



5/24

Minutes of the meeting of Ightham Parish Council held on Tuesday 21 May 2024 at 7.30pm at Ightham Village Hall

MINUTES

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

1. APOLOGIES FOR ABSENCE - Cllr Burgham, Cllr Hall, Borough Cllr Betts

2. DECLARATION OF INTERESTS – Cllr Holden declared an interest in 2 Planning applications

3. AGM – APPOINTMENTS AND ACCEPTANCE OF OFFICE

Election of Chairman - Rodney Willingham was proposed by Cllr Holden and seconded by Cllr Emmett

Election of Vice Chairman – Michael Holden was proposed by Cllr Willingham and seconded by Cllr Mitchem

Election of Working Groups and Representatives:

Budget and Finance Committee – Cllr Hall, Cllr Holden and Cllr Willingham

Cricket Club – Cllr Mitchem

Playground & Recreation Ground – Cllr Fielder

Highways Committee – Cllr Mitchem, Cllr Hall, Cllr Emmett, Cllr Fielder, Cllr Hogarth, Cllr Clark

Finance Oversight – Cllr Holden

Football Club – Cllr Holden

Footpaths – Cllr Burgham

Ightham Primary School - Cllr Hogarth

Ightham Tennis Club – Cllr Mitchem

Ightham Scouts - Cllr Hogarth

Village Hall - Cllr Holden

Trees Warden - Cllr Clark

St Peter’s Church - Cllr Mitchem

National Trust, Ightham Mote – Cllr Emmett

Speedwatch – Parish Clerk

PPP/KALC – On rotation

4. REPORTS FROM COUNTY COUNCILLOR - Cllr Rayner reported that he had attended the Environment and Transport Committee and it had been recommended that the annual Kent Travel Saver should increase from £450 to £550 and the over 16 Travel Saver should increase to £600. The cost for those on a low income will remain at £120 and will be free to child carers. This is likely to be approved within 10 days. The increases are against the background of cost increases of between 25-40% for fuel, drivers and parts for bus operators. Despite the increase in costs, the travel card still represents good value for money as the standard fares cost between £1,400 and £1,500 pa. It was noted that in London, travel for Children is free, however, TfL is heavily subsidised by the Government, the cost of living is much higher and there is no selective education. For the budget next year, savings of £100,000 will need to be made and most of these will come from cuts to discretionary services; libraries may not continue in the same numbers as KCC is currently running 99 which isn't sustainable.

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Cllr Rayner reported that the works to Spring Lane drainage will start in July 2024 help alleviate flooding. Cllr Mitchem asked about drainage works to the Eastern end of Oldbury? Cllr Rayner said that he had been asked to focus on drainage issues on the Western end which involve civil engineering whereas the drainage issues at the Eastern end are much simpler to address. Cllr Rayner recommended that we proceed with the work to the Western end as it is already being progressed, we have the funding and drawings and wouldn't want to delay the work by adding to the brief. The work to the Eastern end may require some funding from IPC and we can look at this once the other work has been completed. Cllr Rayner said that no-one is getting any significant work done now due to budget constraints.

Cllr Mitchem said that both issues were raised 2 and a half years ago and we must ensure that they stay on the works list.

5. PUBLIC - *No members of the public were present*

6. MINUTES - The Minutes of the meeting held on Tuesday 16 April 2024 were approved with a couple of minor changes. The Clerk will amend and pass to Cllr Willingham to sign.

7. MATTERS ARISING

Highways & PROW Matters – Update **Highways Improvement Plan (HIP)** – The Highways Committee met on 14th May and agreed to write to the Joint Transportation Board (JTB) to add the 20mph limit in The Street and blanket 30mph limit in the village to the next agenda as they are not being progressed on the HIP, the Clerk has already done this. The Committee agreed a response to the outstanding items on the HIP: to find out options for priority signage on The Street, to pursue options for SIDS and to confirm that we would like to proceed with pedestrian signage on Fen Pond Road. We would also like to add the declassification of Old Lane to the HIP, this would mean that the surface can be improved so that it can be used as a safe walking route to Ightham Primary School. We have also received suggestions from the Speedwatch Group such as smaller gateways and we have asked what the options are. We have received a pack of speed calming banners from Kent Highways that can be moved around the village. **Flooding Oldbury** – see above. **Community Speedwatch** continues and 2 letters have been sent to repeat offenders. It was noted that there are currently a lot of emergency road closures and we receive no prior warning of these.

Footpaths – Rerouting MR614 at Oldbury – We received notification of the intention to reroute MR614 on 30th April and were asked to comment by 3rd May. It was agreed that we should respond to comment on the short deadline and to say that we don't think that the reasons given for moving the footpath justify changes to the footpath. In principle, we don't agree with the rerouting of footpaths.

Allotments – Land clearance to rear Common Road - Following best endeavours to get quotes to remove the rubbish behind the allotments, we have received a quote from RWE for £3,720. It was agreed that we should accept this. The Clerk will check the ownership of the fences along the boundary as they may collapse once the rubbish has been removed. The Clerk was asked to notify neighbours about the work.

