behalf of KCC to say that the Government Bills coming forward on Levelling Up and Regeneration may push areas towards having Unitary Authorities, currently there are 14 Local Authorities within Kent, each with Chief Officers, a Unitary Authority would cut down the number of Officers. The Schools Bill is pushing for all schools including primary schools, to become Academies. Local Authorities will be able to form Trusts. This will only work if the aim is to make improve education rather than save money. There is also a review of care services, specifically transportation of those with Special Educational Needs.

Kent continues to see a significant number of asylum seekers who take up a lot of Kent Children's Services resources. There is now an arrangement with the Home Office to spread the load throughout the country. There have been 10,000 arrivals so far this year, an increase on last year.

The weekend road closure of the A21 bypass may have a knock-on effect to local roads, the diversion is through Hildenborough.

Cllr Rayner has received complaints about the overnight road closure of A227 in Ightham due to the noise. Cllr Rayner said that night working was necessary so as to maintain bus routes during the day to enable children to get to school for exams. The decision about road works rests with KCC.

Cllr Holden asked about the gas pipe work on Borough Green Road scheduled for 4th July for 8 weeks. Cllr Rayner said that it was felt that July would be less disruptive than September. The ultimate decision for the work lies with the Gas Board, SGN, rather than KCC who just get the notice. Cllr Burgham asked whether the road surface would be finished to a better standard as it could do with resurfacing? Cllr Rayner said that the road just needs to be returned to the same condition however if the road is in poor condition, KCC could put pressure on the utility company to return the road to a better condition.

Cllr Burgham said that it was frustrating there was a lack of consultation between various utility companies and was concerned that there would be further road closures. Cllr Rayner said that KCC are responsible for resurfacing the roads however Utility companies have an absolute right to request

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



to dig up a road to access their utilities, unfortunately contractors often make a poor job of patching. Cllr Burgham said that it would be helpful if KCC could co-ordinate works between utilities one they receive notice that the road is being dug up. Cllr Rayner said that this would not be practical for many reasons, Kent Highways wouldn't be able to guarantee the outcome and there would be an issue of who would be responsible/liable for reinstatement. Regarding the upcoming planned works, SGN need to replace the gas pipes and thought that July would be preferable to September when schools go back. Kent Highways don't oversee the work, they just have to give rights.

Cllr Rayner reported that there is a new team responsible for the Highways Improvement Plans but Clare Venner would still be the TRO Officer for the yellow lines proposal at Oldbury Lane and Old Lane and depending on the outcome of the discussion tonight, he will take up the Parish view with Clare. We should still pursue support for Old Lane. Cllr Rayner said that the suggestion for DYL on Oldbury Lane was initially referred to Cllr Rayner following an incident last year.

Other items on the HIP – Flooding at Oldbury Close, suggestion of a type of drain that could potentially solve the issue of flooding in Oldbury Close, cost is around £4k.

7. MATTERS ARISING

Highways & PROW Matters - Update on HIP – The Clerk said that an outstanding item on our HIP is the wording on the gateways, Cllr Mitchem proposed that they should say “please drive carefully” or something relating to speed rather than reference to AONB. This was **agreed and** The Clerk will ask for some designs to circulate.

Double Yellow Lines outside 1- 2 Ramblers - Following the discussion above, Cllr Fielder said that the issue around parking outside Ramblers was aggressive behaviour from school parents when challenged over parking. Cllr Holden said that there are more factors to consider including the safety of the junction, speeding and the large farm vehicles using the lane. Cllr Fielder said that many residents were not in favour of having double yellow lines and removing the parking spaces would push the cars elsewhere in an area that is already busy. A suggestion was raised about speed bumps and Cllr Rayner said that he didn't think that they were currently policy; highways would have to look at an accident record to put them in and Highways Engineers would need to be involved; they would take a holistic view and may decide to put yellow lines all the way down Oldbury Lane. Cllr Rayner said that there were no rights for people to park on the highway. He would be happy to put funding towards improving the situation. Cllr Holden suggested that we **withdraw** the proposal for yellow lines outside Ramblers, due to the number of objections from residents. We should consult further with residents and ask Kent Highways to look at solutions to the problems, push for the 20mph speed limit and some signage to make the junction safer. This was **agreed**, The Clerk will write to the Highways Team.

Flooding Oldbury Close – It was suggested that we write to Cllr Rayner to suggest putting a drain line across the junction between Spring Lane and Oldbury Lane to prevent water flowing down into Oldbury Close. Cllr Fielder reiterated his offer for water run off to go into his field.

Declassification of Old Lane – The Clerk said that she had contacted PROW but had no response, the surface needs repairing and is particularly bad around the drains

Suggestion of yellow lines near the Plough and Cobbs Close – The Parish Clerk suggested putting on hold until we resolve the Oldbury Lane and Old Lane traffic problems. Clerk to check whether Cllr Willingham had spoken to the Plough about parking signage.

A227 Closure – overnight resurfacing from 17 June for 10 days.

Cutting Leathercote Corner – Cllr Burgham reported that he met a local contractor who said that he would be able to cut back the hedges on the Borough Green Road side of Leathercoat Corner if contacted by the PC. Residents have cut back their sections already. The Clerk will contact residents

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



to let them know before proceeding. Cllr Holden reported that there were several junctions where hedges were overgrown, Cllrs have letters to drop into residents. Cllr Emmet reported the hedge at Little Holt. Cllr Mitchem reported numerous potholes on Sevenoaks Road and Cllr Clerk reported a blocked drain.

Gas works - Closure of Green Road for 8 weeks starting 4 July 2022

Cllr Rayner left the meeting at 9.09pm

Scout Pavilion - Request for steps to Scout Pavilion – Cllr Holden said that he would investigate the steps placement and will ask Cllr Willingham to cost. Mr Reid was in attendance and provided a drawing of the placement and said that a quote last year came in at around £1,000 plus VAT. There are no spare slabs however Mr Reid has details.

