



8/24

Meeting of the Parish Council held on Tuesday 20 August 2024 at 7.30pm at Ightham Village Hall

MINUTES

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

1. APOLOGIES FOR ABSENCE - Cllr Mitchem, Cllr Hogarth, Cllr Clark, Borough Cllr Betts

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

4. PUBLIC - No members of the public were present

5. MINUTES - The Minutes of the Meeting held on Tuesday 19 July 2024 were approved and signed as a true record

6. REPORTS FROM COUNTY COUNCILLOR -Councillor Rayner reported that he had received several complaints in relation to road closures and diversions on Seven Mile Lane and on A227 in Ightham. He explained that the road closures were down to resurfacing (KCC) and UK Power Networks. KCC diversions are via the West Malling bypass, however, UK Power Network closures are emergency closures and arranged by their own Traffic Managers via local lanes and KCC have no control over this. Utility Companies can close roads under emergency powers without prior notice to KCC and KCC have no powers to stop them.

Local Plan - Under the new Government, there are proposals for additional housing figures under the Local Plan; 60% uplift for Tunbridge Wells and Sevenoaks and 30% in Tonbridge and Malling. This means that the Local Plan for Tonbridge and Malling, will have to make provision to build around 1,100 new homes per year for the next 15 years. We are already struggling with infrastructure with the sewerage network already working at 115% of capacity and there are significant issues with supplying electrical power. There have been no new reservoirs build in the last 40 years. The maximum number of new homes ever achieved in the Borough is 650. The Local Plan that was almost ready to go to consultation has now been called off pending the new housing regulations. To achieve the new housing figures for 15 years, every site put forward under the current Local Plan would have to be approved. There is still doubt around Borough Green Garden City due to the difficulty of putting in adequate electrical infrastructure.

There are no plans to change the school buses this year, however, next March the BSIP funding will come to an end. The school bus network is currently funded by BSIP and this will continue until July 2025 but thereafter, there is no information whether this will continue.

Cllr Holden said that the road diversion signage was diabolical and asked who was responsible. Cllr Rayner said that the Utility Companies have their own traffic signage providers and KCC has no powers over them. Also, there is no incentive to collect signage once works have completed as they are hired out for a charge. In London, this wouldn't be allowed as Transport for London have powers over Utility Companies that came in through the London Mayor. We will only see something similar in Kent by pressuring Local Government.

Cllr Fielder asked who would be responsible for removing the large buddleia on Sevenoaks Road? The Clerk said that this has already been reported to KCC via the portal. The growth over the footbridge was also mentioned and Cllr Rayner suggested sending photos so that he could direct it to the correct department.

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



The Clerk asked Cllr Rayner for an update on our 20mph request via the JTB. Cllr Rayner asked the Clerk to write to Allison Parris to ask that it was put on the agenda for the next meeting. Cllr Rayner left the meeting at 8.14pm

7. MATTERS ARISING (8.00pm)

Highways & PROW Matters – Update HIP –Old Lane declassification - feedback from Cllr Emmett and Cllr Mitchem site visit – Cllr Emmett reported that he had spoken to a number of neighbouring properties to Old Lane about declassification and that the consensus of those spoken to were supportive of declassification. The next stage is to get this in writing, and it was suggested that the Parish Clerk put together some wording to put into a petition along with a map of where bollards would be installed to block of the access. Initial suggestion is that bollards go in at the bottom of the Redwell Lane spur and between Jade Cottage and Woodford. This will allow vehicular access to all properties and pedestrian access throughout. Cllr Emmett agreed to take the petition to residents to sign, if there is unanimous agreement then we can proceed with the formal process outlined by Kent Highways. Cllr Fielder reported that there were cars tracks long the length of Old Lane and it was noted that there was a new fence and trees cut back outside Woodford. **SID locations sent to Kent Highways –** The Clerk reported that Cllr Mitchem had identified 5 suggested locations that met the Kent Highways criteria for movable speed indication devices and application forms have been sent to KCC: Fen Pond Road by the railway bridge, Borough Green Road between the pumping station and footpath, Bates Hill near to the Rectory, A227 at the junction of Ismays Road and Sevenoaks Road opposite Jubilee Crescent. We have received confirmation of receipt and the locations have been passed to the Traffic Operations Team for assessment/approval. The Clerk reported that there hadn't been any **speedwatch** sessions in the recent weeks due to various road closures and holidays. **Flooding Oldbury –** update - Cllr Fielder reported that the works to help alleviate flooding at Oldbury and Spring Lane were continuing and that it was a considerable engineering job. The team have put in some extra tarmac which may solve the flooding issue at Oldbury Close. At the last meeting Cllr Rayner has asked us to consider putting £4k to address flooding here but this may now not be necessary. **Road Closure on A227 Bates Hill –** We have been notified of works to repair the road outside the Cricket Ground however emergency works by UKPN have closed the road further down Bates Hill delaying this. It was noted that there was a large pipe on Mill Lane and it was thought that this was to service the new house on Bates Hill.