Recreation Ground – We have received 3 quotes for a **VTA** and it was agreed that we should accept the quote from TreeAbility for £852. **Wicksteed repairs** – The Clerk reported that Wicksteed had carried out the repairs to play equipment and Tyrrells had repaired the fence. Sovereign have just carried out another safety inspection and some further repairs have been recommended, including to the wetpour. The Clerk will check the recommended repairs of the equipment and obtain quotes. Cllr Mitchem took the graffiti removal spray to remove the graffiti from the climbing ship. **Open Gardens** – It was confirmed that the recreation ground could be used as an overflow car park, if dry, at the bottom of the football pitch and this should be marshalled.

Ightham School - It was reported that the guttering is still leaking at Oldbury Annex. The Clerk reported that she had emailed the school about this and will chase it up. The Clerk reported that she

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had received a call about the transfer of the lease from KCC to the new academy. We await paperwork for the transfer.

Village Hall - Update - Solar Panels – Nothing to report. The **leak** has now been fixed and the external pipe insulated. **Damage to railings** - scheduled to be fixed. **EV charging points** – we have received an email from KCC to say they are no longer looking to take forward Parish sites for the Parish EV network and that applications for grant funding is closed.

Cllr Holden attended the Village Hall Committee AGM and reported that the curtains are scheduled to be fixed and that the Committee would like to install Wi-Fi – it was agreed that this was a good idea. The Committee were interested in the plans for the future of the building and were keen on redevelopment as they think it has a viable future. Cllr Holden explained that we are still at the feasibility stage, and if it is feasible it will take time to raise funds for a rebuild and there will need to be consultation with parishioners. It was noted that Ightham Parish Council has never borrowed money, we intend to continue to build reserves. It was agreed that the Parish Council would continue to maintain the hall in the meantime as redevelopment is a long-term project.

The Treasurer is currently trying to update the mandate for the village hall and has asked whether we have the original Deeds, the Clerk will check the archives.

Cllr Holden passed the village hall accounts to the Clerk to keep on file.

Next stage Feasibility Study – We will gather information over the next 12 months in time for the Annual Parish meeting 2025. This will include visiting other local village halls to get ideas and speak to other Parishes; East Peckham, Chiddingstone and Longfield were suggested. We will need a budget and a committee to take this forward and Cllr Holden agreed to take the lead. We have details of architects specialising in village halls and project managers from Platt.

Village Hall Archive – Cllr Mitchem has been in contact with David Williams who asked whether there was a succession plan for the archive? It was decided that the Parish Council would take ownership of the archive and we would advertise for someone to look after it.

Flooding – Drainage mapping – Cllr Holden reported that he had not yet finished the mapping.

Noticeboards - the boards have been installed the wrong way round and need turning so that the headers can be installed. Cllr Fielder offered to do this.

8. FINANCE & POLICY

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

Clerks Salary & Expenses	£971.99
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
Anthony Edwards – Work at Parish and Churchyard	£1,079.32
JH Estate & Garden (Invoice not received)	£tbc
Speedyfix Plumbers - Emergency repairs to leak at village hall (paid)	£3,467.00
Edward Tyrrell – Fence repairs recreation ground	£264.00
Les Henry – Highways Appraisal (Invoice not received)	£tbc
Rialtas -Year end close down	£682.80
Clear Councils- Insurance Policy Renewal (Awaiting requote, defer to June)	£2,859.45

Income

Precept	£65,110.50
Interest	£249.43

Current Account – Unity £89,853.79 NW – Awaiting statement

Deposit Account – NW £220.107.58

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8.3 Alternative bank - CCLA – Cllr Holden reported that CCLA are holding a lot of money on behalf of local authorities, they are highly rated by Fitch and we would not be restricted to investing £85k. The downside is that they are outside of the safe guarantee system. If we invested funds with CCLA, we would need to amend our standing orders and would need a protocol to review the investment which could be complicated. It would be safer to spread our money around different banks, however, this is difficult as we have found that high street banks don't want to take on Parish Councils.

8.4 AGAR - Internal audit - The Clerk reported that she had passed the paperwork to the internal auditor. The deadline is 30th June so we will need to sign of AGAR at June meeting.

9 PLANNING

9.1 LOCAL PLAN – Reg 18B – Awaiting Consultation, nothing to report

9.2 PLANNING APPLICATIONS

24/00574/P - Retrospective application for relocation of garage and change of material and size. Glenna, Old Lane, Ightham, Sevenoaks, TN15 9AH. "No objection."

24/00634/PA - Section 73 application to vary condition 2 (materials) and condition 3 (plans list) relating to planning permission TM/22/01213/FL (Addition of small side utility room) to allow a change to construction requirements and in particular the introduction of slate roof covering to accommodate the low roof pitch, change of external material treatment to proposed north elevation (gable end of extension), removal of ridge light and introduction of 4 further conservation roof lights and replacing chimney with log burner flue. The Barn, Ightham Court, Fen Pond Road, Ightham, Sevenoaks, TN15 9J 23. "No objection"

24/00511/PA - Lawful Development Certificate Existing: Erection of an agricultural / storage barn to serve 50 acre farm and Gibbons Place (Planning Permission TM/11/02816/FL refers). Gibbons Place, Tonbridge Road, Ightham, Sevenoaks, TN15 9AP. No comment

24/00598/PA Single storey timber clad contemporary garden building to be used as a home office Oaklands, Back Lane, Ightham, Sevenoaks, TN15 9AU. "No objection."

