



3/25

Meeting of the Parish Council held on Tuesday 18 March 2025 at 7.30pm at Ightham Village Hall

MINUTES

Present: Cllr Willingham (Chair), Cllr Holden (Vice Chair), Cllr Clark, Cllr Emmett, Cllr Hall, Cllr Hogarth, Cllr Mitchem, The Parish Clerk, County Cllr Rayner, Borough Cllr Betts and 5 members of the public.

1. APOLOGIES FOR ABSENCE - Cllr Burgham

2. DECLARATION OF INTERESTS - None

3. VACANCY FOR NEW COUNCILLOR – To be discussed in Part 2

4. PUBLIC - Two members of public attended to raise concerns about the planning application for a two Storey extension at No. 19 Nutfields. Nutfields is the residential development on an old tile works and when constructed, remedial work was carried out to provide a one metre capping layer and there is a protective gas membrane to prevent contamination. There are special conditions required when extending properties and any excavations and foundations must not exceed one metre in depth to prevent disturbance of contaminated soil and this is believed to exclude two Storey extensions as a result. In the drawings provided, there are no pipes on the elevations to remove rainwater which must go underground. Most of the houses are of a similar size and design to No. 19 which sits on the key street scene due to its position. The elevational design is out of keeping with other typical Nutfields designs and the size of the extension is disproportionate and not in character with other houses. The garage will be connected to the main dwelling, and it isn't clear what materials will be used for the rear extension, raising concerns that it will not be in keeping with the existing properties. No dimensions have been given so it is unclear how close the extension will sit with the adjoining properties. Councillor Hall reported that we approved the application at the last meeting, however, we weren't aware of these conditions and possible contamination. Councillor Hall has reviewed all 133 applications pertaining to Nutfields and all the extensions are one storey extensions apart from No. 10 Nutfields which had approval for a two storey extension in 2001. Having looked at this, it doesn't look like a full two Storey extension from the road. Councillor Hall has also consulted with the Residents Association who said they were aware of the one metre cap; however, they been advised by a Building Inspector that it could go to two metres. Councillor Hall said that in the light of the information received, we should leave this with Tonbridge and Malling to adjudicate. Councillor Hall recommended that residents object to Tonbridge and Malling Borough Council as they have a very good case. Councillor Willingham noted that several extensions have been approved in Nutfields where the garage becomes an integral part of the house. He also said that one of the inspectors would come out to look at the site. Councillor Rayner reported that he sat on the Area 2 Planning Committee when Nutfields was built and with the special arrangements in place this application needs to be handled with care. He recommended that two other bodies should be consulted: KCC, as the waste disposal authority and the Environmental Agency who should ensure that the water table isn't adversely impacted. Currently, water that flows off Nutfields goes to Old Lane which creates another issue. Councillor Betts reported that he had received the details above from the resident and has brought this to the attention of James Bailey, Head of Planning, who is making the Case Officer aware. Two Residents attended to discuss the possible declassification of Old Lane. The Clerk reported that the discussion had been postponed pending the decision on Woodford which we have now received. The reason for the proposal to declassify Old Lane is that it is currently an unclassified road and is not maintained by Kent Highways, it is in a very poor state and dangerous in places. Declassification would mean that we could improve the surface of the Lane. The Clerk has received some information

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



from the Highways Definitions Team at Kent Highways to say that we would need to apply for a *Stopping Up Order*. This takes around 12 months and will cost about £5,000. Prior to this we would need to consult with all residents and landowners on Old Lane and unless we get majority support the application will not go ahead. The Clerk is currently trying to understand what declassification involves for residents, before putting together a consultation document. For example, who would be responsible/liable for drainage and surface repairs. Councillor Rayner reported that residents may need to get consent from their mortgagor if the road becomes privately maintained. The resident understood that Old Lane would be paved following the Woodford Hearing, The Clerk reported that maintenance of the Lane had been mentioned at the hearing, however, there are no current plans to resurface Old Lane and Councillor Rayner reported that Kent Highways do not want to maintain it to a highway standard at this point. It was noted by Councillor Rayner that some residents have said in the past that they *don't* want the Old Lane maintained to road standard as it would encourage vehicles. He said that the Parish Council was taking a sensible approach, and we should negotiate for at least part of the road to become declassified.

