



2/24

Minutes of the meeting of the Parish Council held on Tuesday 21 February 2024 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 4 members of the public.

- 1. APOLOGIES FOR ABSENCE** - Cllr Hall and Borough Cllr Betts
- 2. DECLARATION OF INTERESTS** – Cllrs Mitchem and Burgham declared an interest in planning application 24/00207/PA, Preston Fields.
- 3. PUBLIC** - The owner of Chapel Farm and the plantation reported that the business at Chapel Farm had failed after covid and ceased trading. There is a long planning history at the plantation with trees having been removed and involvement with the Forestry Commission. It cost £20k to clear the site and one of the conditions of the felling was to restock the site. The cost of replanting is no longer financially viable and there are no grants that are available to help. The owners asked whether the Parish Council would be interested in acquiring the land and doing something with it. The site is approximately 3 hectares and separate access could be gained via the lower village hall car park. The owners are aware of the issues around flooding in the village and the site could be used to help alleviate flooding. If the site is replanted and maintained it could be used as parkland /woodland for the benefit of the community. Cllr Willingham suggested a separate meeting on site to have a look at the woodland and it was agreed that Cllrs Willingham, Holden and The Parish Clerk met with the owners to discuss this further. It was noted that the woodland and The Hub had separate deeds.
- 4. MINUTES** - The Minutes of the Meeting held on Tuesday 16 January 2024 were approved with a couple of typographical amendments and signed by Cllr Willingham.
- 5. REPORTS FROM COUNTY COUNCILLOR** – Cllr Rayner reported a new planning application from MOTO at Nepicar, Wrotham for parking for 200 HGV's and a service station with overnight facilities. There are currently flooding issues at the site and MOTO have agreed to address this and in return, Highways have agreed to remove their objection to the application. 5 neighbouring Parishes have registered objections. TMBC are recommending that the application is refused on grounds of the site being in metropolitan greenbelt and in the setting of AONB. It is likely that MOTO will appeal. Access will be via a new roundabout near to Oakdene Café. With no intention for East Facing slips onto the M25, if the application goes through, it is likely to increase traffic on A227. Cllr Rayner said that Ightham may be approached to help fight an appeal as they will be affected by this.
Local Plan - There is no further update on Borough Green Gardens.
A question was raised about an alternative to the HGV site at Wrotham? Cllr Rayner said that there was also a site at Junction 8, M20 where there is already a small facility. This site would be better for traffic coming from the Midlands and would also work better with rerouting of roundabouts for the planned 3rd Thames crossing.
Cllr Rayner had seen a suggestion to remove parking spaces on The Street and put double yellow in and offered to oppose this on behalf of the Parish Council at the JTB if the PC agreed. Cllr Rayner is Vice Chair of the JTB and said that the PC can send someone along to the JTB to make representations.
Cllr Rayner reported the KCC budget was passed on 19/2/24.
Cllr Rayner reported that a complaint had been made against him in relation to his reporting on drainage issues at Ferndale.
Cllr Emmett asked whether there were any plans to resurface Old Lane as someone was likely to have a serious accident with the uneven surface. Cllr Rayner said that there were no plans to

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



resurface it but if the PC were minded to write to him spelling out what they wanted, he would take it up with Highways.

Cllr Rayner reported that he was attending a Flood Management Committee meeting and asked how the flood defence at the Busty in Ightham was holding up? Cllr Holden said that there were no issues as far as we were aware since the works to the bridge had been undertaken and the residents are vigilant in checking the stream.

Cllr Emmett asked why we couldn't get 20mph limits in Ightham, on The Street and particularly by the school when other villages have them. Cllr Rayner said that national speed limit reductions were a matter for Tom Tugendhat. Cllr Rayner said that the reasons for refusing the 20mph limits in Ightham were set out in the Highways Improvement Plan. One of the reasons is lack of street lighting. Cllr Willingham said that there was agreement under a previous Council that there would be no street lighting in Ightham. Cllr Rayner said that we could put lights in if we wanted to and we could put our arguments to the JTB. Cllr Holden said that we had been battling for 10 plus years for traffic calming and were faced with many excuses. We have spent thousands on a Traffic Consultant who Kent Highways refused to engage with. Cllr Rayner said that 20mph schemes were easier in towns but said that he would be happy to take it up with Kent Highways.