24/00586/PA Demolition of existing conservatory, construction of replacement front extension, single storey rear extension and link to existing outbuilding. Partial conversion of existing outbuilding into habitable use. Associated amendments to internal layout and fenestration. Fairways, Back Lane, Ightham, Sevenoaks, TN15 9AU. "No objection."

24/00467/PA - Land Between Oldbury Hatch And Oldbury House, Oldbury Lane, Ightham, Sevenoaks. Erection of a 2-bedroom chalet style bungalow with associated access. "No objection."

24/00583/PA - Sycamores, Bates Hill, Ightham, Sevenoaks, TN15 9BG. 1 x Sycamore tree. Remove overhanging branch that is now rubbing on my roof tiles and causing noise in high winds and damage to the roof tiles. The branch also overhangs some steep steps down the side of the house to the back garden. I am concerned for my grandchildren as the sap and leaves from the tree make them very slippery. "No objection."

24/00706/PA Grasmere, Borough Green Road, Ightham, Sevenoaks, TN15 9HS. First floor extension and new roof, ground floor side and rear extension and internal alterations. "No objection."

9.3 PLANNING APPLICATIONS APPROVED

24/00560/PA Ightham Mote, Mote Road, Ivy Hatch, Sevenoaks, TN15 0NT. Non Material Amendment to planning permission TM/21/01278/FL for the installation of a double leaf service gate to the north of the Walled Garden and a pedestrian gate to the eastern wall of the Walled Garden.

24/00264/PA Land East of Heronshaw, Oldbury Lane, Ightham, Sevenoaks. Application for Outline Planning Permission with some matters reserved (except access) for demolition of existing structure and erection of a single dwelling with detached garage, associated hardstanding, parking and landscaping via existing access from Oldbury Lane.

24/00245/PA Ightham Mote, Mote Road, Ivy Hatch, Sevenoaks, TN15 0NT Details of Condition 12 (Measures to prevent light spill) pursuant to planning permission TM/21/01278/FL (Construction of a

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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)

24/00203/PA - Ruffits Farm House, Fen Pond Road, Ightham, Sevenoaks, TN15 9JF Prior Agricultural Notification: Erection of Agricultural Hay/Store and Machinery Building (Prior Approval Not Required).

9.4 PLANNING APPLICATIONS REFUSED

24/00458/PA The Barn, Ightham Court, Fen Pond Road, Ightham, Sevenoaks, TN15 9JF Non Material Amendment to planning permission TM/22/01213/FL: Change of external material treatment to proposed north elevation (gable end of extension). Change of roof material - plain tile to slate. Removal of ridge light and introduction of 4 further conservation roof lights. Replacing chimney with log burner flue.

10. CORRESPONDENCE

Parish infrastructure statement for completion - 1st June - It was agreed that we should keep items from last year including village hall rebuild, roundabout at Oldbury and resurfacing of the car park and add traffic calming on The Street, declassification of Old Lane and redevelopment of land at Chapel Farm to the S106 funding infrastructure statement. We can remove the gateways as they have now been installed.

KALC News May 2024

KALC Weekly Bulletin 8 May 2024

National Emergency Area Retrofit southeast closure bulletin

NALC Sector snapshot survey - Committee on Standards in Public Life public bodies accountability consultation

Funding request: Baby Umbrella charity (family support charity supporting 7 families in Ightham) TMBC Let's Get Tonbridge and Malling Digital- referrals for a limited time for eligible residents to receive a gifted 2-in-1 laptop and digital skills development sessions virtual event on Thursday 23rd May at 13:00

Ightham PSA –request to have a circus on the recreation ground Sunday 7th Sept 2025 or Sat 9th May 2026.– Concern was raised about damage to the football pitch from heavy trucks. It was reported that the field off Dunorlan Park was damaged after a circus and cost a lot to repair. The barrier to enter the recreation ground is narrow and not suitable for heavy vehicles.

Consultation on Revised Validation and Guidance Requirements for Planning Applications determined by Kent County Council.

St Peter's Church is holding a ' Big Green Eco Weekend' from 27th - 29th September – Request to organise a litter pick, it was agreed that we would do this.

AOB

Cllr Mitchem reported that the Friends of St Peters (FOSP) had organised another event with the Kings Singers on 11th July and this will be advertised in the Parish magazine.

Cllr Mitchem suggested a short Parish meeting in August and this was agreed.

Cllr Mitchem asked whether Cllr Willingham could liaise with the Tennis Club about the bank by the Tennis Club.

Cllr Fielder reported an overgrown hedges by the Cobtree, and Ismays Road from Nutfields to Redwell Lane Clerk to report.

The meeting closed at 10.20pm

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