



10/24

MINUTES

Meeting of the Parish Council held on Tuesday 15 October 2024 at 7.30pm at Ightham Village Hall

Present: Cllr Willingham (Chair), Cllr Holden (Vice Chair), Cllr Clark, Cllr Hall, Cllr Hogarth, Cllr Emmett, Cllr Fielder, Cllr Mitchem, The Parish Clerk, County Cllr Rayner, Borough, Cllr Betts and 4 members of the public.

1. APOLOGIES FOR ABSENCE - Cllr Burgham

2. DECLARATION OF INTERESTS - None

3. REPORTS FROM COUNTY COUNCILLOR AND BOROUGH COUNCILLOR

Cllr Rayner reported that MOTO had lodged an appeal against TMBC's decision to refuse their application for a lorry park at Wrotham Heath. Cllr Rayner has lodged a complaint to TMBC as there had been no notification on the Planning Inspectorate (PINS) or TMBC website that there would be an appeal and therefore no opportunity to raise any further objections to the application and the deadline for further comment has now closed. The appeal is scheduled to be a 1-day public hearing on 9th January 2025 with the Inspector making a decision on the day. The Barrister for the Parish Alliance isn't available on 9th January and Cllr Rayner is going to request that the date is moved so that the Barrister can make representations. A member of public asked whether a Judicial Review could be requested? Cllr Rayner said this is an option, however, would cost in the region of £50-60k and you must weigh up the benefits.

KCC is struggling to make savings to reduce the budget deficit. Savings in the region of £85-90million are required in this financial year and next year. As the global situation is precarious, it is also important to keep some reserves.

Cllr Rayner reported that he would be happy for Ightham to come back to the Joint Transportation Board (JTB) to follow up on the progress of their Highways Improvement Plan. Hildenborough are not now proceeding with their representation to JTB as Officers have now brought their matters forward. Cllr Rayner reported that the flood prevention works at Oldbury have now been completed and an invoice would be coming to the Parish Council. Cllr Rayner contributed £5,500 towards the work and estimated that the Parish Contribution would be £2,500.

Cllr Betts reported that he had been unaware of discussions between TMBC and MOTO about an appeal and had also complained that information had been withheld from elected members. Cllr Betts will oppose MOTO at the hearing, however, is restricted to 3 minutes due to a conflict of interest. TMBC 's areas of defence at the Appeal are restricted to: 1. The site being in the setting of National Landscapes (AONB), impacting the AONB and 2. Greenbelt. There is also a huge amount of evidence relating to infrastructure and highways, however, these have not been incorporated into the reasons for refusal due to the nature of the hearing. If the public hearing is changed to a public enquiry all evidence can be presented. Cllr Betts has complained to Mike Taylor, Cabinet Member for Planning who was also unaware of the appeal and he can complain to PINS who deal with the appeals process.

Cllr Betts reported that the Local Plan will have to start again with a new call for sites causing further delays and expense.

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



Cllr Betts reported that TMBC has just purchased a thermal imaging camera which can be loaned to parishes and residents to survey properties and identify heat loss so they can remedy it. It is being publicised through KALC.

LED lighting is now being used in TMBC car parks.

West Kent Rural Grants Scheme has now finished, and funding has been used for lots of community projects and businesses. There will hopefully be a further grant scheme in the new year.

Cllr Betts and Cllr Rayner left at 8pm.

4. PUBLIC Members of the public came to discuss planning application 24/01489/PA. The owner of the property outlined the plans and reasons for the works which included reinstating the front of the property. Members of the public spoke out to object to the application on the following grounds: the addition of a glass conservatory with a zinc roof to the rear is a modern design which is inappropriate in the greenbelt; there are inaccuracies in the Design and Access statement and some of the photo's don't correspond to the construction; potential loss of privacy, light and views; possible disturbance to dormice in the area at the front of the house.

The owner said that some of the concerns has been addressed with the residents and amendments made to the Design and Access Statement.

The building is of historical significance, it isn't listed but residents have contacted Historic England.

Cllr Emmett recommended contacting Kent Wildlife regarding the dormice.

Cllr Mitchem said that the street view isn't affected, and Cllr Hall said that TMBC have a record of approving a contemporary style of extensions to old houses.

Cllr Willingham recommended that the residents put forward their objections to TMBC.

Members of public left the meeting at 8.30pm.