Tennis Club - Update – Cllr Hall reported that the water pressure was still poor. Cllr Mitchem said that she would check whether it was an ongoing issue and if it is, it will be for the Club to take up with the Scouts.

Busty Stream - Update - Cllr Clark said that the Busty Stream could do with some soil being removed. Cllr Holden reported that in the past we were advised not to remove too much. The Clerk will speak to James Hayward about doing some maintenance.

Recreation Ground & Car Park – We have received a date for remedial works - 25th July for 10 days. The ROSPA Inspection is due in July. The Clerk has asked for James Hayward to cut back the vegetation on the A25 side of the car park. The Clerk reported that someone had tried to break into the container and one of the panels needs to be repaired.

Village Hall - Update - CCTV Solar Panels – Cllr Willingham to report at the next meeting. Cllr Mitchem reported that there were no baby changing facilities in the hall and will raise this with Cllr Willingham.

Coxcombe Fair & Queens Jubilee – Cllr Willingham asked the Clerk to pass on our thanks to the following for their help with the Coxcombe Fair: Cllr Mitchem, Cllr Emmett and Cllr Burgham. Cllr Willingham has written to Cedric Read, Cllr Mitchem, the owners of Double Dance for the use of their field for the bonfire and Cllr Clark and Mr Clark for organising the bonfire and to all the members for their help in building the bonfire. Feedback from the Coxcombe Fair was very good, Cllr Holden gave thanks for everyone’s support. Jubilee mugs from the Fairlawne Estate were distributed to members of the Council. Around 1,500 people attended the Fair which raised between £10,000-£15,000. All costs were covered and the Committee are inviting bids from the community for donations. It was decided that the Parish Council would not bid and were happy for the Committee to distribute the funds how they saw fit, however, we would like to see a draft list of donations so that we could ensure that there is no overlap with projects that the Parish Council has donated to. Cllr Mitchem said that she would circulate letters of thanks from the Committee to the Parish Council.

Allotment – The Clerk reported that the various tree work had been completed at the allotment. Some chippings have been left on site and TreeAbility will remove them; Cllr Emmett said that he would use them to make a footpath in the allotment behind Robin Hill.

Village Matters –Tree Planting locations - Cllr Betts donation – Cllr Emmett said that some trees could be planted in the allotments. The Clerk will find out what the trees are so that we can decide where they can go. Plaques – Cllr Hogarth had prices for A5 signage ranging from £59-£85. Cllr Hall recommended looking at the plaques in Shipbourne as a guide. It was decided that the metal sign should be mounted on mahogany with a stake. Councillors were happy for Cllr Hogarth to go ahead and order the sign.

Ukrainian Refugee Programme – Information sharing between Parishes – we have had no requests for help to date. The Clerk will email Cllr Betts to see if there is anything that we can do as a Parish in terms of support.

Trees – VTA quote received from TreeAbility for £596, this was **agreed** and the Clerk will email them to ask them to go ahead.

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



Memorial Stone Ceremony – The Malcolm Ravenhill memorial stone was installed last Friday on the grass verge opposite the Church. The Clerk has circulate a programme for a ceremony being hosted by Shoreham Air Museum on 1st July 2022 to unveil the stone. Once the stone has been unveiled, it will become a Parish asset.

8. PLANNING

8.1 Planning Applications

TM/22/01143/LDP - Redwell House, Redwell Lane, Ightham, Sevenoaks, Kent TN15 9EE. Lawful Development Certificate Proposed: Introduction of outdoor swimming pool and poolhouse including games room and home gym within rear garden, along with associated hard surface around pool. *"No comment"*.

TM/22/01099/TNCA - Ightham County Primary School, Oldbury Lane, Ightham, Sevenoaks, Kent TN15 9DD, The playing field is gradually shrinking on this side of the woods due to the overshadowing by the trees. Work is to let more light in for the grass so it can be reseeded. T1 Cherry - Crown lift to approximately 25 feet to allow light under trees and improve grass growth T2 Birch - Remove lowest 2 branches over field T3 Oak - Remove lowest 2 branches over field T4 Oak, by table - Remove lowest 4 branches over field T5 Oak, by outdoor classroom - Remove lowest 2 branches over field. *"No objection."*

TM/22/01187/FL – Fishponds, Stable Cottage, Sevenoaks Road, Seal Chart, Sevenoaks Kent TN15. 0HB 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. *"No objection."*

TM/22/01213/FL - The Barn, Ightham Court, Fen Pond Road, Ightham, Sevenoaks, Kent, TN15 9JF. Addition of small side utility room. *"No objection."*

TM/22/01261/TNCA – Whybournes, Redwell Lane, Ightham, Sevenoaks. Kent TN15 9EE. Reason for works: Good arboricultural practice managing the trees in proportion with their surroundings maximising amenity value. Some of the work listed is management of neglected hedges etc in the front garden above the house: T1 - Yew, 1m shorten laterally and reduce height to match, T2 - split Conifer, fell and stump grind, T3 - Golden Conifer In front of house towards drive, trim growth from faces and reduce height by a metre, T4 - Reduce crown of Cherry by appx 6 metres to suitable growth points, T5 - Cherry downhill along fence-line from driveway in front garden, reduce to previous points shortening by appx 6metres beyond this, T6 Holly: reduce by appx 4metres to height of elder in front and fell elder Lower garden working along the boundary. T7 - reduce large Laurels down to the height of the Cob Nuts (3m), T8 in front and then halve the height of the cobnuts (to 1.5m), also removing the dead Laurel, T11 top of garden, along from studio, reduce Cobs by half (to 1.5m) T12 Mulberry- Gentle reduction of a appx 1-2metre of lateral spread, to tighten shape, crown clean and gently lift and also remove any deadwood front garage: T14 - Yew adjacent, reduce crown shortening by up to two metres, Cob Nut alongside, reduce height fifty percent (to1.5m) and cut back from garage T15 Holly, reduce laterally to give a foot clearance away from the garage and trim height, continue this along the drive side Holly hedging. *"No objection, we leave to TMBC to determine"*