5. MINUTES - The minutes of the meeting held on Tuesday 25 February 2025 were approved with four amendments. The Clerk will amend the minutes and pass them to Councillor Willingham to be signed.

6. REPORTS FROM COUNTY COUNCILLOR AND BOROUGH COUNCILLOR - Councillor Rayner reported that the drainage works at Oldbury Close and Spring Lane had been fully signed off by Kent County Council. Residents are happy with the drainage and Ray Fielder is also happy with the drainage on his land. The Parish Council gave thanks to Harry.

Councillor Rayner gave an update on local government reorganisation and does not see any progress before the autumn. The 14 authorities in Kent have written to the Secretary of State to ask for more money.

BSIP money has now been received which means that arrangements for school buses can continue for the next financial year.

Councillor Rayner attended a meeting in connection with the MOTO lorry park which has been approved by the Inspector. A full application will now go ahead to Tonbridge & Malling Borough Council. The impact on local roads, with an increased number of HGV's will be considerable.

Councillor Mitchem asked whether there would be any chance of the A227 now being downgraded because of the application? It is already in the Transport Plan. Councillor Rayner said that it was open to Ightham and other Parishes to apply for this, however, we would need to supply substantive evidence that the number of HGV's using the A227 increased as result of the lorry park. We should start to gather information on the number of lorries using the A227 now so that we have something to compare it with. Councillor Rayner also mentioned that the proposed third Thames Crossing to the east of Gravesend would also impact the A227. Councillor Clark reported that we met with Tom Tugendhat in 2024 who was keen on downgrading A227, however, we have not had any update since the meeting. Councillor Rayner recommended that we brought this up at KALC.

Borough Councillor Betts reported that he had attended the MOTO hearing and the Old Lane hearing. Councillor Betts reported that there would be an extraordinary cabinet meeting tomorrow evening at TMBC Offices to discuss local government reorganisation in Kent. There is a proposal for three unitary authorities, one of which would be made up of Sevenoaks, Maidstone, Tunbridge Wells and Tonbridge and Malling. This unitary authority would have a population of 551,000 which would meet the minimum population requirements. It would also follow the contours of Kent Police and the NHS. The submission is due by the 21st of March with final submissions due in November. The new authority will take effect in 2027 /28.

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



Councillor Betts attended the Old Lane appeal hearing where the appeal was allowed. He disagreed with the points made by the appellant about highway safety. Councillor Betts visited the site and felt sure that the inspector would not support the application on highways grounds so was surprised at the outcome. Councillor Mitchem reported that the Kent Highways Expert had stated that Old Lane was a dangerous junction and was surprised that his report had been disregarded. Councillor Hall said that the main issue was the lack of provision for travellers. Councillor Rayner reported that inspectors have very wide powers and aren't obliged to take in expert opinions, the decision predominantly turned on a protected minority and lack of a Local Plan. Councillor Emmett reported that the applicants had now said they would consider selling the land and therefore some of the arguments, ie about education were no longer relevant. Councillor Rayner said the Inspector makes decision on the facts at the moment of time so we couldn't go back and challenge it. Councillor Betts said that the outcome had been complicated by the NPPF revisions.

Councillor Betts reported that TMBC had been awarded silver in the public sector transformation awards for the anti-social behaviour task force. The ASB task force will be resuming in April and working through until October to take in Halloween. The task force is split into groups and will be allocated to different areas.

There will be further rounds of the green business grant which can be used to reduce carbon and energy bills. There will also be another round of West Kent rural grants which can be used by Parishes. These will start at the beginning of May.