Cllr Rayner left the meeting at 8.20pm

6. REPORTS FROM BOROUGH COUNCILLOR – No report

7. MATTERS ARISING

Highways & PROW Matters – Community Speedwatch - The Clerk reported that the Speedwatch volunteers had been out twice; one on Borough Green Road and once on Fen Pond Road. A number of cars had been logged at 35mph or above and have been recorded on the Speedwatch database – 11/117 on Borough Green Road and 4/87 on Fen Pond Road. **Update HIP** – Kent Highways have suggested removal of parking spaces, either all or some of them, and installing double yellow lines to improve traffic flow and alleviate altercations over priority. The Parish Council do not agree with this as residents do not have alternative off street parking and we think that it will increase speed at this location. The Clerk has also consulted with a resident representative and residents are not supportive of this idea. We will respond to Highways to say that this suggestion should not be pursued, however, we would like their original suggestion of improved signage and road markings to go ahead. On Oldbury Lane, a suggestion of thermoplastic warning signs will not go forward by Kent Highways due to cost. The Parish Council offered to fund this however this was rejected due to an ongoing maintenance burden. Their alternative suggestion was to contact the school about their Active Travel Plan. As most parents already park in the recreation ground, it is not thought that this would make much difference. The Clerk was asked to find out what the maintenance cost of the thermoplastic signs would be to see whether we could cover it. On Fen Pond Road, Kent Highways have offered to fund pedestrian warning signage, it was agreed that we would like them to proceed with this.

Flooding Oldbury – Cllrs Rayner and Cllr Fielder are following this up.

It was agreed that we should write to Cllr Rayner about the resurfacing of Old Lane and Cllr Emmett agreed to put something together.

Allotments –Land to Rear Common Road – The Clerk has written to residents about garden waste. Cllr Emmett asked what would happen to the land once/if it is cleared and it was agreed that it should become part of the paddock as it is too small to divide up. We are waiting for a quote to remove the waste.

Recreation Ground – We are awaiting a quote from Wicksteed for minor repairs to the play equipment and removal of graffiti. We have received a quote from Tyrrells to repair the fence for £220, it was agreed that we should accept this.

Village Hall - Update - Solar Panels – nothing to report. Damage to railings – we are waiting for a date. EV charging points – nothing to report. Internal decoration and damp repairs is complete and the invoice received for approval tonight. The Clerk has been in contact with the Chair of Platt Village Hall and he has agreed to meet with Councillors and show them around the hall. The Parish Clerk will

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



arrange a suitable date to meet with Cllrs Willingham, Holden, Hogarth and Mitchem. Warners have been in contact with the Parish Clerk about the UKPN substation lease. TMBC lease the car park from us and will have to be party to the lease. The lease expires in 2025 and the Clerk has contacted them to see whether they will renew and if so whether they are happy to be party to the lease with UKPN. We have received a couple of comments about the state of the kitchen at the hall and The Clerk will contact the Trustees to ask whether it can be deep cleaned.

Flooding – Busty & drainage mapping – Nothing to report.

Noticeboards – Replacements - The boards have been ordered and we are waiting for a delivery date.

Open Gardens 2024 – Arrangements and request for funding – this will be a village event and it was agreed that we would contribute £600 towards the costs of running the event which are estimated to be approx. £1,200. Proceeds of the event will be donated to a charity called Dandelion Time.

8. FINANCE & POLICY

8.1 The following accounts were submitted for payment: Proposer Cllr Mitchem, Seconded by Cllr Hogarth. Cllr Hogarth to authorise Unity transfers.

Clerks Salary & Expenses	£896.01
HMRC – Clerks Tax	£29.80
Gel Creative - (Standing Order)	£50.00
EDF – Electricity Pavilion (Direct Debit)	£215.15
Zen Internet - Business Full Fibre 2 Price rise*(Direct Debit)	£54.61
Sovereign – Balance for new surfacing	£1,042.26
Anthony Edwards – Work at Parish and Churchyard	£992.40
JH Estate & Garden December & January	£840.00
Noticeboard Company – 2 x noticeboards	£2,296.80
Daly Renovations – repairs to wall at village hall	£2,745.00
Norris & Fisher – Village Hall Insurance	£2,096.71

8.2 Income

Interest Nat West £267.53. Balances NW Deposit £204,340, NW Current £86,785.20 and Unity £60,240 at 31.1.24

8.3 Alternative bank CCLA – Cllr Holden looked at CCLA and reported that as an investment bank it wasn't covered by FSCS and we would have to change our standing orders to reflect the risk. The Clerk suggested Nationwide as they have committed to keeping their high street branches open.

8.4 Review of Policy Documents – The Clerk will circulate the policies to see whether they need to be updated and to approve at the March meeting.