Various leaks have been reported to SE Water including outside Old Tiles on Stone Street Road, Sandy Lane, Sevenoaks Road and Cobs Close.

A local consultant has contacted us who specialises in small parish highways schemes, and we will bear this in mind if our bid to the JTB is not successful.

The Clerk reported that the residents meeting with Tom Tugendhat was postponed, and they are awaiting a new date.

MR419 – The Clerk reported that she had received a message from PROW to say that our comments objecting to moving the footpath had been received and it would go to a full public 28-day consultation.

Allotments – Land clearance at The Paddock – due to start on Friday 23rd August. We have received notification that the allotment to rear of no. 10 will revert to the Parish as residents are moving and the Clerk was asked to write to residents requesting keys to the gates and for any materials on the land to be removed and the land reinstated. We have received a quote for treework /land management at the allotment for £2,460. The Clerk was asked to obtain a further quote. Cllr Burgham suggested that we have a long-term maintenance plan and strategy for the allotment land as costs to maintain the land were considerably more than the rental income.

Recreation Ground – Wicksteed repairs to wetpour and equipment – we are awaiting a date. We have just received that Rospa report and the Clerk will check it against the repairs already booked in. Cllr Hall commented that the cost of the wetpour repairs was expensive and it didn't seem to have

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



much longevity. The Clerk reported that the graffiti had been removed and signs cleaned by Cllr Mitchem. Cllr Willingham reported that he had spoken to James Hayward about cutting back the trees overhanging the footpath and was also awaiting a quote from the electrician to repair the lights.

Village Hall - Update - Solar Panels – the Clerk reported that she was meeting with a local contractor on Thursday morning, Cllr Willingham will also come along. **Damage to railings** – No update. **UKPN** – surrender of lease – the surrender has now been signed by TMBC and a new licence for access has been drafted between IPC and Hortondene; this was signed by Cllr Willingham and witnessed by Cllr Rayner and the Clerk will pass to the resident to sign and return to Warners. The Clerk will ask TMBC to remove their signage. The Clerk contacted a consultant about doing a Feasibility Study for the hall and is awaiting a response.

Flooding – Busty & drainage mapping – Cllr Holden reported that the mapping was complete and just needed to be checked. Clerk reported that the Busty had been cleared. Reported that the section by the field needed clearing and the Clerk will ask Nick Connell.

Litter Pick – Saturday 28th September 10am – The Clerk reported that this had been advertised in the Parish magazine and has arranged for TMBC to collect the rubbish on Monday 30th September. The Clerk asked whether someone would be able to co-ordinate this on the day as she would be away.

Tennis Club - Update - It was reported that the works to patio and bank had been completed and the contractors had done a good job.

Trees - Quote for tree work in recreation ground, and Jubilee Crescent as per VTA £1,624. The Clerk was asked to get an additional quote.

8. FINANCE & POLICY

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

Clerks Salary & Expenses	£925.78
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
JH Estate & Gardens – Grass cutting & Clearing Busty Stream	£tbc
Anthony Edwards - Maintenance to churchyard and Parish land	£1,198.32
Treeability – VTA	£852.00
U3A Donation	£100.00
Information Commissioners Office Data Protection Fee	£35.00
Rospa – Play equipment Inspection	£117.60
RWE – Allotment clearance	£3,720.00
City & Weald Landscaping – retaining wall to Ightham Tennis Club	£1,080.00
St Peters’ – Parish Magazine Contribution	£1,000.00

Income

Interest	£296.31
Allotment Rent	£50.00
SKIPS	£605.00

Balances as at 31.7.2024

NatWest Current Account: £91,452.70, Deposit Account: £227,772.98, Unity Account: £70,600.98

8.3 Alternative bank - Nothing to report

8.4 AGAR 2023-4 – The Clerk reported that the auditor had confirmed that they checked the documentation, and everything was in order and awaiting final sign off

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



9 PLANNING

9.1 LOCAL PLAN – Reg 18B – see above

9.2 PLANNING APPLICATIONS

24/01130/PA The Chase, Sandy Lane, Ivy Hatch, Sevenoaks, TN15 0PB. Lawful Development Certificate Proposed: Erection of a domestic outbuilding.

