



11/23

MINUTES

Meeting of the Parish Council held on Tuesday 21 November 2023 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 and a Planning Consultant for Towan.

1. APOLOGIES FOR ABSENCE - Cllr Hall and Borough Cllr Betts

2. DECLARATION OF INTERESTS - None

3. PUBLIC A Planning Consultant for Towan presented the plans and answered questions about the application. He acknowledged that the Parish Council had already registered an objection to the application and wanted an opportunity to change their view. The main points made by the Consultant are as follows:

The site already has built form; the house will replace the garage.

It will be a modern eco structure which will meet changing needs of the family

It will have the appearance of a single storey chalet style property from the front and an extra level will be cut into the landscape at the rear.

Materials are ragstone, brick with a metal roof, commonly used materials in Ightham, and is a sustainable design.

The listing is "infill", so no "urban sprawl"

TMBC are supportive of the application.

Councillors raised questions and concerns about the following:

The size is considerably bigger than what is there already

The build is within AONB and this will impact on the character of Ivy Hatch

Concern about separate access/ additional traffic and parking which is already an issue in Ivy Hatch.

4. MINUTES - The Minutes of the Meeting held on Tuesday 17 October 2023 were approved with a minor amendment and signed by Cllr Willingham. Cllr Holden asked whether there was an answer to the request about the storage facility request from the PSA? Cllr Willingham said that the existing container belonged to the Football Club and that the PSA should approach them.

5. REPORTS FROM COUNTY COUNCILLOR – Cllr Rayner reported that KCC Children’s Services have been heavily impacted by the large number of unaccompanied asylum-seeking children with 1,200 arriving in Kent during September/October. Pending a High Court decision, KCC may have to acquire Childrens Homes in Kent to provide housing for the children. In the current financial year, KCC are over budget by £36m and £28m of this is due to overspend on children’s services; the impact of this is that discretionary services will cease in order to bring down the deficit.

The winter gritting programme is under way and an additional 5,000 tonnes of grit has been made available this winter. The Government has given KCC £6m to repair potholes and at the end of October, 4.5 miles of pothole repairs had been undertaken.

It has just been announced that Pfizer will be closing at Sandwich. It is hoped that the Research Companies at the same site can take on some of those who are being made redundant.

KCC is continuing to press for competitors of Eurostar to stop at Ebbsfleet and Ashford.

Making Space for Nature has just been launched in Kent. It is a DEFRA funded project.

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



The Clerk asked progress on the flood measures at Oldbury. Cllr Rayner reported that he was due to meet with a Highways Drainage Engineer to come up with some designs to address the flooding. There are 2 issues: run off from Oldbury Hill and flooding on the Western part of Spring Lane. There is potential to pipe water onto private land and at the meeting Cllr Rayner will see whether this would be possible, with permission of the landowner.

6. REPORTS FROM BOROUGH COUNCILLOR – Cllr Willingham reported that Cllr Betts confirmed that planning permission wouldn't be required for solar panels on the village hall roof.

7. UPDATE FROM PPP – Cllr Mitchem reported that she had attended the recent PPP meeting where the following items were reported:

Inspector Terry Newman, Tonbridge and Malling Community Safety Unit, reported that crime has remained static, and they have now recruited all of the PC's that they need. Police will be focussing on speeding and shoplifting.

Cllr Mitchem raised some issues with the new planning system, Agile which had been highlighted by the Clerk. Officers noted that there were some problems with the new system and apologised. We were the only Parish that flagged up issues and the concern is that some applications will be missed. The Leader reported that they would not be paying the Software Engineers until problems had been resolved and the 21 days deadline has been extended in the meantime.

There will be some reforms to the electoral system and boundaries and new regulations around voting. TMBC are short of counters and polling station officers and are currently recruiting.

There was an update on the Local Plan; Parishes will be expected to share the burden of development as sites will be spread out between them rather than concentrated in one area. It was noted that many of the Ightham sites are within AONB so probably won't be accepted anyway.

Cllr Rayner left at 8.21pm.

8. MATTERS ARISING

Highways & PROW Matters – Temporary Road Closures - **Common Road** - 27th November 2023.