9.PLANNING

LOCAL PLAN – Reg 18 Call for Sites – Sites in Ightham -nothing to report

9.1 PLANNING APPLICATIONS

23/03490 The Coach House, Stone Street Road, Ivy Hatch, SEVENOAKS, TN15 0PQ Demolition of existing store, construction of pool house and swimming pool with associated landscaping (resubmission of refused application 23/00677/FL . “No objection.”

23/03506 5, The Dog House, Common Road, Ightham, Sevenoaks, TN15 9DY. Demolition of existing conservatory and erection of single storey side and rear extension. ” Objection on grounds of overdevelopment, the extension goes boundary to boundary and there will be no access to the rear of the property. There is a material increase in the footprint of the property and the rear garden room isn't shown on the plans.”

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



24/00158/PA Applegarth Farm, High Cross Road, Ivy Hatch, Sevenoaks, TN15 0NN. Proposed external re-cladding with insulation, amendments to openings with window replacement and alterations to rear porch roof. “No objection.”

24/00171/PA - 6, Oldbury Close, Ightham, Sevenoaks, TN15 9DJ. Renew existing flat roof coverings including new 150mm insulation, 2 flat roof lights and replacement windows. “No objection.”

24/00125/PA - Farley Cottage, Copt Hall Road, Ightham, Sevenoaks, TN15 9DT. Conversion of garage to habitable rooms, first floor extension with dormer to front, relocation of main entrance and new entrance canopy, change pitched roof to flat roof at front of house, alterations to the external appearance including photovoltaic panels on front roof slope, timber cladding and alterations to fenestration. “We leave this to TMBC.”

24/00169/PA Ightham Mote, Mote Road, Ivy Hatch, Sevenoaks, TN15 0NT. Listed Building Consent: Undertake remedial works to leadwork and timber substructure and reinstate existing leadwork to Turret roof on Gate Tower. “No objection.”

24/00207/PA Preston Fields, Tonbridge Road, Ightham, Sevenoaks, TN15 9AN. Change of use of disused workshop to a one-bedroom residential dwelling. “We leave this to TMBC.”

24/00204/PA – Woodford Old Lane, Ightham, Sevenoaks, TN15 9AH. Change of use of land to use as a residential caravan site for 5 gypsy/traveller households, including the stationing of 8 caravans for residential purposes of which no more than 5 shall be static caravans/mobile homes, together with extension of existing hardstanding. “We objected strongly to the previous applications and will object to this application on the grounds of overdevelopment in greenbelt. The application is inappropriate for the size of the plot, the site is too small for 8 caravans and their vehicles, and we are concerned about additional traffic, noise and disruption. The original permission was for 1 family and their dependants. TMBC have not managed to fulfil their traveller allocation”. We will also request for the application to be called in.

Kent Minerals and Waste Local Plan 2024-39 Pre-Submission Draft (Regulation 19) Public Consultation. “No comment”

9.2 PLANNING APPLICATIONS APPROVED

23/02018/RD Ightham Mote, Mote Road - Details of Condition 9 (Landscaping Management and Replacement Plan) submitted pursuant to planning permission TM/21/01278/FL (Construction of a relocated parking area in the lower section of Mount Field to the east of the Walled Garden and the existing parking area; removal of the temporary visitor reception building and the erection of a replacement visitor reception and shop building, Glasshouse and Bothy within the restored Walled Garden together with associated landscaping and drainage works).

23/03252 Elim Bungalow, Busty Lane, Ightham, Sevenoaks, TN15 9HP. G1 Group of small self set Hazel ash and willow growing out of the wall on the river side fell and poison T1 left hand birch Reduce by 2m overall T2 Central birch Reduce collapsed limbs until the removal of weight springs them up and reduce the rest of the tree as little as possible to match in with what can be saved T3 Right hand birch Reduce 2m in height and 1m laterally T4 Apple over the river prune back over hang.

24/00028/PA Ightham Mote, Mote Road T1 Large Mature Ash on southeast edge of wetlands. Fell back into wetlands, chip brush into existing pile.

T2,3,4 Group of 3 large Ash on south side of Cobnut platt, fell into neighbouring field, chip brush into pile back into wooded area, transport timber to Mote farm in 3m lengths.

T5 Large mature Ash, reduce crown by approx 3-4m (Safe height for access) to stabilise and retain as feature, making all cuts to secondary live lateral branches where available.

T6 Large Ash on Field boundary, fell back into clearing, chip brushwood into pile.

T7 Small Twin stem Ash, fell back into clearing, chip brushwood into pile.

T8,9,10 Three large Ash on path to clearing, fell into clearing, chip brushwood into pile

T11,12 Two Ash close to roadside, winch assisted Fell back into cleared area, chip brushwood into pile, timber to be cut to 3m lengths and relocated to Mote Farm.