24/01134PA Fairways, Back Lane, Ightham, Sevenoaks, TN15 9AU. Demolition of existing conservatory, construction of side extension, a single storey rear extension with link to existing outbuilding. Partial conversion of existing outbuilding into habitable use. General amendments to internal layout and fenestration. “No objection”

24/01137/PA Bewley Farmhouse, Tonbridge Road, Ightham, Sevenoaks, TN15 9AP. Lawful Development Certificate Proposed. Demolition of existing conservatory, ground floor rear extension, garden outbuilding and associated works at Bewley Farmhouse.

24/01234/PA Nutfields, Ightham, Sevenoaks. 1 x Sweet Chestnut (On the embankment to rear of No.29) – Remove deadwood only, 1x Pine (behind No. 61) - Sever ivy for better inspection and monitor due to some damage around root system. Remove deadwood and hanging branches, 1 x Oak (Sandy Lane) - Remove dead limb hanging over Sandy Lane only. All Standing in Woodland W1 of Tree Preservation Order. “No objection.”

24/01155/PA Farley Cottage, Copt Hall Road, Ightham, Sevenoaks, Tn15 9dt. Conversion of garage to habitable rooms, first floor 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 roofslope, timber cladding and alterations to fenestration. “No objection”.

Proposed Solar Park at Stangate Landfill Site – We have received prior notification, consultation to follow and we will comment then.

9.3 PLANNING APPLICATIONS APPROVED

24/00941/PA Ightham Mote, Mote Road, Ivy Hatch, Sevenoaks, TN15 0NT. Details of Condition 16 (Hard and soft landscaping) 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) **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. **24/00556/PA** Ightham Mote, Mote Road, Ivy Hatch, Sevenoaks, TN15 0NT. Listed Building Application: Installation of a double leaf service gate to the north of the Walled Garden and a pedestrian gate on the eastern wall of the Walled Garden.

24/00956/PA Heronshaw, Oldbury Lane, Ightham, Sevenoaks, TN15 9DE. Mixed Species Group of small trees and saplings- Hazel, Sycamore, Elder and Holly. To be removed to create access for engineers to assess and carry out repairs to a leaking water main. Largest has diam. 10-15cm.

24/01234/PA Nutfields, Ightham, Sevenoaks. 1 x Sweet Chestnut (On the embankment to rear of No.29) – Remove deadwood only, 1x Pine (behind No. 61) - Sever ivy for better inspection and monitor due to some damage around root system. Remove deadwood and hanging branches, 1 x Oak (Sandy Lane) - Remove dead limb hanging over Sandy Lane only. All Standing in Woodland W1 of Tree Preservation Order.

9.4 PLANNING APPLICATIONS REFUSED

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.

10. CORRESPONDENCE – (* circulated in advance)

KALC News August 2024*

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



KALC Bulletins
KALC Training Bulletin
Next PPP Meeting 29/8/24 (Teams) & 21/11/2024
Making Space for Nature Update - Upcoming Workshop
Kent County Council Local Transport Plan consultation – Deadline 18th September 2024
www.kent.gov.uk/ltp5
English Civil War Society - potential future events in Ightham (also circulated to Ightham Mote)
TMBC New Electoral register 1.8.24
My Community Voice - August
T&M Opportunities for Communities - Kent Adult Education

11. AOB

Cllr Fielder reported that the vegetation needed cutting back around the bridge and Limes, Cllr Willingham will ask James Hayward.
Cllr Fielder reported that the Keep Left Sign on A25 had been flattened, Clerk to report.
Cllr Fielder requested 10 bags of salt for the salt bin at Oldbury, Clerk to order.

The Clerk reported that she had received a rates bill for the village hall car park; Cllr Willingham said he was nit aware that we had received one before and that it should be queried

Date of next meeting –Tuesday 17th September 2024

The meeting closed at 9.30 and went into Part 2

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