



12/23

MINUTES**Meeting of the Parish Council held on Tuesday 19 December 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 Hall, Cllr Hogarth, Cllr Mitchem, The Parish Clerk and County Cllr Rayner.

1. APOLOGIES FOR ABSENCE - Borough Cllr Betts

2. DECLARATION OF INTERESTS - None

3. MINUTES - The Minutes of the Meeting held on Tuesday 21 November 2023 were approved with a manuscript amendment. Cllr Hall raised a query about the allotments, the Clerk said that this would be covered later in the meeting. Cllr Hall asked whether trees would be planted on the verge outside the Cricket Club. Cllr Mitchem said that she would make a further approach to the Cricket Club as they owned it.

4. PUBLIC – One member of the public was present and raised queries about the path repair in the recreation ground and asked whether there was public liability insurance for the contractor. The Clerk said that she would ask for their certificate.

5. REPORTS FROM COUNTY COUNCILLOR - Cllr Rayner reported that the financial situation at KCC is not good and there will need to be further reductions in the budget. There will have to be some policy choices, however, due to the elections taking place next year and consultation processes, any changes won't occur until 2025/6. Regarding devolution funding, there have been announcements from various other counties about moving towards devolved settlement, however, due to the Medway Unitary Authority, Kent will not be moving forward with this. Negotiations continue with the Home Office on unaccompanied asylum-seeking children to ensure that Kent isn't taking on more children that they can look after. Cllr Rayner reported that Operation Brock will not be taking place over Christmas. From October 2024, there will be new entry and exit arrangements to the EU and unless there are significant improvements to the arrangements this will cause queueing on M20. Work also continues to put pressure on the Government to open up Ebbsfleet and Ashford stations for the Eurostar as this will help to relieve traffic issues. Winter preparation continues with regard to hospitals and adult social care to reduce bed blocking.

Cllr Rayner met with Cllr Fielder and the KCC Drainage Engineer to look at the flooding issues at Oldbury Lane and Spring Lane, Cllr Fielder has agreed that his land could be used to take some of the surplus water and the Engineer is drawing up a scheme so that Cllr Fielders land won't be adversely impacted. Cllr Rayner is confident that the scheme will come forward and has funding for the bulk of the work but may approach Ightham Parish Council for a contribution. Cllr Rayner said that Cllrs Fielders assistance has helped considerably.

Cllr Willingham asked Cllr Rayner whether there would be any changes to housing requirements following Michael Gove's announcement on Greenbelt policy. Cllr Rayner said that KCC don't get involved in housing, only education, schools, minerals and waste, planning is under the remit of Tier 2, ie TMBC. Cllr Rayner reported that he is the Kent Officer to Kent Downs AONB and as such it is within his remit to point out planning consultations within AONB.

There were various questions about tax and Cllr Rayner confirmed that KCC would not be raising taxes above 5%. Cllr Rayner left at 8pm.

6. REPORTS FROM BOROUGH COUNCILLOR – Cllr Betts gave apologies.

7. MATTERS ARISING

Highways & PROW Matters – Temporary Road Closures - **Copt Hall Road**- 16th -18th January 2024
Water leak repair at Bank Cottage is scheduled for 13th and 14th January 2024. Various potholes reported; Fen Pond Road outside Leathercote, Borough Green Road outside Tattlebury, Ismays Road

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near crossroad with Common Road. Cllr Fielder reported a sign that had turned around on A25 and he will try and fix it. Clerk to report via the portal. Cllr Mitchem reported that she had requested a sign to the recreation ground and for redundant roadworks signs to be removed.

