



11/24

Minutes of the meeting of IGHTHAM PARISH COUNCIL held on Tuesday 19 November 2024 at 7.30pm at Ightham Village Hall

MINUTES

Present: Cllr Willingham – Chair, Cllr Holden – Vice Chair, Cllr Burgham, Cllr Clark, Cllr Emmett, Cllr Fielder, Cllr Mitchem, The Parish Clerk, County Cllr Rayner

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

2. DECLARATION OF INTERESTS - None

3. PUBLIC - No members of the public were present

4. MINUTES - The Minutes of the Meeting held on Tuesday 17 October 2024 were approved with 2 minor amendments. The Clerk will amend and pass to Cllr Willingham to sign.

5. REPORTS FROM COUNTY COUNCILLOR - **Cllr Rayner** reported on the MOTO planning application for a lorry park on the boundary of Wrotham and Platt. The Parish Alliance (Ightham, Borough Green, Wrotham, Addington, Stansted and Platt) have engaged a full set of Officers including a Barrister, Landscape Consultant, Planner and Transport Consultant to oppose the application which is going to Appeal. The Barrister has said that KCC have exceeded their authority in making recommendations that they would support the application whereas they should be used neutral in their submission. He has made it clear that this part of their submission is inadmissible and could be deemed prejudicial. KCC and National Highways are also on notice that they haven't disclosed all information, leaving themselves exposed to costs against them if the Inspector feels that they have acted in bad faith. There is an obligation to pass on all relevant information to the Statutory Consultees, ie Parishes, however there is also a lack of census figures from KCC for all of the roundabouts and junctions; we don't know whether the Inspector will find in favour of the transport issue.

Buses The Department for Transport has announced that they will subsidise buses in England and Wales to the value of £1 billion and £23 million of that has been allocated to Kent. The allocation of funding will secure school buses in this area to July of 2026, KCC are expecting a further settlement next year and prior notice will allow planning by the bus operators. From 1st of April 2025 the fare cap will increase them £2 to £3 per journey.

KCC budget There are substantial savings to be made KCC are looking at where they will have to come from.

Road closures seem to be growing exponentially and KCC is looking into working together with the Utility Companies to minimise disruption. In the last year, closures have risen from 5,000 to 15,000 in Kent alone.

Highways improvement plans (HIPS) Kent Highways are still working through these; KCC is supporting the Ightham HIP and other Parishes are looking to follow Ightham by taking matters to the Joint Transportation Board (JTB).

Councillor Mitchem reported that she has approached Highways about putting a sign on A25 for the Recreation Ground and was told by Kent Highways that it would be very costly. Cllr Mitchem asked Cllr Rayner whether the cost should be borne by us? Councillor Rayner said that non-mandatory services have been squeezed so we would have to bear the cost however could mitigate it by buying

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



the sign ourselves. The Royal British Legion in Aylesford provide signage. Alternatively, we could include it on our HIP.

Councillor Emmett reported that he had written to Tom Tugendhat about reducing the national speed limits and had received a reply to say that he had raised it with the Transport Minister.

Councillor Rayner left at 8:00 PM.

Councillor Willingham reported that attendance at the Armistice Day was excellent.

6. MATTERS ARISING

Highways & PROW Matters – Update HIP - The Clerk reported that she had walked Oldbury Lane and Spring Lane with Councillor Fielder to identify where 20 mph signs could be placed. Kent Highways are due to go out and do their own assessment and will let us know in due course so that we can contact residents. The Clerk reported that we have dates for the ATC traffic surveys on The Street, Sevenoaks Road, Coach Road and Common Road; these have been scheduled for 7 days from 26 November 2024. **Police speed checks** – Cllr Mitchem reported that we could pay for Police speed checks and The Clerk reported that the Speedwatch group has identified an ideal location.

Kent Highways estimated that it would cost about £100 per hour for two Officers and their speed machine - it was agreed that we should organise a speed check and The Clerk will confirm the cost.

Old Lane declassification - The Clerk reported that we were awaiting further details of declassification to pass to residents before contacting them.

Speedwatch - the Clerk reported that speedwatch had to be cancelled this week due to the weather.

Request for dog bin on The Street – TMBC has done a site visit and spoken to residents and the dog bin will cost £335.10. It will be located on an existing collection site near to the bus shelter –

Agreed. **Winter Salt** - Councillor Fielder reported that there was some wood in the salt bin at the end of the Skips path which he will remove and that he had taken delivery of Salt for Oldbury. **Sign on the A25** for the recreation ground - As discussed above, Councillor Mitchem had been in contact with KCC who said that it would cost £330 for an assessment, £300 for the sign with potential extra costs. It was agreed that a sign should go outside Tanglewood and on the opposite side of the road, Councillor Mitchem will investigate this further.