Councillor Mitchem reported the poor state of the verges with litter. TMBC has a budget of £1.4 million and Councillor Mitchem has been unable to establish how the money is spent. She has spoken to TMBC who have recently cleared Fen Pond Road, Exedown Road, Terry's Lodge Road and A25 to Oldbury. The waste contract is with FCC and Councillor Mitchem has asked how we could find out what the schedule is and how money is spent? Councillor Betts said that he would write to David Campbell-Lenaghan and advised us to let him know if there are any hotspots for litter. It was noted that it was particularly bad around Nepicar and near the motorway.

Councillor Betts and Councillor Rayner left the meeting at 8:30 PM.

7. MATTERS ARISING

Highways & PROW Matters – Update HIP - Oldbury Lane 20mph consultation – The Clerk reported that the consultation had been delivered to 93 residents, including the school and Skips, in Oldbury Lane and Spring Lane. The Clerk gave thanks to Ray Fielder who hand delivered the consultation papers. The consultation has also gone to statutory consultees and we have already heard back from the police who have said that the limit would need to be self-enforcing as they won't enforce it. We have heard back from 21 people so far who are supportive of the scheme. The deadline is 25th April. The Clerk will chase up the school for a response if we don't hear back from them. Skips have sent a response to say that they are supportive of the scheme. **Update on Bates Hill traffic calming** - Cllr Hall said that he had seen red tarmac in various other locations and we should try and pursue this despite Kent Highways opposition. The Clerk reported that she had make a request for it to be added to our HIP and has enquired about costs. Cllr Mitchem reported that she had spoken to Velocity about advising on a traffic calming scheme in the village and we should also ask them to look at potential downgrading of A227. **Reduction of speeds at Ightham Common –** The Clerk reported that we had received an invoice for the design fee for the proposed reduction from national speed limit to 30mph on Common Rad and adjoining roads. Cllr Emmett asked whether we should send out consultation papers to residents. It was suggested that the reduction is extended into Back Lane. The Clerk reported that she wasn't sure when and whether consultation was necessary and would check on this and ask for Back Lane to be included. **Old Lane declassification –** See above. We are awaiting further information from the Highways Definitions Team. Cllr Hall reported that he had heard from Nutfields Residents Association to say that hedge cutting on Sandy Lane was being arranged. Cllr Mitchem reported that we had received an email about parents parking on the

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



corner of Cobbs Close and had been in contact with Ightham Primary School and the Police who will monitor the situation. The Clerk and Councillor Clark reported that Sevenoaks Road is on the schedule for resurfacing in the next financial year. The Clerk reported a broken drain outside Glenna on Old Lane and has been told that the drainage team will only attend as part of their drainage schedule. Cllr Hogarth asked whether we had organised the ATC strips by the Garden Centre? To our knowledge they haven't been arranged as part of our HIP. **Matters to report:** blocked gulleys on Sandy Lane, Coach Road and Common Road outside Wellwood.

Allotments – Silver Birch down on common land – Councillor Emmett said that he had spoken with Treeability who will quote for the work.

Recreation Ground – Update. The Clerk reported that the painter will come back to us with a date for repainting in the spring and she has given him the school holiday dates. The Clerk reported that one of the sleepers had been damaged and one of the timbers has rotted away near the seating area. Cllr Willingham will go and have a look. **Car park repairs** – The Clerk will contact the contractor who carried out previous repairs to quote to repair the potholes. **Signage** – Cllr Mitchem reported that she had enquired about a brown tourist sign and had a quote from the British Legion for £400 for a Recreation Ground sign. Councillor Mitchem contacted our HIP contact about putting up the signage and she advised that we could ask for it to go on our HIP along with a blue parking sign. This will take around 90 days to organise and would be free. Councillor Hall asked about signage for the clubs and Councillor Mitchem suggested a fixed sign on or above the railings. Councillor Mitchem will circulate some further information.

Village Hall - Update - Solar Panels – We are still awaiting gas bills to work out the existing energy cost. It was suggested that we could apply for one of the grants if we went ahead with solar panels.

UKPN - The Clerk reported that she had asked UKPN to come and remove the remaining signs and barriers. Once this has been completed, we should consider replanting around the new substation.