Copt Hall Road- 16th -18th January 2024. Cllr Mitchem reported that she had spoken to South East Water about prioritising the water leak outside Bank Cottage; they responded to say that the earliest that they could carry out repairs would be 13th and 14th January as they needed a TRO. We are concerned that the water will turn to ice during colder weather making the road dangerous. SEW have said that they will supply salt to the residents.

Update HIP – response from Kent Highways – We have received a response to our request to revisit the 20mph limit on The Street to say that it doesn't meet the criteria; the road isn't long enough and average speed is in high 20's and therefore wouldn't currently be enforced by the police. They are looking at other physical measures and/or altering the existing priority signage as they acknowledge there are issues at this location. Oldbury Lane also doesn't meet the 20mph criteria, but they are looking at improving the visibility of school warning signs. We have been asked to provide further information about our request for a blanket 30mph limit throughout the village. We have been asked to clarify which section of A25 we would like to be reduced from 50mph to 40mph and to provide any recent collision data at the Oldbury Lane/Sevenoaks junction.

They cannot include the surfacing of Old Lane on our HIP and have suggested reporting the condition of the road via the KCC portal which the Clerk has done.

We have received ATC Speed Count results for Fen Pond Road near Fen Meadow, near the railway bridge and near the Church. Speeds are mostly compliant with DfT limits however we note that speeding is at its worst near to the railway bridge, and then slowing near to the Church. The Clerk was asked to forward the data to Kent Highways to see whether the results are significant for speed calming measures.

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



Flooding Oldbury - see above.

Community Speedwatch & Equipment – The Clerk has chased up the risk assessments and we are waiting for a response.

Following our report that the activated speed sign on A25 was broken, we received an email to say that the sign had been removed as beyond economic repair. The criteria for this type of sign has now changed and we have been informed that replacement will only be considered if we can demonstrate that there is still a safety issue at this location and alternative funding can be found. The Clerk was asked to investigate the current criteria and the cost for a replacement.

It was reported that the salt bins have been refilled although the bin by the bridge has been missed. The Clerk will report that and ask for the bag to be taken away as it is full of grass.

New Beat Officer – Update – We have received an email introduction from our new Beat Officer Dylan McElligott. The Clerk has messaged him to say that we have various speeding issues throughout the village and anti-social driver behaviour on The Street. He said that he will come and do some speed gun checks and would like to become involved with Speedwatch. He also suggested speed cameras to alleviate speeding. There was a discussion around speed indication devices and there were mixed feelings about them in a rural setting.

Matters to report - Potholes between Treetops and Nutlands on Ismays Road and Cllr Holden reported that 80% drains in his area of the village were filled with compacted silt.

Allotments –Land to Rear of no 5 Common Road – We have received a request to subdivide the Paddock behind no 5. The Clerk has put in a request to the tenant. It was noted that there was a lot of garden waste that had been deposited on our land behind Common Road. There was a discussion about practicalities of removing it and preventing garden rubbish being dumped in the future.

Recreation Ground –Rospa repairs – The Clerk has contacted a contractor to quote for repairs to the wetpour and is waiting to hear back. The Clerk will look at the other items that need repairing.

Cllr Fielder has looked at installing the hydraulic arm on the entrance gate and said that the gate needs to be completely level to work properly. Cllr Willingham agreed to look at it with him. **Electrical and Water supply quotes** – Cllrs asked whether it would be possible to take a supply from the Scout Pavilion rather than the roadside. Cllr Willingham will get costings so we can see whether it would be economically viable.

Recreation Ground Car Park – Parking bays – We have received further quotes for fencing to mark out parking bays and it will cost around £5,000 plus signage. Several Councillors had attended the car park at school drop off and pick up times and concluded that people generally parked sensibly and didn't think that marking spaces would have a marked impact given the cost. Various other options have been discussed and following full consideration, a vote was taken and 7 to 2 Councillors voted against marking out the spaces.

Recreation Ground Path to the Tennis Club - We have received a quote for repairs to path where the tree roots have come through the path in several places. We are not able to disturb the roots or damage them further so are limited to what we can use. The quote was for £9,967.40 to dig up the tarmac and relay a binding gravel path with timber edging. The surface can be repaired easily with extra gravel but should be maintenance free for the first few years. It was agreed that we would go ahead and that Cllr Willingham would meet with the contractor to discuss the possibility of moving the path over away from the roots.