TM/22/01055/TNCA - Oldbury Hall, Oldbury Lane, Ightham, Sevenoaks, Kent, TN15 9DF. 1 x Conifer - Reduce top of tree by 3-4m (remove falling out branches). *"No objection, we leave to TMBC to determine"*

TM/22/01257/FL - 13 Fen Meadow, Ightham, Sevenoaks, Kent, TN15 9HT. Construction of a rear extension, conversion of existing garage with alterations to the front elevation, with associated internal and external alterations to suit. *"No objection."*

TM/22/01288/FL - Greenboughs, Coach Road, Ivy Hatch, Sevenoaks, Kent, TN15 0PF. Construction of a single storey timber clad contemporary garden building. *"No objection with caveat that consideration is given to the neighbouring property."*

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



TM/22/01291/TNCA - 3 Oldbury Cottages, Oldbury Lane, Ightham, Sevenoaks, Kent, TN15 9DE. T1 Spruce - Dismantle to near ground level. Tree has grown too large for the space, blocks all the light to the garden and the neighbours garden. *"No objection."*

8.2 Planning Applications – APPROVED

22/00854/FL - Single storey front left hand side extension. Glebe House, Bates Hill, Ightham, Sevenoaks, Kent, TN15 9BG.

22/00643/FL - Rear full width extension to a depth of 4m and 3m at eaves. Beechwood, Tonbridge Road, Ightham, Sevenoaks, Kent, TN15 9AS.

8.3 LOCAL PLAN – Update - Nothing to report.

9. FINANCE & POLICY

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

Online Transfers - Unity Trust Bank

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

Cheques

Clerks Salary & Expenses	£829.05
HMRC – Clerks Tax	£2.20
Anthony Edwards – Work to churchyard and Parish	£1,427.72
Rialtas – Software & Maintenance	£154.80
TreeAbility – 3 x Invoices work at allotments	£4,888.80
Victim Support – Donation (Agreed at May meeting)	£100.00
BHIB – Renewal of Insurance Policy	£2,301.63
JH Estate & Garden Services Ltd - Grass cutting April & May	£2,928.00
Ferncroft – Internal Audit	£500.00

9.2 Internal Audit -Update – The Clerk reported that our Auditor had sadly passed away recently and suggested a donation to a cancer charity, £100 was agreed. The internal audit was carried out by her husband who has done our audit in the past.

9.3 The Council considered and approved the **Statement of Internal Control** for the Year ending 31 March 2022. Cllr Holden and The Clerk signed the statement on behalf of the Council.

9.4 The Council considered and approved the **Annual Governance Statement**, Section 1 of the AGAR for year ending 31 March 2022. Cllr Holden and The Clerk signed the statement on behalf of the Council.

9.5 The Council considered and approved the **Accounting Statements**, Section 2 of the AGAR for year ending 31 March 2022 and the supporting **Bank Reconciliation** and **Explanation of Significant Variations from 2021-22**. The Clerk and Responsible Finance Officer signed and dated section 2 prior to the meeting and the Cllr Holden signed and dated the Accounting Statement on behalf of The Council.

9.6 The Council noted the proposed dates for the **Exercise of Public Rights** – 24th June to 5th August 2022

10. CORRESPONDENCE – (* circulated in advance)

KALC News June 2022

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



Request for funding - Ightham Scouts has been selected by Kent Scouts to attend the World Scout Jamboree in 2023 in South Korea* The Clerk reported that we had donated £100 for a similar venture in 2019. Cllr Holden recalled that we had also contributed 8/9 years ago and asked the Clerk to check the amount. We will support the application with an amount to be determined but it will be at least £100.

TMBC – The Borough Council has adopted (on 27 April 2022) a revised version of the Kent Model Code.

Parish Partnership Panel - Thursday 1 September 2022 at 7.30pm **Online meeting.

Proposals for Review of Polling Districts and Polling Places (correct Annex 7 published) to the agenda for General Purposes Committee, Wednesday, 15th June, 2022, 7.30 pm. The Clerk reported that our polling station would remain under our new Ward.

The Swan Event 28th August 2022 Wings of the Morning Field Wrotham.

Parish Infrastructure Statement - List of projects for S106 agreements - Deadline 3 August – It was suggested that we put forward the roundabout at Oldbury Junction, this was **agreed**.

AOB – Cllr Holden confirmed that our Annual Parish Meeting would be on 2nd September in the village hall.at 7.30pm.

Cllr Mitchem suggested that the black bins at the lower village hall car park were taken away due to the amount of fly tipping. The Clerk will contact Cllr Betts.

The meeting closed at 10.30pm.

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



7/22

**MINUTES OF THE MEETING OF IGHTHAM PARISH COUNCIL HELD ON Tuesday 19 July 2022
at 7.30pm at Ightham Village Hall**

Present: Cllr Willingham (Chair), Cllr Holden (Vice Chair), Cllr Clark, Cllr Emmett, Cllr Fielder, Cllr Mitchem, The Parish Clerk, County Cllr Rayner and 6 members of the public

1. **APOLOGIES FOR ABSENCE** - Cllr Burgham, Cllr Hall, Cllr Hogarth, Borough Cllr Betts
2. **DECLARATION OF INTERESTS** - None
3. **ACCEPTANCE OF OFFICE** – Cllr Willingham duly signed the acceptance of office as elected Chair.
4. **MINUTES** - The Minutes of the Meeting held on Tuesday 21 June 2022 were approved with a couple of minor amendments.
5. **PUBLIC**

A member of public enquired about renting The Paddock, having recently moved into the area. The Clerk said that the land will be advertised and that he could make an application once the notice is posted. He mentioned the gate posts at the entrance of the Paddock are rotten although there is a locked barrier. He offered to mow the grass until a decision is made about the tenancy, this offer was agreed and gratefully received. The Clerk will pass the keys to the barrier for access and we will look into what repairs are needed to the gate posts.