T13 Large Ash close to roadside, winch assisted Fell, back into site.

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



T14 Large Mature Ash within cobnuts, prominent feature tree, reduce tree by approx 3-4m (to height safe to climb to) and shape to tidy to retain as feature, all cuts to be made to secondary live laterals where available.

T15 Additional large Ash, adjacent to Yew tree near fire site, reduce crown by approx 3-4m (to level safe to climb to) and shape to tidy.

23/02083/TPOC Former Brymitre Site, Fen Pond Road, Ightham 4 x Oak (indicated on agents plan) - Cut back overhanging branches by approximately 20% as indicated on annotated photo submitted by agent. Standing in Area A1 of Tree Preservation Order

23/03443 The Barn, Ightham Court, Fen Pond Road, Ightham, Sevenoaks, TN15 9JF. Non- Material Amendment to planning permission TM/22/01213/FL. Eaves and ridge heights of the extension have been slightly increased to allow for lintels over windows and doors and minor alterations to chimney size and positioning (as illustrated by the outline of previously consented scheme shown in blue on new plans). Alterations to fenestration placement to better suit internal layout.

23/03379 Arboret, Oldbury Lane, Ightham, Sevenoaks, TN15 9DD. Erection of a new detached dwellinghouse with associated access and vehicle parking facilities.

23/03144 2, Fairoaks, 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.

23/03447 Eaglehurst, Bates Hill, Ightham, Sevenoaks, TN15 9HB. 3 x Lime marked on agents plan as T1 -T3 along rear boundary - reduce trees overall by approx 1/3 back to previous pollard/reduction points. 1 x Hazel (T4) located on rear left boundary - reduce in height by approx 3m back to previous reduction points. 1 x triple stemmed Sycamore (T5) located on rear left boundary - reduce tree overall by approx 2.5m back to previous reduction points. 1 x Ivy covered Holly (T6) - reduce in height by approx 2m. 1 x Goat willow (T7) adj to left side of house - reduce overall by approx 3m, back to previous reduction points. 1 x Yew (T8) located on front left boundary -reduce overall by approx 30%, by the removal of approx 2-2.5m in height and lateral spread.

23/03293 Glebe Cottage, Oldbury Lane, Ightham, Sevenoaks, TN15 9DG. Lawful Development Certificate Existing: Erection of rear extension, dormer windows and conversion of garden stores into living accommodation.

23/03419 Collingwood, Common Road, Ightham, Sevenoaks, TN15 9ED. Lawful Development Certificate Proposed: Construction of a stable block.

23/03448 Elmhurst, Bates Hill, Ightham, Sevenoaks, TN15 9HBT.1 1 x Apple tree (marked as T1 on agent plan) on rear right boundary (with Eaglehurst) - reduce overall by 2.5m back to previous reduction points. 1 x Sycamore (T2) on rear right boundary (with Eaglehurst) - reduce overall by approx 35% to approx 1.5m below previous reduction points.

23/03147 14, Fen Pond Road, Ightham, Sevenoaks, TN15 9JE. Lawful Development Certificate Proposed: Dropped Kerb.

23/03377 Winters Grace, Tonbridge Road, Ightham, Sevenoaks, TN15 9AN. T1(applicants ref) Elwoodii tree- Carefully dismantle entire tree to near ground level using the latest lowering and rigging techniques to avoid damage to surrounding features. T2(applicants ref) Bay tree- Fell tree and treat with eco-plugs to help stop regeneration growth.

23/02007/FL - Land Around Dark Hill Farm, Borough Green Road. Erection of a two-storey residential 4 bed dwelling along with parking, landscaping and associated works

10. CORRESPONDENCE – circulated in advanc

KALC Community Awards Scheme 2024

West Kent Rural Grants Scheme

British Heart Foundation - Free Community Defibrillators applications close on **March 15, 2024**

Green Business Grant Scheme – Deadline **13 March 2024**,

Open Spaces Study – Due 23rd February 2024.

News from TMBC: Fly-tippers and litter bugs to face heftier fines.

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



Get Tonbridge and Malling Project- Now Open for Self-Referral
TMBC - Agile Presentation on the new planning portal
Scout AGM 7th September, Ightham Recreation Ground

11. AOB

Cllr Mitchem reported that she had been in contact with TMBC about the litter on the verges and they said that they can't clear verges less than 1.3m wide due to health and safety.

Cllr Hogarth reported an abandoned car near the garden centre and will report it.

Date of next meeting – Tuesday 19th March 2024 - Ightham Village Hall at 7.30pm.

The meeting closed at 10.10pm and went into Part 2

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