Footpath Consultation MR614 -We have been sent some further correspondence from KCC PROW who are satisfied that the applicants fulfil the requirements for the footpath to be rerouted. We have been asked whether we want to provide any further comments in the light of further information provided by the applicants. It was decided that the Parish Council would like to maintain their original objection being that we do not consider that the footpath should be moved for the convenience of the landowner. The clerk will reply accordingly.

Allotments –Update - Councillor Willingham reported that he had removed the asbestos sheets from the paddock. Councillor Emmett reported that a tree had come down into one of the allotment gardens and that he has emailed the owners; the wood will be cut up.

Recreation Ground – Wicksteed repairs of wetpour and equipment - We have now received a quote from Sovereign for £2,167 to carry out additional repairs in the playground. They will be carried out at the same time as the repairs to the wetpour. Unfortunately, Sovereign are unable to quote to paint the swings and Councillor Emmett recommended a painter who advertises in the parish magazine, The Clerk will contact him to do the repainting in the spring. We have received a quote to replace the wood fence from Tyrrell's for £575 and this was agreed. We have had a further report on the playground equipment and it was highlighted that there was still some graffiti on the pirate ship, Councillor Mitchem will do an inspection. **Light repairs school path** - Councillor Fielder reported that all the lights on the path up to the school were and Councillor Willingham will contact the Electrician, he thought they may have fused. **Repairs to Drainage – Southern Water** - nothing to report, The Clerk will chase this up.

Village Hall - Update - Solar Panels – Councillor Holden asked for the last two years electricity bills showing kilowatt hours consumption to pass on to a company for a second quote. **Damage to**

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



railings - The Clerk will follow this up with Paula Price. **UKPN –Update** - the new substation has gone in. It was reported that we had been reported to Planning Enforcement, UKPN confirmed that the works were carried out under permitted development. Further work to connect the substation to the supply in the road have been delayed due to permits and this is likely to happen in the New Year, in the meantime UK Power Networks will come and backfill the trench and tidy the site. **Feasibility Study** – Councillor Holden, Councillor Willingham and The Clerk met with Theis and Khan Architects who can carry out a feasibility study for the hall. They offered a few suggestions for rebuilding or refurbishment including relocating the hall to the lower car park. They will come back to us with some figures and drawings and once we have an idea for cost, we can move to the next stage. It was noted that if we have a new build there would be no VAT to pay, however, new building regulations are very stringent so a new build may end up costing more. It was noted that we should speak to the Ightham Club and check with the Land Registry whether we are constrained by any covenants. In the meantime, it has been reported by our Archivist that we have a serious damp issue in the lower hall, he has contacted an electrician to get the dehumidifier fixed. Councillor Willingham thought that we should get the guttering checked. The Clerk said we should consider replacing the back door lock and that we may need to replace some of the carpet tiles.

Busty Stream it was reported that James Heywood had cleared the stream by the bridge and Nick Connell had cleared the section along the Borough Green Road. Councillor Willingham will ask Nick Connell to clear the branches from the pavement on the Borough Green Road. Councillor Holden reported ongoing issues with the drainage mapping software and will speak to his contact.

Tennis Club - light repairs - Councillor Willingham will check whether the lights are now working. The Clerk has been approached about putting a new sign up on the fence for the Tennis Club and everyone agreed that this would be okay.

Trees - We have been asked to cut back bush on the triangle of Stone Street Road and Coach Road, The Clerk will contact James Hayward. The Clerk will also ask James Hayward to cut back the trees on the boundary of Skips. Councillor Clark asked whether the branches have been cut back over the bus shelter opposite the George and Dragon? The Clerk will check. **TPO’s MR614** - The Clerk reported that a new application for TPO's on the trees to the rear of Longcroft has been submitted.

Oldbury Annexe – The Clerk reported that we are still awaiting paperwork from the new Academy regarding the lease for the annexe. The Clerk was asked to ask Paula Price for background information about the new Academy.

MOTO - The Parish Alliance have asked us to contribute towards a Planning Consultant to defend the MOTO application. The contribution will be determined by the number of electors in each Parish and the total cost is estimated at £20,000. Our contribution would be approximately £3000. It was agreed that we would be happy to support The Parish Alliance for the MOTO application and that our contribution would be limited to this purpose.

Pavilion – Football Club – The Clerk reported that there had been damage to showers by Tunbridge Wells football club.

Request for permission to use recreation ground for PSA event on 22nd July 2025. It was agreed to grant permission with the usual conditions of no vehicles on the recreation ground and all rubbish to be taken home. The Clerk will notify the Scouts

Clerks Conference – The Clerk reported that she had attended the Clerks Conference and there had been an update on Martyn's law; when this comes into effect it means that all events with more than 200 people will need to be registered with the regulator. There were also updates on National Insurance contributions, staff appraisals and the new Employment Rights Act due in 2025.