5 members of public were in attendance to ask about the bus situation following the announcement of the withdrawal of the TW10, TW11 and TW13 in July and possible withdrawal of the 222 in October. Cllr Rayner agreed to give an update and field questions.

Cllr Rayner attended a meeting of the Environment and Transport Committee at KCC on 6th July. Cllr Rayner is not a member of the Committee and didn't vote for the proposal to make a £2.2 million cut to *subsidised* services. Due to intervention by Cllr Rayner, the 222 (and the S4) have been saved from being cut by pre-arrangement with the Cabinet Member for Highways. The 222 needs to remain profitable so there is uncertainty whether it will continue beyond October 2022.

At the same time, other commercial services have given notice to withdraw their services due to the cessation of a Government subsidy, a 25-33% decline in bus use since covid and an increase in wages and fuel costs.

TW10, TW11, TW13, are commercial services run by Go Coach; they are not subsidised and Go Coach have given notice that they will be withdrawn from July 2022 as they can no longer afford to run them. Cllr Rayner hoped that there would be discussions with Go Coach and KCC in August. There are discussions between KCC and Autocar on Thursday to continue the 222 service beyond October.

Cllr Rayner said that it was the responsibility of the Education Authority to provide transport to school. KCC have been successful in getting £35 million funding from central Government for buses but this must be used mainly for capital improvements. It has enabled KCC to start negotiations with bus companies to maintain services.

Correspondence from Officers at KCC has stated that there is no obligation to provide transport to children who are not attending their nearest appropriate school. A question was raised about whether there has to be a provision for children not attending their "nearest appropriate school", especially if

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



the nearest school is full? Cllr Rayner said that Officers would have to put something in place to ensure that KCC meets their statutory obligation to get children to school and funding would come from the education budget.

A question was raised about buying a bus pass if there were no buses? Cllr Rayner recommended buying the pass as it will demonstrate that there is a need for a service, however, a refund would be available if there isn't a bus service.

Cllr Rayner recommended putting maximum pressure on KCC to make provision for those children living more than 3 miles from school.

A question was raised about how Parishes could get involved? Cllr Rayner said that there was a precedent for Parishes talking to bus companies to provide a service if they were so inclined.

Cllr Holden asked whether there was a statutory obligation under the Education Act to provide transport to the nearest appropriate school and whether the wording was open to interpretation? Cllr Rayner said that he had raised this question with a fellow Councillor this morning and concluded that the Education Act is not open to interpretation. Children from Ightham that have previously travelled to other areas in Kent for school and parents make their choices based on there being a school bus. Parents buy a bus pass in good faith so there should be a bus provision. The lack of buses in September will cause chaos and the Parish and Parents were urged to write to Kent MP's to ask for help.

Cllr Holden said that the extra car journeys that will result from lack of buses will add thousands of extra miles which is an environmental issue.

Cllr Rayner said that the situation has arisen because the finances at KCC have been getting progressively worse, and there is no money for subsidies, however the saving of £2.2 million is a relatively small amount which has caused a huge problem and we need to put pressure on KCC to rethink the funding.

Cllr Rayner reported that parents have already sent letters to Tom Tugendhat and there is an active large group of Parishioners that are campaigning to reinstate the services and a petition is up and running.

Cllr Holden asked what we could do as a Parish? We responded to the Consultation in April.

Cllr Rayner recommended contacting Go Coach about the TW10, TW11, TW13 and asking how much it would cost to ensure the services could continue with a view to working with other Parishes to meet those costs. This would put KCC under pressure. He also suggested contacting David Brazier to ask what steps are being taken to provide transport under the statutory obligation.

Cllr Fielder asked where the money for the bus passes went? Cllr Rayner said that it went into a central pot.

Members of the public left at 8.24pm

6. UPDATE FROM BOROUGH COUNCILLOR, COUNTY COUNCILLOR- Cllr Rayner said that the Local Plan would not pass through all the stages before the next election. There is a change in Conservative Policy to support the change in status of Greenbelt in order to support Borough Green Gardens.

7. MATTERS ARISING

Highways & PROW Matters - Update on HIP – The Clerk reported that recent changes had not been accepted as the HIP needs to be transferred to a new template, we have also been asked to

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



prioritise our requests, the Clerk will circulate and make some suggestions before completing the new template. Double Yellow Lines Update - The Parish Council withdrew the request for DYL on Oldbury Lane following a number of objections. The Parish would still like to pursue the DYL on Old Lane which is part of the same Traffic Regulation Order. **Declassification of Old Lane** – the Clerk has not received a response from PROW. **Flooding Oldbury Close** – Cllr Fielder reported that he was meeting with KCC Engineers on 2nd August to look at options around drainage. The Clerk asked whether they could also discuss the other traffic issues at the top of Oldbury Lane on the junction with Spring Lane.

Cutting Leathercote Corner – The Clerk has drafted a letter and asked Cllr Burgham for comments before sending to residents

Gas Works - Borough Green Road – The Clerk reported that the work seemed to be going well.

