



7/25

**Meeting of the Parish Council held on Tuesday 22 July 2025 at 7.00pm at Ightham Village Hall**

## **MINUTES**

**Present:** Cllr Willingham (Chair), Cllr Holden (Vice Chair), Cllr Clark, Cllr Emmett, Cllr Gunson, Cllr Mitchem, The Parish Clerk, County Cllr Rayner and 3 members of the public.

**1. APOLOGIES FOR ABSENCE** - Cllr Hall, Cllr Hogarth, Cllr Burgham

**2. DECLARATION OF INTERESTS** - None

**3. PUBLIC** - A member of public raised concerns about ongoing parking issues on Oldbury Lane at school pick up. Parked cars are blocking the access in and out of her driveway and also access for lorries/farm vehicles to pass. This is also a safety concern for children. Double yellow lines were previously refused due to objections from residents and the resident asked the Parish Council to help. The Clerk suggested that the TMBC Anti-Social Enforcement Team monitor this in September when the school term starts and has already approached them to do this.

A member of public reported that the Kent Wildlife Trust (KWT) had sold the nature reserve on Ismays Road, and it is now privately owned. KWT said that the new owners intended on using the space as a Forest School. Cllr Willingham reported that the Parish Council hasn't been consulted but would speak to the new owners to see whether it would still be open to the public. The site isn't a Site of Special Scientific Interest (SSSI) and as it is privately owned, there isn't much that we can do. Cllr Rayner confirmed that Kent Wildlife Trust did not need to consult with KCC about the sale and if the intention is for the site to become a forest school with structures, then it would need planning permission.

**4. MINUTES** - The Minutes of the meeting held on Tuesday 17 June 2025 were approved with 2 amendments.

**6. REPORTS FROM COUNTY COUNCILLOR** - Cllr Rayner reported that the committee system had started with the governance and audit meetings, many of the members are new to the council. Local Government Reform (LGR) is active and there is a LGR committee; the first meeting will be held on Monday. The outturn for adult services showed an over budget spend of £35.5 million; this will impact other non-statutory services. A new medium term financial plan is needed with an estimated £100-£120m in savings.

There has been an increase in members grants which will be good news for parishes.

The sale of Sessions House is no longer going ahead; Invicta House will be sold instead.

KCC has written to the Government to ask for a contribution from the Dartford bridge tolls.

KCC is looking to integrate children's services and buy their own facilities; this is to help with housing of asylum-seeking children of which there are 500-600 per month.

The "Doge" Team (Department of Government Efficiency) have been looking at all departments at KCC to recommend cost savings and improvements in efficiency.

At KALC T&M last week, it was reported that the leader of KCC had written to the Government to ask for a relaxation in the law for providing visa's for care workers coming from overseas as Adult Services are having to pay more money for agency staff.

Mike Taylor reported at KALC T&M that the first draft of the Local Plan, Reg 18B, would be available in November 2025.

Cllr Emmett reported that he had contacted Emma Cobb several times regarding Old Lane and had not had a response. He said that he would pursue legal action if he didn't get a response and Cllr Rayner said that he would support this.

Cllr Rayner left at 7.45pm.

**7. MATTERS ARISING**

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**Highways & PROW Matters – HIP update – Oldbury 20mph** - The Clerk reported that Kent Highways had carried out their consultation on 20mph limit on Oldbury Lane and 8 people out of 19 respondents had objected. Based on the number of objections, Ightham Parish Council and our member, Cllr Rayner have been asked whether we still wish to pursue the scheme. Both Ightham Parish Council and Cllr Rayner have said that we do. KH have reclassified the objections as comments as they are not objections based on road safety concerns. They are legally required to contact the objectors with additional information that may help them to remove their objection and have given them two weeks in which to respond. We are hoping that the scheme can still be approved once the 2 weeks is up.

**A227 Pedestrian Warning/Slow markings** – We have been advised that there are no suitable locations to put pedestrian warning signs up and have been asked whether we wish to proceed with the rest of the scheme to put slow markings on the road including red surfacing. We have been advised that this may be declined as generally red surfacing is only installed where there is an evidenced safety justification. The Clerk was asked to go back and ask why other verges aren't suitable and what the remaining scheme would look like and cost etc.