7. FINANCE & POLICY

7.1 The following accounts were submitted for payment: Councillors Clark and Fielder initialled the invoices

Clerks Salary & Expenses £1,133.15

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



Tax & NI	£37.19
S Huseyin – Reimbursement rock salt	£127.84
S Huseyin – Reimbursement Speedwatch signage	£91.75
Gel Creative - (Standing Order)	£50.00
EDF – Electricity Pavilion (Direct Debit)	£215.15
Treeability – Tree work in recreation ground and Jubilee Crescent	£2,083.20
Zen Internet – Broadband at the Pavilion	£54.61
Mammoth – Sign for Remembrance Sunday	£117.60
Royal British Legion – Wreath & Donation	£50.00
KCC – Drainage works at Oldbury	£2,500.00
Anthony Edwards - Maintenance to Churchyard and Parish Land	£1,200.84
James Hayward - Grass and hedge cutting and clearing Busty	£3,024.00
Warners – Fees for new licence	£1,152.00
Sovereign – Deposit for repairs	£650.21
R Willingham – Equipment for asbestos removal	£43.10
KCC – Drainage Works at Oldbury	£2,500.00

Bank reconciliations and statements were passed to Cllr Holden.

At end October 2024: Nat West Current Account £62,057.70, Unity Trust Bank £78,845.04, Nat West Deposit Account £293,829.11

7.2 Quote for new accounts package from Scribe - £878 for transfer of records and £52 per month subscription - agreed

8 PLANNING

8.1 LOCAL PLAN – Reg 18B

8.2 PLANNING APPLICATIONS

24/01642/PA Pinewood, Pine Tree Lane, Ivy Hatch, Sevenoaks, TN15 0NJ. Conversion and alterations of existing car port and garage to form an annexe. “No objection.”

24/01599/PA Bewley Farmhouse, Tonbridge Road, Ightham, Sevenoaks, TN15 9AP. Proposed garage replacement, front driveway and fence changes, front porch, swimming pool, facade alterations, and associated works at Bewley Farmhouse. No objection but suggest condition for landscaping.”

24/01721/PA - Farley Cottage, Copt Hall Road, Ightham, Sevenoaks, TN15 9DT. Removal of existing flat roof front extension. Conversion of garage to habitable room. New dormer extension to front with new entrance canopy and relocation of main entrance. Change of pitched roof to flat roof at front of house, alterations to the external appearance including photovoltaic panels, new timber cladding and alterations to fenestration. *No plans have been loaded onto the portal*

24/01704/PA 69, Nutfields, Ightham, Sevenoaks, TN15 9EA. 1 x Chestnut (Agent's ref: T1) - Re-coppice tree back to old stool height. 1 x Cherry (ref: T2) - Reduction in height from 10m to 7m and lateral spread from 8m to 6m. 1 x Silver Birch (ref: T3) - Remove lowest limb over neighbours garden. Standing in Woodland 1 of Tree Preservation Order. “No objection.”

24/01707/PA Ightham Mote, Mote Road, Ivy Hatch, Sevenoaks, TN15 0NT. Details of Condition 6 (Surface water drainage) 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). “No objection.”

24/01768/PA The Town House, The Street, Ightham, Sevenoaks, TN15 9HH. Two conifer trees on the boundary to The Street, next to an outbuilding. Seeking permission to remove the two trees.

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



Reason: Roots growing into the foundation of outbuilding and listed building (i.e. Town House) which has been assessed by a tree surgeon; also trees removal would greatly improve the aesthetics of the property. *It was noted but there was no information from the tree surgeon on the portal the Clerk didn't think that we would be consulted on this application as there were no TPO's.*

8.3 PLANNING APPLICATIONS APPROVED

24/01504/PA Ightham Mote, Mote Road, Ivy Hatch, Sevenoaks, TN15 0NT. Details of the partial discharge of Condition 3 for the visitor reception and shop only (External Materials) submitted pursuant to planning permission TM/21/01279/LB (Listed Building Application: 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)

9. CORRESPONDENCE – (* circulated in advance)

KALC News November 2024*

KALC Training Bulletin

KALC Weekly Briefings

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

KCC Public Consultation on the Proposed Main Modifications to the Kent Minerals and Waste Local Plan 2024-39 http://www.kent.gov.uk/mineralsandwaste_deadline_28.11.24

We are Beams - Request for Donation - £50 agreed

Heart of Kent Hospice – Request for Donation - £50 agreed

Victim Support – Request for Donation - £50 agreed

Hospice in the Weald's Christmas Tree Recycling Campaign

Dylan McElligott PC 46015010- Information on recent bike thefts in and around Tonbridge

10. AOB

Councillor Mitchem reported that on Sunday 11 November, a gang of masked men were on the A227 and Fen Pond Rd breaking into sheds and outbuildings. Police helicopters were deployed and one member was arrested.

Councillor Emmett reported that he had written to Tom Tugendhat about fireworks following correspondence on Next Door about distress caused to animals.

Councillor Fielder reported that there was a static caravan at Court Paddocks on Fen Pond Road.

Date of next meeting –Tuesday 17th December 2024

The meeting closed at 10.07 PM

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