Feasibility Study – A meeting with the architects has been arranged for Tuesday 25th March at 11am. The Clerk was asked to find out whether there were any restrictive covenants. Councillor Willingham asked whether we should consider relocating the hall to the recreation ground? It was agreed that it would be best placed in the centre of the village. **Works** – The Clerk asked whether we wanted to remove the downstairs toilet & heater as it no longer worked. It was agreed that it should be left as it is as it doesn't get used.

Flooding – Busty Stream – Councillor Holden reported that we hadn't had any issues with the Busty reported on the WhatsApp for several months. Councillor Holden reported that the drainage mapping tool was unmanageable and hasn't got a solution.

Oldbury Annexe – Inspection – The Clerk reported that she had sent the notice terminating the lease to Warners who suggested an inspection when the lease comes to an end in August. It was agreed that this should be arranged with someone from school present. We should also take the opportunity to take photos for the new lease.

MOTO - Meeting on 17th March 2025 – Reported in Part 2.

Litter Pick – Great British Spring Clean – This has been arranged for Saturday 5th April at 11am.

Ightham Mote /English Civil War Partnership Event - Cllr Emmett reported that he had spoken to Ightham Mote who said that the event would likely be held in Millfield and if the Parish Council gave a contribution then villagers attending would only pay a percentage of the entrance cost or it would be free. There are no arrangements in place yet and Ightham Mote is looking for volunteers to help run the event. It was agreed that we would contribute 50% cost of the event up to a maximum of £600.

Annual Parish Meeting Thursday 24th April – Arrangements – The main topic of the evening will be the plans for the village hall. The Clerk will send invitations to the clubs and societies and to our County Councillor, Borough Councillor our Beat Officer and our MP Tom Tugendhat.

8. FINANCE & POLICY

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8.1 The following accounts were submitted and agreed for payment: Proposed Cllr Emmett, Seconded Cllr Hall. Cllr Hogarth to authorise payments online.

Clerks Salary & Expenses	£939.90
HMRC Clerks Tax & NI	£4.60
Gel Creative - (Standing Order)	£50.00
EDF – Electricity Pavilion (Direct Debit)*	£172.42
Zen Internet – Broadband at the Pavilion	£54.61
Anthony Edwards -Parish and Churchyard maintenance	£1,018.48
James Hayward - Cutting trees in recreation ground and holm oak on Coach Road – <i>invoice not received</i>	
Boyer – Planning Consultancy Fee – Attendance at Hearing	£2,931.24
Business Stream – Water rates Pavilion New Direct Debit	£329.09
Scribe – New Finance Package New Direct Debit	£62.40
KALC – Annual subscription	£1,168.98
Tamsin Hogarth – Reimbursement for speedwatch signs	£38.77

The Clerk reported that Les Henrys payment had been returned to the bank twice but had gone through on the third occasion. The Scouts had paid twice for rent to the NatWest account and the Clerk issued a refund from our Unity account (as we have no online facility at NatWest).

Balances 28.2.25

Deposit Account £244,941.60, Current Accounts £124,458.24

8.2 Banking - The Clerk has forms to open a bank account with Lloyds Bank and Barclays Bank. It was agreed that we should go ahead and open both accounts to distribute funds. It was agreed that for Lloyds Councillors Willingham, Mitchem, Emmett and Hall should be signatories and for Barclays Councillors Hall, Mitchem, Hogarth and Clark should be signatories.

The Clerk will circulate details to those signatories so that we can complete the application forms.

The Clerk circulated the mandate from Unity Trust Bank to remove Ray Fielder, this was signed by Councillors Hogarth and Clark.

8.3 Review of Policy Documents: The Asset Register and Risk Assessment, Standing Orders and Financial Regs were circulated in advance of the meeting. Councillor Hall raised a query regarding section 25a of the standing orders which restricts activities of Councillors. The Clerk will check this and revert back. Councillor Hall queried the current value of some of our assets including the village hall and pavilion. The Clerk will check these and revert back.