Tennis Club - Tree planting - The Tennis Club have suggested a place to plant a replacement for the Goat Willow, and have some suggestions for a tree. Councillors were happy with their suggestion and Cllr Mitchem will report back to the Tennis Club. The Club has also requested that branches overhanging the path are cut back and Cllr Willingham agreed to ask James Hayward to do this. Cllr Mitchem asked whether there could be a sign on A25 for the Club, it was agreed that a sign saying Recreation Ground would be better, Cllr Mitchem will look into this.

Village Hall - Update - Solar Panels – Cllr Willingham reported that he had received a further quote for £10,000 which includes a 6KW battery. The panels would be put on the elevation facing the road.

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



Cllr Hall had previously asked about a feasibility study to see whether it would be cost effective and it was suggested that this would be the responsibility of the Trustees who would be paying for the panels. The Clerk suggested applying for one of the grants available and will investigate this. We have yet to receive a response to the 23hr free parking query at the village hall. It was suggested that we leave this as TMBC are looking to impose and increase charges in their car parks. Cllr Willingham had received a quote to repair the damaged railings for £600-£900 depending on how much needs to be dug out, it was agreed that we should go ahead and get the repairs done. The Trustees have provided a couple of quotes to repair the damp panels and redecorate. The Clerk passed these to Cllr Willingham and we will discuss at the next meeting.

Flooding – Busty & drainage mapping – Cllr Holden now has now received most of the maps. The Clerk has asked James Hayward to clear and cut back vegetation at the Busty, it was suggested that this should be done on a more regular basis.

Trees – Sites for Queens Green Canopy Trees – remove from agenda as we haven't found any suitable sites.

Noticeboards/Benches – Cllr Willingham to ask James Hayward to remove the noticeboards at Sevenoaks Road and Oldbury Lane and then the Clerk can order the replacement.

SKIPS – New Garden room – Nothing to report.

Internal Auditor – Cllr Willingham passed details of a potential auditor who could audit Parish Accounts to the Clerk who will make contact.

9. FINANCE & POLICY

9.1 The following accounts were submitted for payment: Invoices were initialled by Cllrs Hogarth and Clark and payments authorised by Cllr Hogarth.

Clerks Salary	£839.20
HMRC – Clerks Tax	£22.00
Clerks Expenses	£28.25
Gel Creative - (Standing Order)	£50.00
EDF – Electricity Pavilion (Direct Debit) (Payment increased to £212 from Sept)	£212.00
Zen Internet - Business Full Fibre 2 Price rise*(Direct Debit)	£54.61
Anthony Edwards – Work at Parish and Churchyard	£1,081.72
JH Estate & Garden September	£1428.00
JH Estate & Garden October	£1512.00
Treeability - Birch branch removal	£132.00
Treeability – Remove deadwood from limes over car park	£979.20
Citizens Advice – NW Kent – Donation	£100.00
TMBC – Bins for fireworks	£128.84
Portaloos for fireworks	£312.00
Generator for Fireworks	£678.84
JWL Ironmongers – Hydraulic arm for gate (reimburse S Huseyin)	£169.92
Microsoft 365 subscription (reimburse S Huseyin)	£59.99

9.2 Income

Interest Nat West	£277.53
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9.3 CAF Bank - Our Application returned as they no longer take on Parishes. The Clerk asked for alternative bank recommendations with dual signing.

9.4 Budget – Meeting to discuss budget for 2024 and ideas for budget items

10.PLANNING -

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



23/02025/FL - Towan, Mote Road, Ivy Hatch, TN15 0PG. Demolition of existing garage; erection of 1 x 4 bed dwelling with associated works including landscaping and altered access. "Objection" Further discussion confirmed that we would still object on the grounds of harm to the openness of Greenbelt and AONB.

23/03020 - Glebe Land, Rectory Lane, Kent, TN15 9BG. T3 (applicants ref) English oak (*Quercus robur*) remove dead wood from crown >35mm in diameter, laterally reduce east side of crown back from Glebe House by 3m, remove any crossing, broken or damaged branches and limbs from crown, carry out climbing inspection of old reduction points and provide report on condition. T3 of Tree Preservation order. "No objection."