Temporary Road Closure - Back Lane, Ightham - 2nd August 2022 – Water Connection

Temporary Road Closure - Spring Lane, Ightham- 2nd August 2022 – Drainage works

Items to report: Erosion around manhole cover on Old Lane, 3 deep potholes on Common Road, the Clerk has reported these twice already and they are getting worse. Overgrown vegetation on Mill Lane and at the footpath at the top of Coach Road near Oakenhurst.

Cllr Clark asked about the bench on A25 and it was confirmed that we had agreed for it to be removed.

Overly bright lights were reported at a property on Common Road and Cllr Willingham will speak to the owners. It was agreed that we should have a consistent approach to external lights and light pollution.

Scout Pavilion/ Football Club - Request for steps to the changing rooms from the football pitch –Cllr Holden reported that after a site visit, he had concluded that steps would be a good idea as the grass has worn away on the bank. Cllr Holden asked about extending the fence and it was agreed that additional fencing or planting would be a good idea. It was agreed that the Parish Council would pay for the steps upto £1,500. The steps will be slabs to match the existing slabs around the building. Mr Reid of the Scouts will organise contractors and invoice the Parish direct.

Tennis Club – Update – Cllr Mitchem reported that water pressure is still poor at the Tennis Club. Cllr Willingham suggested that a new main from the A25 would be the only solution as we have looked at the possible causes and no obvious reasons have been found. If the Tennis Club can get 2 quotes, the Parish can discuss them at the next meeting. The Tennis Club reported that roots had buckled the path on the way to the Tennis Courts. Cllr Willingham said that he would speak to the Electrician about a timer for the lights.

Request for funding - Ightham Scouts has been selected by Kent Scouts to attend the World Scout Jamboree in 2023 in South Korea and approx. £4k funding is required. It was agreed that we would contribute £500, this was agreed.

Busty Stream - Update - The Clerk reported that there were 2 wheelbarrows in the Busty near to the Garden Centre. Cllr Clark agreed to speak to the owners to find out if they were theirs and ask them to remove them. Cllr Clark reported that the vegetation in the Busty by Durlings field was overgrown; the Clerk will ask for it to be cut back.

Recreation Ground & Car Park – The date for remedial works to the car park is 25th July and will last 10 days, the Clerk has informed the school and other users. The Rospa Inspection is due in July but we haven't yet received the report. **Container repair** – someone has tried to break into the container and buckled the panel and lock, Cllr Willingham will organise the repair.

Village Hall - Update - CCTV Solar Panels – Cllr Willingham reported that the panels would be fitted under the second tranche of TMBC sponsored works in October. Cllr Mitchem asked whether a baby changing unit could go into the disabled toilets and agreed to get some prices, this was agreed. The Clerk reported that the 2 black bins in the recycling centre have now been removed by TMBC following a request by Cllr Betts. We will monitor the situation regarding fly-tipping.

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



Plough – Parking Signage – Cllr Willingham will speak to the owners about a car park sign to deter people from parking in the road.

Coxcombe Fair - Distribution of Surplus from the Coxcombe Fair 2022 – Cllr Holden thanked Cllr Mitcham for her efforts in organising the communication regarding the distribution of funding. Cllr Mitchem said that some money had been earmarked for a Jubilee bench in the village and asked for suggestions. Cllr Fielder suggested an additional bench near to the Tennis Courts. The Coxcombe committee will pay for the bench.

Allotment – Tree works Completed – Cllr Emmett reported that there was some mulch left at the allotment to the rear 10, TreeAbility have agreed to remove it although removal wasn't included in the quote. It was agreed that the Parish would lease the parcel of land behind Squirrels Herne to the new owners, the Clerk will prepare a tenancy agreement. The Paddock will be advertised on the website and noticeboard opposite the Harrow. The Clerk will put together an application form with Cllrs Willingham and Holden. We have had enquiries from residents already and The Clerk will send an application form to them direct. It was agreed that the land, despite its name, is not suitable for livestock now that the stable block has been removed and given the proximity to residential properties. The deadline for applications will be the end of August and a decision will be made at the September meeting.

Village Matters –Tree Planting locations - Cllr Betts will check the tree pack but estimated that there are around 25 saplings. Cllr Hogarth has ordered the Jubilee tree plaque.

Ukrainian Refugee Programme – Information sharing between Parishes – Cllr Holden suggested that we should add any information to our website. He also asked that all out of date information on the website is removed.

Memorial Stone Ceremony – Feedback and ongoing maintenance – Cllr Willingham said how well attended the ceremony was. Cllr Emmett has emailed the Heritage Centre to thank them for the fly past. The memorial stone has now been transferred to us and we will take responsibility for maintenance. The Clerk said that Anthony Edwards would be maintaining the ground around it. Cllr Willingham suggested a donation to Shoreham Air Museum and £500 was agreed.

Churchyard – Cllr Mitchem reported that she had attended the church tidy up and said that she would check what the maintenance to the Churchyard involves.

Ightham Primary School - All weather play area – We have received a request for a contribution towards drainage work at the bottom of the pathway to the school as it often floods. Cllr Willingham reported that he had met with the school Governor to look at drainage solutions and suggested that 2 Acco drains were installed on the path with a soakaway in the recreation ground, This would take the water away from the area. It was agreed that we would support the school and the Clerk said that we are limited on what we can donate under the LGA 1972. A contribution would have to be a “donation” under S137 LGA and we have already used some of this funding this financial year, it is set at £11k. It was agreed that we would contribute up to a maximum of £4,000 on a matched funding 50:50 basis with the school PSA.

8. PLANNING

Cllr Willingham reported that he had been approached about getting our views on an application in the village. It was decided that in the interests of transparency, we would not be able to give any opinions until we received a formal planning application.

8.1 Planning Applications

22/01376/OA - Land East of Heronshaw, Oldbury Lane, Ightham, Sevenoaks, Kent,
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. “Objection on the basis of AONB, Greenbelt and being on the boundary of the conservation area.”