Update HIP – meeting with Kent Highways – Cllr Mitchem, Cllr Clark and the Clerk had a meeting with the HIP Team Leader last week. It was confirmed that The Street did not meet Government guidelines for a 20mph limit and this is due to it being less than 600m long and existing speeds being too high; they need to be under 24mph. We have asked to extend the limit out to Borough Green Road and Bates Hill to get the correct length, however, existing speeds on both roads are too high. Cllr Mitchem suggested carrying out an ATC (automatic traffic count) on The Street to see if the speeds were less than 24mph as the length can be reduced to 300m in exceptional circumstances. Kent Highways are currently looking at alternative traffic calming measures on The Street and improving signage and road markings and will have something to send to us in the New Year. They are also looking at improving road markings and a pedestrian sign on Fen Pond Road, following the results of the 3 ATC's along there. There will be 3 ATC's on A25 between Coach Road and Dark Hill roundabout on 27th January to support our request for a reduction in the speed limit from 50mph to 40mph and we have requested one near to the entrance of the recreation ground. We are still pursuing a blanket 30mph limit within the village but the priorities are getting calming measures in place for the aforementioned areas first. Cllr Mitchem reiterated that even if IPC offer to fund highways improvements, they are still subject to approval from Kent Highways. Cllr Mitchem reported that our new Beat PC had been more proactive in doing some speed checks in the village and has been out with the speed gun. He is aware of the problem areas and will be monitoring speeds in the village. Cllr Hall suggested doing another article for the Parish Magazine outlining what the Parish has done to get measures in place. Flooding Oldbury - see above.

Community Speedwatch - We are still awaiting a training date. The Clerk reported that she raised the time taken to get this up and running along with the slow progress of the HIP with the KALC chair who recommended writing to the KALC Executive - Agreed

Allotments –Land to Rear Common Road – At an inspection following a recent request from a resident to rent a parcel of land behind Common Road, Councillors noticed that a lot of garden waste and other rubbish had been dumped behind the gardens. It was agreed that a letter should be sent to all residents asking them not to dump any further garden waste. The Clerk will get quotes to remove the rubbish.

Recreation Ground - Electrical and Water supply quotes – Cllr Willingham has spoken to Scouts about a connection to a power point that could be used and is also awaiting a quote to connect to the box by the gate. We are also investigating tapping into the water supply from the scout hut but will need somewhere to put a standpipe. There are some lights out on both paths and Cllr Willingham has contacted an electrician. We have accepted a quote from Bastian Civil Engineering to carry out path repairs, as we have been unsuccessful in getting quotes from other contractors to carry out the work. The clerk will request the liability insurance certificate. We have received a Sovereign Inspection Report for the play area highlighting some minor repairs and a quote for repairs to the wetpour for £1,158.07 – this was agreed. The Clerk will contact Wicksteed to get a quote for repairs to the equipment. The Clerk reported that some of the fence panels were broken and will see what needs to be replaced. Cllr Mitchem will chase up removal of the graffiti. Cllr Willingham will ask James to cut back trees overhanging the pirate ship. Cllr Willingham reported that James had cut back trees overhanging the bridge and cleared the leaves that were causing flooding to the footpath by the play area. Cllrs Fielder and Hogarth reported mud on the footpath by the bridge and the Clerk will report this.

Tennis Club – Request for donation towards insulation for pipes – The pipework to the Tennis Club had frozen due to the heating exchange in the Scout Pavilion and they have had to install a heat mat to prevent this happening in the future at a cost of £640; they have asked for a contribution towards

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



the cost. It was agreed that we would pay 50%, ie £320 on the basis that there were not further approaches in the foreseeable future.

Village Hall - Update - Solar Panels – Nothing to report. Damage to railings – this will cost between £600-£900 to repair, it was suggested that the Village Hall claimed this on their insurance. EV charging points – we are awaiting quotes. Internal repairs – the repairs to damp and decoration will cost £2,745 and it was suggested that IPC pay for this as we own the hall - agreed. We have received an email from UK Power Networks regarding a proposal to install a new GRP Substation at Ightham Village Hall in return for a wayleave of £1 but we have been asked to cover our legal fees. The Clerk was asked to write back to request that they cover our legal costs and offer a commercial wayleave. We have no issue with the replacement substation.

Flooding – Busty & drainage mapping – Cllr Clark has done some clearing of the busty. It was reported that a car went into the Busty last week although has now been recovered.