5. MINUTES - The Minutes of the Meeting held on Tuesday 17 September 2024 were approved and signed as a true record.

6. MATTERS ARISING

Highways & PROW Matters – Update HIP –Following the recent JTB, a meeting was set up with Officers, Cllr Rayner, the Cabinet Member for Highways and member of IPC Traffic Group on 24 September where HIP was discussed in detail. **20mph Oldbury and Spring Lane** – Kent Highways have agreed to a 20mph limit in principle if we get permission from landowners to place signage. They signs will need to be placed every 200m – The Clerk, Cllr Fielder and Cllr Mitchem will identify locations and will speak to residents. **20mph The Street** – Kent Highways confirmed that the Street is unsuitable as it isn't long enough and current speeds are too high, however, they have suggested that we incorporate Sevenoaks Road into the speed limit and if speeds are low enough, they will give it further consideration. They will organise an automatic traffic count to gather data. They also suggested red tarmac and slow signage on A227 if the Parish Council are willing to pay and this was agreed subject to final costings, the Clerk was asked to confirm this. **Common Road** – Kent Highways will do a speed check along Common Road as this is a walking route for school children; Cllr Emmett confirmed that a camera had been put outside The Harrow. **Double Yellow Lines Dark Hill** – this has been put forward by Cllr Taylor of Borough Green to stop overnight parking, they are also in discussion with H+H about changing their hours to accommodate the lorries. We have no objection to this, however, it was noted that it would only be effective if enforced. **Sevenoaks Road/A25** – Cllr Clark mentioned that some parents were parking close to the junction of A25 at school pick up - Kent Highways have asked for photographs to monitor the situation and will give consideration to double yellow lines if it continues. **Downgrading A227 from an A Road** – The Parish Council responded to the recent Local Transport Plan Consultation, LTP5, and gave support to J5 Slips and also included a suggestion that the A227 is downgraded between Dark Hill and Tonbridge.

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



The Parish Clerk copied our response to our MP. It was noted that this is a very long-term aim and there would have to be a full consultation for it to go ahead.

Old Lane declassification – This falls outside the remit of our HIP as it is within the remit of Highways Definition Team – The Clerk has been in touch with them and they have confirmed that we can apply for a Stopping Order, the Clerk has contacted them to find out what is involved. Cllr Emmet suggested that we pursue this under Active Travel. **SID locations** - Unfortunately, all of the suggested locations were turned down as they didn't meet Highways criteria. **Speedwatch** – a session has been arranged for this week. Cllr Mitchem asked about Speedwatch signage, the Clerk will order some from Amazon. Cllr Mitchem has emailed Ryan Sheil about Police enforcement of speed in the village following up a discussion at JTB. **Request for dog bin** on The Street – Cllr Mitchem has spoken to residents about having a bin outside their properties on The Street and they agreed. The Clerk will talk to TMBC to make a request and confirm the location.

Items to report – hedges on Ismays Road and A25/Sevenoaks Road, tree suckers outside Town House, mud on the pavement by the footbridge, refresh white lines on Common Road and Coach Road. Tonbridge Road closure on 12th November for studwork and 28th October for water main repairs

Footpath Consultation – Update MR614. An email from the landowners has been circulated, it outlined reasons for moving the footpath. The Clerk reported that we had been notified by a resident that there was an inaccuracy on the map and this has been communicated to KCC PROW. We have also been notified that a TPO application to the rear of Longcroft Lodge has been reinstated; the Clerk has followed this up with TMBC and asked why the original application did not proceed. We are awaiting a response from TMBC.

Allotments –Update – Cllr Emmett reported that he had cut back some trees in the allotment with the help of Antony Edwards. There is a small amount of asbestos in the Paddock which needs to be collected.

Recreation Ground – Wicksteed repairs — repairs of wetpour and equipment – awaiting date and revised quote including repainting the swings and talk tubes. Fence repairs - Cllr Willingham will speak to Tyrells about a quote for the damaged fence on the school boundary where the Oak came down and the rotten panels in the play area. Reseeding by bench – to do next Spring. New bins have been installed in the play area and next to the noticeboard. Repairs to Drainage – The Clerk has contacted Southern Water about a permanent solution to the overflowing drain on the footpath and had been in touch with Borough Cllr Taylor who said that he would contact Environmental Health at TMBC.

Village Hall - Update - Solar Panels – update – Cllr Willingham has now obtained the electricity bill for the hall last year so that we can work out consumption. Cllr Holden suggested 2 years would give us a better idea of usage. Cllr Holden has obtained another quote for solar panels for £17,500, however, it wasn't very detailed but will go back to them with consumption so that we can work out what size battery we need. **Damage to railings** – Nothing to report. **UKPN –Update** – The Clerk reported that the leases have been finalised and we are awaiting final copies. UKPN have agreed to cover all legal fees. The new substation is due to be installed on 8th November and there may be restricted access to the car park. The Clerk has notified Jenny Elliot so that she can inform hirers on the day. The Clerk and Cllr Willingham are meeting with a representative from UKPN on Thursday to discuss removal of vegetation for the installation of the new substation. **Feasibility Study** – Cllr Mitchem has passed details of the architects for the community centre at Bat and Ball to The Clerk who will contact them. The Clerk reported that we had been given a refund of £237.72 for car park rates.