23/03073 - Greenacres Garden Centre, Forward Nurseries, Borough Green Road, Ightham, Sevenoaks, TN15 9JA Erection of a new agricultural building in association with horticultural use of the site to house plant potting equipment. "No objection if TMBC is satisfied that the size is commensurate with the business being undertaken and we would like to see appropriate screening and landscaping".

23/01988/LB - Tudor Cottage, Trycewell Lane, Ightham, Sevenoaks, Kent, TN15 9HL. Listed Building Application: Installation of a terracotta chimney cannon pot 300mm in height and relaunching to the top of the chimney stack with suitable materials."No objection."

23/02043/FL - Farley Cottage, Copt Hall Road - New dormer extension to front and new entrance canopy, including relocation of main entrance, change of pitched roof to flat roof at front of house, alterations to the external appearance including photovoltaic panels, new timber cladding and alterations to fenestration. "No objection."

23/02084/TPOC – Sycamores, Bates Hill. 8 x Lime (G8 applicant reference) - reduce height by 40% standing in G5 of TPO. "We object to the amount that the trees are being reduced by".

23/02007/FL Land Around Dark Hill Farm, Borough Green Road, Ightham - Erection of a two-storey residential 4 bed dwelling along with parking, landscaping and associated works. "Object on the adverse impact on the openness of the greenbelt and AONB"

23/03072/HH Camomile House, Common Road, Sevenoaks, TN15 9DY – Replacement residential outbuilding for multi-purpose gym.store "No objection with condition that this does not become a separate dwelling"

PLANNING APPEALS:

23/00685/FL - Proposal: Proposed garage/store as a replacement for existing dilapidated outbuilding, to be demolished. Location: Gibbons Place , Tonbridge Road, Ightham, Sevenoaks, Kent, TN15 9AP.

PLANNING APPLICATIONS APPROVED:

23/02071/TNCA - Double Dance, Tonbridge Road - T1 Cherry tree- fell to ground level, has large amounts of die back and is in decline.

23/01605/TNCA - Spring Cottage , Trycewell Lane - T1 applicants reference Oak (Tree A of annotated photo) - Reduce overall crown by 2-3m standing in garden alongside public right of way.

23/01814/TNCA – Redwell, Redwell Lane - Row of pleached Limes - Trim/prune to return to previously maintained form.

PLANNING APPLICATIONS REFUSED:

23/01711/FL – Glenwood, Spring Lane, Partial demolition of the existing dwelling and erection of a new two-storey rear extension including reforming of the roof to provide new bedrooms in the roof space with dormer windows, conversion of the existing garage and infill of the car port to form new garage, new terrace to rear and fenestration alterations

11. CORRESPONDENCE – (* circulated in advance)

KALC News *

Kent Cycling and Walking Infrastructure Plan Consultation kent.gov.uk/KCWIP - Closes 10.01.2-24
Hedgehog Highway Project [Hedgehogs R Us Highway Project - Hedgehogs R Us](#) - Clerk to forward to Cllr Emmett

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



KALC Community Awards Scheme 2024 – 2nd February – Suggestions for candidate to put forward a - agreed

West Kent Rural Grants Scheme

KALC T&M Area Meeting – 14th December via Zoom

Parish and Town Councils Climate Action Day, 4th of December, in partnership with KALC

AOB

Cllr Mitchem reported that the fireworks were very good and raised c £2,000 for the school.

Cllr Mitchem gave thanks to the organisers of Remembrance Sunday which had been well attended.

Cllr Holden reported a nasty accident on A227 near to High Cross Road this evening.

Cllr Holden reminded Cllrs that we should be looking at potential sites in Ightham for the Local Plan and it should go onto next months agenda.

Cllr Hogarth asked whether it would be possible to meet at 7pm as the meetings finish very late. It was suggested that we allow a maximum discussion time for items so that we finish on time.

Cllr Clark asked whether planning permission was required for garden buildings? The Clerk said that the regulations were on the TMBC website but PP was not generally required unless they have a concrete base.

Cllr Willingham met with a contractor to discuss putting 2 EV charging points at the car park, immediately behind the hall on the grass to the right of the disabled signs. We investigated running cables to the lower car park but the cost was £10k for a 3m trench. KCC will pay for them.

Date of next meeting – Tuesday 19th December 2023 - Ightham Village Hall at 7.30pm.

The meeting finished at 10.30pm

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