**Old Lane** - KCC's Highways Asset Management Team have visited Old Lane and are currently looking at what works would be required to make this road passable for active travel users. They have asked the Highways Improvement Team to pursue the implementation of a Prohibition of Motor Vehicles restriction which they are taking forward with the Planning & Advice Team. They have also asked whether we have any evidence/ thoughts on active walking/ horse riding along Old Lane and for our thoughts on future use as an active travel route if it can be an acceptable standard and whether we some funds to contribute towards it. It was agreed that we would reiterate that we would like to see this as an active travel route and we should go back and ask them what the likely cost would be.

Cllr Clark reported that cars have been parking along Sevenoaks Road blocking access for buses at school pick up times. It was agreed that we would revisit this in September and if it continues should request double yellow lines near the junction.

Cllr Emmett reported that there had been a leak on A25 for several weeks, it has been reported to SE

Water. **Mirror on Back Lane junction** – Clerk to get costings and ask permission from the landowner. **Back Lane bus stop** – Clerk to contact contractor. **Velocity** – Cllr Mitchem updated Councillors on the question raised at the last meeting regarding speed limits and distances required from the roundabout. Velocity confirmed that they were set so we can't do anything to increase the distance required to qualify for 20mph under the current guidance. Our next step is to ask Velocity to speak to KCC and the Department of Transport to see whether we would be suitable for a trial village centre traffic calming scheme; their fee is £500 plus VAT to investigate this, and it was agreed that we should go ahead. **Fen Pond Road** planned overnight closure 11-15 August. Cllr Emmett reported that 2 new bollards had been installed on A25 at the Common Road junction, and they obstructed the sightlines.

**Allotments** – Repairs to gate post completed.

**Recreation Ground** –. Playground repairs and new surfacing quotes – The Clerk reported that she received quote from Sovereign for a new gate latch and surface repairs & replacement. The quotes were very high, and the Clerk advised that we should look elsewhere and speak to other Clerks for recommendations. Sovereign confirmed that the surface isn't guaranteed which is disappointing as the repairs carried out earlier this year have already failed. The Clerk will send the contract to Cllr Gunson to check the terms and conditions. We have also just received the Rospa report, there are a few minor repairs that need to be done. There are some repairs that need to be done to the boundary fence, the Clerk will write to the owner. The Clerk and Cllr Willingham will meet at the recreation ground to look at all the required repairs and will contact a local handyman. The Clerk gave thanks to the scouts for litter picking in the recreation ground. **Drainage issue** – The Clerk reported that the drain on the footpath in the recreation ground had overflowed with sewage again following a recent

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storm. This has been taken up with TMBC as there has been no long-term solution to this issue. We are aware that the problem occurs due to a 1928 pipe network and sewerage systems from Ightham and other Parishes systems all coalescing at the Maidstone Rd pumping station. Cllr Willingham suggested a fixed manhole cover although it was noted that this may push the problem elsewhere. The Clerk will contact Southern Water to investigate this. **Broken goalpost** – The Clerk will contact a contractor to repair this. **Ightham Sign** – update – Cllr Mitchem circulated colours and designs for the recreation ground and the dark blue sign with white writing was agreed. The sign will go behind the railings by the pedestrian gate by the main entrance. The Clerk will apply for planning permission with the final design and dimensions. A question was raised about lights for the sign and it was suggested that solar lights may be the best option. Cllr Willingham will chase the electrician about the repairs to the lights on the footpaths.

**Village Hall** – Financing – discussed under part 2.

**Flooding** – Busty Stream – it was reported that James Hayward had cleared the Busty. Cllr Clark reported that there were some logs and cuttings by the stream and that it looked messy. Drainage mapping – nothing to report.

**Oldbury Annexe** – Cllr Willingham, Cllr Hogarth and the Parish Clerk met with KCC and the Chair of Governors last week to carry out the end of lease inspection. The annexe is in good order and Cllr Willingham recommended a deep clean. A draft copy of a new lease has been passed the Pioneer Academy, and we are awaiting their comments.

**Archive** - An advert for a replacement archivist has gone into the parish magazine, we have had no interest so far.

**Nature Reserve** – Ismays Road. See above. The reserve has been sold and a Keep Out sign installed. Cllr Willingham will contact the new owner.