22/01480/TNCA - 4 Oldbury Cottages, Oldbury Lane, Ightham, Sevenoaks, Kent, TN15 9DE.

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



Silver Birch : 30% reduction and thin canopy. "No objection"

22/01318/FL - Demolition of existing garage and erection of a detached oak framed garage - Theodore House, High Cross Road, Ivy Hatch, Sevenoaks, Kent, TN15 0NN. "No objection."

22/01313/FL - Erection of a stable block and sand school - Land East of Fairways, Back Lane, Ightham Sevenoaks, Kent. "No objection"

22/01316/FL - 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) - Redwell House, Redwell Lane, Ightham, Sevenoaks, Kent, TN15 9EE. "No objection."

8.2 Planning Applications – APPROVED

22/00642/FL - Installation of external wall insulation and render finish to existing external walls and replacement of UPVC windows – Beechwood, Tonbridge Road, Ightham.

22/01143/LDP - Lawful Development Certificate Proposed: Introduction of outdoor swimming pool and poolhouse including games room and home gym within rear garden, along with associated hard surface around pool - Redwell House, Redwell Lane, Ightham.

22/00593/FL - Conversion of the hip to gable to create additional room and enlargement of kitchen area internally - 15 Fen Meadow, Ightham.

22/00344/FL - First floor extension over existing, new ground floor garden room and new detached car barn - Robins Rest, Back Lane, Ightham.

22/01050/TNCA – Various tree work- 9 Oldbury Close, Ightham.

22/01099/TNCA - Various tree work - Ightham County Primary School.

8.3 LOCAL PLAN –see above

9. FINANCE & POLICY

9.1 The following accounts were submitted for payment: Proposed by Cllr Mitchem 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
Smurfit Kappa – Newspaper Bin rental village hall (standing Order)	£54.00
JH Estate & Garden Services Ltd	£1548.00
GT Engravers	£239.40
Anthony Edwards – Work to churchyard and Parish	£1,098.52

Cheques

Clerks Expenses (inc Seal Medical Supplies - Defib Pads)	£105.75
HMRC Clerks Tax	£2.20
Pancreatic Cancer Research Fund	£100.00
Shoreham Air Museum - Donation	£500.00
Ightham Village Hall - Rental	£240.00
Nopower - Unmetered Power Supply	£76.05

The Clerk was asked to check when our next contribution for the church magazine bumper edition was due.

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



Business Reserve Account: £120,806.23 Current Accounts: £tbc Unity Trust Bank Account: £71,000

9.2 Internal Audit -Update - The Clerk reported that the External Auditor has confirmed receipt of our paperwork.

9.3 VAT return – The Clerk reported that she had submitted our VAT return today for approx. £8,000

10. CORRESPONDENCE – (* circulated)

KALC News June 2022

TMBC – The Borough Council has adopted (on 27 April 2022) a revised version of the Kent Model Code.

Parish Partnership Panel - Thursday 1 September 2022 at 7.30pm **Online meeting.

Parish Infrastructure Statement - List of projects for S106 agreements - Deadline 3 August – The Clerk has submitted our request for S106 funding towards a roundabout at the Oldbury/Sevenoaks Rd/A25 junction.

KALC Meeting 21st July – The Clerk will be attending as Secretary.

Utility Aid – Audit of utility bills – We have received an offer to review our utility bill of the Scout Pavilion to see whether we have the best deal. It was suggested that we check out the company first and check with KALC whether any other Parishes have used them. The service is free.

Borough Green Community Surgery – Outside Nisa, 19th July 10am-12pm

Free CPR, Defibrillator and Basic First Aid Training Session at Reuthe's -Saturday 30 July 2022

Kent Resilience Forum - Operation Brock will continue during Summer 2022

Kent Police Recruitment Drive

Tonbridge & Malling Community Safety Partnership Newsletter Summer 2022

KCC Bus Funding Reduction Consultation – Update- Following the discussion above it was confirmed that the Clerk would do the following:

- Contact Go Coach to get details of what it would cost to subsidise the bus services
- Circulate the letter from Cllr Taylor , Borough Green PC to Baroness Vere
- Contact neighbouring Parishes to co-ordinate our approach
- Draft a letter to send to KCC and Tom Tugendhat

The meeting closed at 10.45

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



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 her 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 in the July meeting.



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 became 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.



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 A5 – 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 probably be closed.

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.



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.”



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.



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



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.



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.



**IGHTHAM PARISH COUNCIL
ANNUAL PARISH MEETING**

ON THURSDAY 22nd SEPTEMBER 2022 IN THE VILLAGE HALL

MINUTES

Present: Cllr Willingham (Chair), Cllr Holden (Vice Chair), Cllr Burgham, Cllr Clark, Cllr Emmett, Cllr Fielder, Cllr Hall, Cllr Hogarth, Cllr Mitchem, The Parish Clerk, County Cllr Rayner, Borough Cllr Betts and 17 members of the public including representatives from various clubs and societies.

Chairman's Welcome – Cllr Willingham opened the meeting by welcoming everyone and calling for 1 minute's silence to mark the death of Queen Elizabeth II.

County Report – Cllr Rayner reported on the following:

There been a reduction in the bus subsidy of £2.2million and some commercial bus services have also been withdrawn due to driver shortages and the increase in petrol prices and Go Coach moving from Otford to Swanley. This has caused issues with school bus services and KCC has been working with local operators to take up some of the routes. Cllr Rayner urged parents with ongoing issues with buses to write to KCC to keep the pressure on.

Cllr Rayner is working with Kent Highways and Ightham Parish to improve drainage and the surface in Old Lane and Oldbury Lane. Following a recent consultation, double yellow lines will go in at the junction with Old Lane and A25 however will not go ahead in Oldbury Lane due to insufficient public support.