Noticeboards –The Clerk was asked to order 2 new noticeboards now that the old ones have been removed. One will go in the same location at Oldbury and the other at the village hall, exact location to be decided.

8. FINANCE & POLICY

8.1 The following accounts were submitted for payment: (invoices initialled by Cllrs Clark and Cllr Hogarth and online Unity payments to be authorised by Cllr Hogarth)

Clerks Salary (includes NALC £1 per hour increase backdated to April)	£1,109.74
HMRC – Clerks Tax	£111.46
HMRC – Clerks Tax (October)	£22.00
Clerks Expenses	£15.30
Gel Creative - (Standing Order)	£50.00
Gel Creative – Domain Name renewal	£20.00
EDF – Electricity Pavilion (Direct Debit)	£212.00
Zen Internet - Business Full Fibre 2 Price rise*(Direct Debit)	£54.61
Sovereign – Playground Inspection	£478.80
Anthony Edwards – Work at Parish and Churchyard	£1,285.94
JH Estate & Garden November	£tbc
We Are Beams – (Childrens Charity Donation (agreed at meeting)	£100.00
St Peters Church – Donation towards bumper edition printing costs*	£1,500.00
Ightham Village Hall – Rental (Cheque signed by RW and KM)	£262.50
Smart Transport Hub – ATC’s Fen Pond Road	£306.00

8.2 Income

Interest Nat West £277.53

8.3 Alternative bank recommendations – Clerk has contacted KALC who recommended approaching CCLA (Clerk has emailed them for further details),

8.4 Budget – Meeting to discuss budget for 2024 -The Clerk will set up a meeting with the Cllrs Holden, Hall and Willingham early in the near Year in time for approval at our January meeting.

8.5 The Clerk passed bank statements and reconciliations to Cllr Holden at the beginning of the meeting.

*Cllr Hall queried the amount of our contribution, £1,500, when the additional cost of the bumper magazines is around £800 and the Church is already making a healthy surplus without our contribution? Cllr Holden said that this was to cover printing costs of the bumper edition which is distributed to all households twice a year. Cllr Willingham will ask the Treasurer for a breakdown of costs. It was agreed that we should contribute £1,500 as agreed, as the magazine is much improved in quality.

The Clerk reported that she had contacted a local resident who has agreed to do the internal audit.

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9. PLANNING

LOCAL PLAN – Reg 18 Call for Sites – Sites in Ightham – Cllr Betts recommended that we put forward something however it was noted that this would go against our approach to development on greenbelt/AONB. The Clerk has circulated the sites in Ightham and we will defer the discussion to January.

23/03212/FLMIN - Ruffits Farm House, Fen Pond Road, Ightham, Sevenoaks, TN15 9JF.

Enlargement of existing farm access..”No objection”

23/02083/TPOC - Land North of Fen Pond House, Fen Pond Road, Ightham, Sevenoaks 4x Oak - cut back branches by approximately 20%...”No objection”

23/03144 - Fair Oaks 2, Tebbs Way Ightham Sevenoaks TN15 9BJ. Outline Application: all matters reserved except for access and layout for the subdivision of the plot and erection of a new detached dwelling. “Objection on ground of adverse impact on openness of greenbelt and not in keeping with other properties in Tebbs Way”

23/03072 - Camomile House Common Road Sevenoaks TN15 9DY. Replacement residential outbuilding for multi purpose/gym/store. “No objection on basis of no overnight or business use.”

23/01873/FL - Walters, Ismays Road , Ivy Hatch , Sevenoaks, Kent , TN15 0NX – Proposed Car Port. “Objection on grounds of adverse impact to the openness of greenbelt” (Majority decision)

23/02069/LB National Trust, Mote Farm , Mote Road , Ivy Hatch , Sevenoaks , Kent , TN15 0NT. Listed Building Application: Proposed replacement rear timber stable door and new staircase handrails to the front elevation. “No objection”