**TMBC ASB Enforcement Team** – Cllr Willingham signed the service level agreement with TMBC for the ASB Team to patrol in Ightham. We have received the first report from the team which has been circulated. The Clerk has sent a request for the team to patrol Oldbury to monitor parking during school pick up and drop off times from September and asked for any other suggestions from councillors.

**Churchyard** – Update – Cllr Willingham reported that he had approached Nick Connell to cut back the hedge on the boundary between the church and Simon Durling's land. Cllr Willingham has agreed to meet with Anthony Edwards next time he's at the churchyard to agree a schedule of work and the Clerk suggested that a representative from the church is present.

## 8. FINANCE & POLICY

**8.1 The following accounts were submitted for payment:** Cllrs Clark and Gunson initialled invoices and Cllr Clark will authorise the online payments. The Clerk passed the bank statements and reconciliations to Cllr Holden to sign.

Clerks Salary & Expenses	£963.85
Clerks Pension	£30.37
HMRC Employer Tax direct debit	<i>tbc</i>
Gel Creative - (Standing Order)	£50.00
EDF – Electricity Pavilion (Direct Debit)*	£276.90
Zen Internet – Broadband at the Pavilion	£54.61
Anthony Edwards* -Parish and Churchyard maintenance	£1,250.56
James Hayward - trees and hedges May & June	£1,734.00
Scribe – New Finance Package DD	£62.40
Business Stream - Water rates for pavilion DD	£28.00
KALC – Cllr Gunson Training	£48.00
Cove Consulting – Village Hall consulting fee	£696.00
Tyrrell – Repairs to gate post at allotment	£360.00

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Ightham Village Hall – Rental	£300.00
Plaxtol Pest & Wildlife – wasp nest removal Busty Lane	£75.00
Rospa – Playground inspection	£120.00

**Income**

Interest	£265.10
Skips rent	£605.00
Allotment rent	£50.00

**Balances 30.6.25** Current accounts: Unity **£88,193.98**, NatWest **£38,156.36**

NatWest Deposit account **£284,019.06**

**8.2 Review of Policy Documents: Financial Regs/Standing Orders/ Emergency Report** - Clerk to action over the summer. The Clerk reported that Cllrs Holden and Willingham and herself had to verify their identity with Warners.

**9 PLANNING****9.1 PLANNING APPLICATIONS**

**25/00984/PA** CRICKETTS FARM, BOROUGH GREEN ROAD, IGHTHAM, SEVENOAKS, TN15 9JB. Proposed demolition of 2no. existing buildings, erection of a new commercial building (Use Class B8) and the extension of hard standing in connection with contractor depot / storage use (partly superseding development approved under reference 14/00182/FL [as amended by application reference 17/02169/NMA and 18/00771/NMA]). “Objection”

**25/01109/PA** 13, FEN MEADOW, IGHTHAM, SEVENOAKS, TN15 9HT. T.1 Oak tree, reduce the protruding top edge of the tree growing towards the house by approx 2.5m to bring into shape with the remaining crown, and remove 3 lowest branches back to source (none of the branches being removed are larger than 6 inches). T.2 Oak tree, remove over low branch growing over the neighbours lawn (approx 10' diameter) and two small drooping branches over the hedge.

Reasons for proposed work; Bring protruding branches into shape, provide clearance/balance crown and allow a bit more light below canopy. Trees standing in area A2 of Tree Preservation Order.

**25/01110/PA** LAND AROUND DARK HILL FARM, Borough Green Road, Ightham, Sevenoaks. Details of Conditions 2 (External Materials), 4 (Finished floor levels), 5 (Landscape), 8 (Noise assessment), 12 (Refuse), 15 (Construction and Environment management plan), 16 (External lighting) and 17 (Bio Diversity) submitted pursuant to planning permission TM/23/02007/FL (Erection of a two storey residential 4 bed dwelling along with parking, landscaping and associated works).

**25/01112/PA** The Grange, Redwell Lane, Ightham, Sevenoaks, TN15 9EE. T1 (Applicants ref.) Pine-Crown lift first lower ring of branches and remove the codominant stem.

**25/01122/PA** 2 ELIM COTTAGES, BUSTY LANE, IGHTHAM, SEVENOAKS, TN15 9HP. 1 x Horse Chestnut T1 (Applicant reference) -Reduction in height from 15.5m to 12.5m. Reduce spread from 10m to 8m Crown thin 20%.