Flooding – Busty Stream – Cllr Clark reported that 2 residents alongside the Busty had been in contact about clearing vegetation. The Clerk will ask Nick Connell to clear the section by Durlings field and Cllr Willingham will ask James Hayward to clear the section by the bridge. Drainage mapping – Cllr Holden reported that there had been some technical issues with the maps.

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



Tennis Club - Update - Cllr Willingham has spoken to the electrician about repairing another broken light.

Trees - Tree work is scheduled for October.

Winter – Salt Bags – The Clerk reported that she would order salt for the recreation ground and Oldbury Lane.

School - Oldbury Annexe – Change of Tenant. The new academy has indicated that they will take over the lease from KCC, the paperwork has been passed to the lawyers. It was suggested that we should carry out our own due diligence on the new academy. We have been asked by PSA whether we could reserve a parking space as part of a school auction, it was decided that as it couldn't be enforced that this would not be possible.

KALC Award – The Clerk suggested that we present it before the next annual parish meeting as it is dated 2024.

7. FINANCE & POLICY

7.1 The following accounts were submitted for payment: Invoices were initialled by Cllr Willingham and Cllr Hogarth and will be authorised by Cllr Hogarth. The Clerk passed bank statements and reconciliations to Cllr Holden.

Clerks Salary & Expenses	£943.17
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
Ightham Village Hall – rental	£262.50
KCPFA – Annual subscription	£40.00
nPower – Unmetered supply	£107.34
TMBC – New bins in recreation ground	£638.05
Anthony Edwards – Groundwork at churchyard and parish maintenance	£1,144.60

7.2 AGAR –The Clerk reported that there is a requirement for gov.uk emails to be set up for Councillors for 2025 audit.

8 PLANNING

8.1 LOCAL PLAN – Reg 18B - see above

8.2 PLANNING APPLICATIONS

24/01552/PA - Ferndale, Redwell Lane, Ightham, Sevenoaks, TN15 9EH. Proposed demolition of the existing 4 bedroom house including a number of ancillary buildings, and construction of a 5 bedroom, part one- and part two- storey dwelling with a detached 2-car garage. "No objection"

24/01489/PA - West House, Stone Street Road, Ivy Hatch, Sevenoaks, TN15 0PQ. Demolition of existing two storey side extension and detached outbuilding. Erection of a two storey side extension (incorporating roof extension), single storey side and rear extension, with associated landscaping. "No objection"

24/01576/PA Conservation Area Ightham, Tonbridge Road, Ightham, Sevenoaks. T 1 Sweet chestnut marked on the map as a black star- section fell leaving stump as low as possible. This tree is dead and now needs removing."Leave to TMBC"

24/01466/PA - Little Holt, Copt Hall Road, Ightham, Sevenoaks, TN15 9DU. Proposed part two storey and part single storey side extensions to existing dwelling house. "No objection"

24/01489/PA Oakfield House, Copt Hall Road, Ightham, Sevenoaks, TN15 9DU. Demolition of existing dwelling house and erection of replacement dwelling house. "No objection but request a condition for landscaping"

8.3 PLANNING APPLICATIONS APPROVED

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



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.

24/01134/PA - 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.

8.4 PLANNING APPLICATIONS REFUSED

24/01155/PA -Farley Cottage, Copt Hall Road, Ightham, 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

9. CORRESPONDENCE – (* circulated in advance)

KALC News October 2024*

KALC Training Bulletin

KALC Weekly Briefings

Next PPP Meeting 21/11/2024 – Cllr Willingham to attend.

KALC – New website log ins – The Clerk has circulated details for Councillors to set u their own password.

PCC launches consultation on the new police and crime plan for Kent

KALC Health and Wellbeing Conference 2024 - This has been cancelled

KCC Workshops Kent and Medway Learning Disability and Autism Strategy - 7&9 November 2024

My Community Voice

10. AOB

Cllr Hogarth reported that she had done the litter pick along Borough Green Road but was disheartened to see more litter the following day. Also reported a fallen tree on the footpath between Walker Place and The Church.

Cllr Holden reported that litter had been collected along Back Lane. Also reported that his car showed 30mph limits along the lanes where there are national speed limits.

Cllr Hall reported that he had been contacted by a resident about fireworks and had asked the Clerk to put a reminder to be considerate on Next Door.

Cllr Mitchem reported that we only had 5 people to litter pick including 3 councillors but had collected 6 bags of rubbish.

Cllr Clerk reported that a TV had been fly tipped by the Farm shop.

The Clerk reported that a lot of clothes had been dumped by the overflowing clothes bin in the car park. The company have been notified and will be collecting them and providing a replacement bin.

Date of next meeting –Tuesday 19th November 2024

The meeting closed at 10.15pm

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