23/03178/FLMIN - The Old Farmhouse, Borough Green Road, Ightham, Sevenoaks, Kent. The retention, refurbishment and conversion of Crickett’s Farm House into offices with access, parking and landscaping, as described and illustrated by the Design and Access Statement and accompanying drawings. The current single dwelling will be partitioned to create multiple offices, tea rooms and toilet to ground and first floor with second floor being used for storage. The garden room will be reconstructed and communal entrance formed to the ground floor. ”No objection”

23/03284/TPOC– Copthall, Ismays Road T 1 (Applicants ref.) indicated by pink dot on map- Sweet chestnut adjacent to Redwell lane- reduce failed lateral over highway. To reduce lateral that has failed in the past, which is over a highway. T6 of Tree Preservation Order. The Clerk was asked to get further details on the trees referred to.

Sycamores – We have been asked to support a request for frosted windows at the new build which overlooks a residents property. It was suggested that the resident write to TMBC and copies us in and we can then offer support based on our original objections.

9.1 PLANNING APPEALS

22/02767/TPOC/TPOC at Land Between Oldbury Hatch And Oldbury House, Oldbury Lane, Ightham, Sevenoaks, Kent.

9.2 PLANNING APPLICATONS APPROVED:

23/01622/FL - Orchard Hill Farm , Borough Green Road, Ightham, Sevenoaks, Kent, TN15 9BF
Change of use of agricultural land to permanent siting of 1 safari tent for seasonal use as holiday accommodation from April to October in connection with agricultural experience stay to support farm diversification.

10. CORRESPONDENCE – (* circulated in advance)

KALC NEWS AND TRAINING 2023/2024*

Kent Cycling and Walking Infrastructure Plan Consultation kent.gov.uk/KCWIP - Closes 10.01.2-24

KALC Community Awards Scheme 2024 – 2nd February*

West Kent Rural Grants Scheme

Donation Request – We are Beams – Children’s Charity currently supporting 5 families in Ightham

CAB – Letter of thanks for £100 donation

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



Buildings and Underinsurance - Gallagher Reinstatement Valuations advice & Service
Kent Local Flood Risk Management Strategy 2024-2034: Consultation information
British Heart Foundation - Free Community Defibrillators applications close on **March 15, 2024** –
Suggested that we ask the Plough whether they would like one – Clerk to approach them.
Christmas Refuse & Recycling Collections
<https://www.tmbc.gov.uk/bins-waste/christmas-waste-collections>
Tonbridge & Malling Violence Against Women and Girls Consultation [Violence against women and girls consultation – Tonbridge and Malling Borough Council \(tmbc.gov.uk\)](https://www.tmbc.gov.uk/violence-against-women-and-girls-consultation)
Family Hub and Commissioned Youth Decision <https://news.kent.gov.uk/articles/a-county-that-works-for-all-children-and-families>
KALC AGM Debrief Note*
On and off-street parking restrictions - Changes to parking restrictions in the Borough of Tonbridge & Malling*
KCC HIGHWAYS PARISH SEMINARS*
News highlights for Tonbridge and Malling -December 2023*
Parish or Town Council Precept for 2024 – 2025 – 19th January 2024
Christmas Tree Recycling with Heart of Kent Hospice
Made in Kent Food & Drink Awards 2024

Date of next meeting – Tuesday 16th January 2024 - Ightham Village Hall at 7.30pm.

AOB

Cllr Mitchem complimented the Christmas tree – the Clerk said that she had written to thank the Fairlawne Estate and the resident who has kindly given up his front garden.
Cllr Mitchem said that an Open Garden event was planned for June 2024 and asked whether the recreation ground could be used for parking?
Cllr Fielder raised a query about planning permission for a garage in the village and will check on the TMBC website
Cllr Hall raised a query about enforcement on another property and the Clerk will chase this up.
Cllr Clark reported retrofitting of motorway emergency areas on M20 and M25.
The Clerk reported a request from a resident to have a dog bin in the centre of the village as people are using the normal bin - TMBC can fit one if we cover the cost and with permission of the residents. It was agreed that it wasn't the ideal location – defer to the next meeting.
The Clerk suggested a tree survey in 2024.

The meeting closed at 10.15pm

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