**25/01035/PA** LAND ADJOINING WHITE COTTAGE, ISMAYS ROAD, IVY HATCH, SEVENOAKS. Proposed Conversion of existing barn (Cowshed) into two, self build/custom build, 4 bedroom dwelling houses, with existing access and hardstanding to be retained. “ No objection.”

**9.2 PLANNING DECISIONS – APPROVED**

**25/00895/PA** FERNDAL, REDWELL LANE, IGHTHAM, SEVENOAKS, TN15 9EH. Details of Condition 3 (External materials) Pursuant to planning permission TM/24/01552/PA 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 (Self-Build)

**25/00748/PA 19, FEN MEADOW**, IGHTHAM, SEVENOAKS, TN15 9HT. 1 x Goat Willow (Applicant's Ref: T1 circled black on location map) Reduce by 50% from current height of 17m x 12m spread to a

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height of 9m x 6m spread, removing weight and spread from crown to reduce failure. Tree has several past split limbs and snap outs in crown. Standing in Group G2 of Tree Preservation Order.

**25/00872/PA VIEWLANDS**, JUBILEE CRESCENT, IGHTHAM, SEVENOAKS, TN15 9AE. Proposed single storey side extension.

**25/00830/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 standing seam metal roof at the front of house, alterations to the external appearance including photovoltaic panels, new Composite timber cladding (to match existing) and alterations to fenestration. Revision to approved application TM/24/01721/PA.

**25/00745/PA 9, NUTFIELDS**, IGHTHAM, SEVENOAKS, TN15 9EA. 1 x Goat Willow - Remove. Standing in Woodland W1 of Tree Preservation Order.

**25/00710/PA IGHTHAM MOTE**, MOTE ROAD, IVY HATCH, SEVENOAKS, TN15 0NT. Non Material Amendment to planning permission TM/21/01278/FL to install a pedestrian gate on the northern wall of Walled Garden.

**25/00314/PA ARBORET**, OLDBURY LANE, IGHTHAM, SEVENOAKS, TN15 9DD. Single storey rear extension, remove porch, relocate entrance and build a new porch, change of windows, roof and facade materials.

**25/00192/PA 19, NUTFIELDS**, IGHTHAM, SEVENOAKS, TN15 9EA. Single storey rear extension, single storey front extension (connecting house to garage), first floor side extension and new roof light in kitchen.

**25/00280/PA REDWELL HOUSE**, REDWELL LANE, IGHTHAM, SEVENOAKS, TN15 9EE. Proposed Part single storey, part two storey rear extension, creation of modest glazed link to original annexe outbuilding (within 5 metres) including demolition of existing garage outbuilding (also within 5 metres) and creation of new first floor gable window to serve existing bedroom. Introduction of outdoor swimming pool and pool house including games room and home gym within rear garden along with hard surface around pool and glass balustrade

## **10. CORRESPONDENCE – (\* circulated in advance)**

KALC News June 2025\*

KALC Training Bulletin & Weekly Briefings

Road Safety & Active Travel Group Newsletter

Kent Friends of the Trees Competition Invitation – Cllr Clark will speak to Ightham Mote

Kent Fire and Rescue Service (KFRS) Family Water Safety Fun Day –Tuesday 29 and Wednesday 30 July – Tonbridge Castle

PPP – 28<sup>th</sup> August & 20<sup>th</sup> November TMBC Offices or via Teams

Historic Landfill Sites – Information request from Cllr Taylor – Cllrs noted Celcon, Redland Tiles and Stangate. Clerk to complete the information sheet.

Kent Wildlife Trust - The Wilder Kent Progress Report

**NHS** – improve 111 service - Survey link: [www.haveyoursayinkentandmedway.co.uk/nhs-111](https://www.haveyoursayinkentandmedway.co.uk/nhs-111)

KALC - presentation from devolution EGM

Ightham Mote - 40 Year Celebration – 8 August – Cllrs Emmett and Mitchem will attend.

## **11. AOB**

Cllr Emmett asked whether we wanted a wreath for VJ day? It was agreed that we would like one and agreed a budget of £30 for Cllr Emmett to place an order.

**The meeting closed at 10.10pm and went into part 2**

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