There have been difficulties recently with road closures and long detours. Cllr Rayner explained that KCC are obliged to give authority for road closures. There has been an increase in the quantum of closures due to insurance requirements of contractors who have difficulty in getting insurance if they don't have a full road closure to carry out works.

A question was raised about the cost for KCC of migrants coming to Kent? Cllr Rayner said that there is no cost for adults however the financial responsibility for unaccompanied children falls on KCC. From March 2022, there is an arrangement whereby funds can be recovered from central Government.

A question was raised about the boundary change. Cllr Rayner said that the Borough Wards were being changed to as part of a cost cutting exercise with the number of Councillors being reduced from 54 to 42. Nothing has changed for KCC, there are 8 Parishes in Malling West, the next vote will be in 2025. There will be a new Parliamentary boundary from next

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

year. Following an electoral review, Ightham will be in a ward with Wrotham, Stansted, Addington and Trottiscliffe and will be called Pilgrims with Ightham.

A question was raised about road closure signs not being collected after works were completed, Cllr Rayner said that the signs were the responsibility of the contractors however it was the job of KCC to ensure that they are collected. The Clerk reported that she has reported the uncollected signs.

Borough Report – Cllr Betts said that he had sympathy with parents over the bus situation and that cutting services wasn't compatible with climate change.

Cllr Betts will continue to represent the Ward following the boundary change.

The Local Plan Regulation 18 consultation was launched today. Cllr Betts urged everyone to respond and consider the infrastructure and climate change in their response.

The Waste Services Contract has improved. It has been a difficult few years with covid and shortages of HGV drivers. A new Officer has been appointed to deal with issues which will be a positive move. Kent is no 7 in the UK for improvements in recycling and TMBC have achieved top marks for recycling in Kent.

A new household waste recycling area has just opened in Allington, it is state of the art and carbon neutral. The bulky waste collection has ceased however residents can request bulky items to be collected from their property for £58 for up to 6 items and the Council has approved a reduction to £12 for residents on a limited income. A contractor will be employed in October to deal with litter and fly tipping. In addition, Operation Assist is tackling fly-tipping and there have already been a number of arrests. TMBC has one of the lowest rates for fly tipping in Kent.

TMBC finances have been hit hard with inflation and the energy crisis. Waste services have suffered also with increases in diesel and driver shortages. A number of swimming pools are closing due to the energy costs, TMBC are looking after the Leisure Trust and are managing to keep some pools open but it is an additional drain on funds.

TMBC are forward thinking in terms of Climate Change and have 32 electrical charging points with an additional 100 planned. Leybourne Lakes has an eco café which is carbon neutral. Larkfield Leisure Centre has had approval for solar panels which will reduce energy costs. There were green energy business grants available to help encourage businesses to address climate change, these are now focussed on reducing bills.

Cllr Betts attended the Coxcombe Fair and gave thanks to those who organised the event.

A question was raised about whether recycled material is recycled? Cllr Betts said that it was and that TMBC get credits from KCC. Black bin waste goes to Allington for incineration but it generated energy and the ash goes into blocks. 0.1% waste goes to landfill.

It was reported that the cardboard recycling bin has now been removed from the lower village hall car park as there is less need this service now that TMBC are doing kerbside collections.

Cllr Betts reported that the tree replanting behind the car park is being chased up with the Forestry Commission by the new Tree Officer at TMBC.

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

Cllr Willingham gave thanks to Cllr Betts and Cllr Rayner.

1. **Apologies** – Max Robinson, Ightham Tennis Club, David Sherhod, Ightham Primary School, Paul Lumley, Ightham PSA, Canon Tim Hatwell.
2. **Approval of the Minutes of the Annual Parish Meeting 25 April 2019** – Minutes were approved and signed.
3. **Parish Report & Presentation of the KALC Award** – Cllr Willingham gave his report below. After the report, he presented Hugh Stirk with the KALC award for services to the community. Cllr Willingham then gave thanks to the Parish Councillors and Parish Clerk.
4. **Finance Report** – Parish Clerk. See report below.
5. **Reports from Parish Organisations:-**

Ightham History Project – Jean Stirk asked anyone to contact her if they have any questions about the history project or village archives.

Ightham Mote – Bernadette Gillow gave a report from the Mote. Visitors haven't returned in the way that they hoped since Covid. There are a number of events and exhibitions planned, details on the website. There has been various activity on site in opening up views over Scathes Wood and work to the farm for facilities for the gardeners so the garden compound can be used for the café. The BBC has been using the Mote for filming recently and programmes will be shown next Spring.

Ightham Tennis Club – Jori Bennett reported that the Club has had a strong year and have recently spent money on resurfacing the courts and installing new LED lights, they gave thanks to the Parish Council for part funding. There is a strong membership with 154 members including 110 juniors. There is a new coach who will be starting cardio tennis.

Ightham & District Gardeners' Club - Pippa Coulthard gave thanks to the Village Hall Committee and Ightham Mote for their efforts in the Coxcombe Fair. They Club have had 2 shows and are happy to return to face to face meetings.

Ightham Primary School – A report was submitted and read by the Clerk. Summary of points: As of September 2022, 208 children attend the School, with the maximum capacity being 210. Pay increases awarded to staff – 5% to teachers – are unfunded by the Government and therefore have to be met by the School's existing budget. 57% of our children in Year 6 passed the 11+ in the last academic year, well above the county average of 25%. Paula Freeman remains the Chair of the Full Governing Body.

The Parent School Association (PSA) continues to flourish, although it has inevitably found fundraising much harder due to the pandemic over the last couple of years.

Friends of Ightham School (FOIS) has met regularly over the last year or so and is very grateful for the donations it has received from parishioners. These funds have enabled the School to employ a Family Liaison Officer on a two-year contract to support our families and children. The Annexe, which the School leases from the Parish Council, is constantly in use and has created much-needed additional space for the school to use.