8.4 Gov.uk Email addresses – Defer to next month.

9 PLANNING

9.1 PLANNING APPLICATIONS

25/00314/PA ARBORET, OLDBURY LANE, IGHAM, SEVENOAKS, TN15 9DD. Single storey rear extension, remove porch, relocate entrance and build a new porch, change of windows, roof and facade materials. "No objection"

25/00378/PA LITTLE HOLT, COPT HALL ROAD, IGHAM, SEVENOAKS, TN15 9DU. Conversion of existing double garage to home office. "No objection"

25/00394/PA LITTLE HOLT, COPT HALL ROAD, IGHAM, SEVENOAKS, TN15 9DU. Erection of detached five bedroom dwelling and double garage. "Objection on grounds of overdevelopment in greenbelt and national landscapes and concerns about elevation."

25/00192/PA 19, NUTFIELDS, IGHAM, SEVENOAKS, TN15 9EA. Single storey rear extension, single storey front extension (connecting house). "We have been made aware of ground restrictions in excavating to avoid contamination and leave this to TMBC to determine"

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

**25/00245/PAPRESTON FIELDS, TONBRIDGE ROAD, IGHTHAM, SEVENOAKS, TN15 9AN.**

Demolition of existing outbuildings and erection of a single storey 3 bed dwelling (Self/custom build to garage), first floor side extension and new roof light in kitchen."No objection"

25/00395/PA COLLINGWOOD, COMMON ROAD, IGHTHAM, SEVENOAKS, TN15 9ED. Details of conditions 5 (surface water drainage), 6 (Landscaping), 8 (Tree protection measures) and 10 (importing/exporting of soils) pursuant to planning permission TM/24/01035/PA (Retrospective application for relocation of sand school with associated engineering operations).No comment

25/00212/PA THE GARDEN HOUSE, REDWELL LANE, IGHTHAM, SEVENOAKS, TN15 9EE.

Outline Application: all matters reserved for redevelopment of existing tennis court and construction of a new dwelling (Self-build and Custom Build). "Object on grounds of infill"

9.2 PLANNING DECISIONS – APPROVED

25/00038/PA GLENWOOD, SPRING LANE, IGHTHAM, SEVENOAKS, TN15 9DR Partial demolition of the existing dwelling and erection of a new two-storey rear extension including reforming of the roof to provide new bedrooms in the roof space with dormer windows, conversion of the existing garage to habitable room and infill of the car port to form new garage, new open porch and alteration of entrance steps, new terrace to rear and fenestration alterations (Revision to 23/01711/FL)

24/02081/PA OLDBURY FARM HOUSE, OLDBURY LANE, IGHTHAM, SEVENOAKS, TN15 9DE.

Construction of 5-bar farm gate and 2-bar boundary fence.

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.

9.3 LOCAL PLAN *Land Availability Assessment Call for Sites. Site submissions can be made until 5pm on 26th March.* www.tmbc.gov.uk/local-plan We have no sites to put forward on behalf of Ightham Parish Council but are aware that sites have been put forward by landowners.

9.4 UPDATE FROM WOODFORD HEARING – The Appeal was allowed.

10. CORRESPONDENCE – (* circulated in advance)

KALC News March 2025*

KALC Training Bulletin & Weekly Briefings

TMBC News highlights for Tonbridge and Malling

KALC Weekly Bulletin Week Ended 14th March 2025

Letter from Tom Tugendhat about poor internet/phone signal -Areas that need improvement

Gatwick In Touch - Feb 2025

Kent Police Engagement with young people in our area

10. AOB

The Clerk reported that our defibrillator is now out of warranty, and we have been offered a price of £850 plus VAT to replace it. This will go onto the agenda for next month.

Councillor Hall circulated an email to the Church Warden about the maintenance of the churchyard and to express our disappointment about the decision to remove the lime trees. Cllr Hall suggested that there should be a defined schedule for the formal upkeep of the churchyard, defined by the Church, which may result in a greater cost to us.

Date of next meeting Tuesday 15th April 2025

The meeting closed at 10.29pm and went into Part 2.

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