We are very grateful indeed to the Parish Council for recently agreeing to match fund the Hard Court Flooding soakaway. The School very much values its highly positive relationship with the Parish Council.

Ightham Scouts - James Reid reported that the Scout HQ has just celebrated its 3rd anniversary. It was opened by Tom Tugendhat MP. Covid created lots of issues but the scouts were able to continue meetings via zoom. There have been lots of activities since the lockdown ended and James gave thanks to the PC for their support. The cardboard facility has been removed which was a means of raising money, James will look into replacing it. The Music Festival had to be cancelled due to covid and it is unlikely that it will be run again.

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

Ightham Church – Richard Abnett reported that St Peter’s just celebrated 900 years and gave thanks for the daffodil planting. The Parishes of Ightham and Wrotham are now a joint benefice, Rectors of both Parishes will be retiring next year and will be replaced by 1 Rector.
Ightham WI – Helen Jenkins reported that the WI have just celebrated 100 years. They carried on meeting during Covid via Zoom and are now having hybrid meetings. They have 59 members

The meeting closed at 9.43pm

Chairmans Report

First annual parish meeting since 2019, we haven’t been able to have our annual meeting due to covid although the Parish meetings continued during lockdown via zoom

Highways - We have an ongoing problem with speeding in the village and in July 2019 appointed a traffic consultant, Les Henry Associates, to do a help us to suggest traffic calming measures that we could put forward to Kent Highways. Our Highways Improvement Plan was submitted to Kent Highways in 2020 and some of the recommendations have been implemented already. The HIP needs to be updated every year with a list of measures in priority order. Kent Highways Project Managers investigate 1 or 2 priorities per year. Our main priority is to implement a 30mph blanket speed limit throughout the village however we have been told that this is unlikely to be deliverable. Or main priorities for 2022 are to reduce the speed on Oldbury Lane to 20mph and to install gateways with traffic calming signage at the Borough Green roundabout and Fen Pond Road. These have been chosen due to their deliverability and Parish contribution.

Planning - We continue to receive around 10 planning applications a month from TMBC for our comments as statutory consultee. The majority of the applications are for tree work and The Parish Council is generally supportive of all but a very few applications.

Finances - We raised our precept by 2% this year to £127,350, our budget in 2022 including reserves in £160k. The Clerk will give a short report on the Parish Finances.

Coxcombe Fair - We celebrated the Queens Jubilee in May 2022 with a bonfire and the Coxcombe Fair which was organised by a Committee of Parishioners. The Fair was well attended and raised £15,000 which has been distributed to various organisations within the community.

Scout Pavilion - Officially opened in September 2019 by our MP Tom Tugendhat.

The old scout hut reverted to the Parish and we had it fitted out and now lease it to the school who have renamed the building “Oldbury Annex”

Tennis Club – In 2021/2, the Parish Council gave matched funding to Ightham Tennis Club to resurface the courts and replace the flood lights.

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

Cricket Club – In 2021 we granted some money to the Cricket Club to build a new toilet block.

Recreation Ground - In summer 2022, we carried out repairs to the car park in the recreation ground. We had investigated a new tarmac surface but decided not to go ahead as estimated costs were in the region of £100,000. We also planted some trees in 2022 to commemorate the Queens Jubilee.

Village Hall – The Parish Council applied for a grant for solar panels on the village hall roof, these are due to be installed in October 2022.

Local Plan – The last Local Plan was rejected by Planning Inspectors due to failure in duty to co-operate. The whole process had to start again with a new call for sites in February of this year. The Parish Council decided **not** to put forward any sites for development as all sites previously put forward were rejected due to them being in greenbelt and AONB. We are now at Regulation 18 stage where we are invited to comment on the draft plan. It is unlikely that the plan will be finalised before the elections in 2023.

Memorial Stone - In 2019 we were approached by Shoreham Aircraft Museum about putting up a memorial stone opposite the Church to commemorate Mark Ravenhill, a World War II pilot whose aircraft came down in a field on Fen Pond Road. The stone was installed in July 2022 with a short ceremony and a fly past.

Boundary Review - The Local Government Boundary Commission for England (LGBCE) carried out an electoral review of Tonbridge and Malling Borough Council in 2021. From 2023, Ightham will be in a new Ward with Wrotham, Stansted, Trottiscliffe and Ryarsh called “Pilgrims with Ightham”

Bus Funding reduction – In Spring of this year we were invited to comment on a consultation to reduce subsidised services. Some local services have been withdrawn and in addition, some commercial services have also been withdrawn including some school services. The Parish Council lobbied KCC, our MP and Cabinet members to reinstate the services in the summer of 2022 and attended a meeting with Cllr Rayner and our MP in early September. Some replacement services have been installed but they are far from satisfactory and we continue to support their reinstatement.

Finance Report – Annual Parish meeting 22.09.22

We concluded our audit on 8th September with no matters of concern.

We opened our year with £193,178 over 3 accounts.

Our precept was raised in line with inflation (at the time, December 2021) by 2% to £127,350 which equates to £2 increase on band D property.

Budget amounts:

Running Costs £50k

Capital Expenditure:

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

Tennis Club £25k

Electrical Charging Points £6k

Call for Sites Legal Fees £10k

Coxcombe Fair £7k (excludes £2k already paid)

Battery for photovoltaic panels £5k

New car park surface £50k

We will carry forward money for the village hall (150k), pitch levelling (40k), trees (5k), fitness equipment (15k) highways (20k)

We are limited by statute on what we can spend money on (**Local Government Act 1972**)

At beginning of September we have £259,000 over 3 accounts.

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



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.....



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.

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

**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

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



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

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