



9/25

Meeting of the Parish Council held on Tuesday 16 September 2025 at 7.00pm at Ightham Village Hall

MINUTES

Present: Cllr Willingham, Cllr Emmett, Cllr Holden, Cllr Mitchem, Cllr Gunson, Cllr Clark, Cllr Hogarth (arrived late), The Parish Clerk and County Cllr Rayner

1. APOLOGIES FOR ABSENCE - Cllr Burgham, Cllr Hall

2. DECLARATION OF INTERESTS - None

3. PUBLIC - *No members of the public were present*

4. MINUTES - The Minutes of the meeting held on Thursday 21 August 2025 were approved with one amendment and signed by Cllr Willingham

5. REPORTS FROM COUNTY COUNCILLOR -County Cllr Rayner reported that the Reform party are due to approve a mission statement about reforming Kent 2025-2028, at a meeting on 17th September. There have been some significant senior management changes at KCC; the contract for the Chief Executive will come to an end in November and the Chief Financial Officer and Director have also given notice. Several senior technical officers have also given notice.

There will be some significant changes to the household waste and recycling arrangements and waste disposal arrangements in early 2026 when current contracts come to an end. Currently, the black bin waste goes to Allington where rubbish is burned, it is very expensive at £340 per tonne. Cllr Emmett reported that some residents have recently had notices on their green bins, rejecting cardboard. Cllr Rayner said that there is pressure to ensure that recycling lines are as clean as possible due to the cost of loads being rejected.

On Local Government Reorganisation, 2 proposals put forward by KPMG are being costed; they are for 3-tier and 4-tier Unitaries. (Reform would prefer a single Unitary.) A 4-tier Unitary would be made up of East Kent, North Kent, West Kent and Mid-Kent, there are some different options for borders. The cost of devolving to 3 or 4-tiers is estimated to be around £100million and would be covered by Council Tax. Current debt is £2.3billion; the debt free councils will end up picking up the tab for those that are unsustainable. It is estimated that 70% homes in West Kent will have a significant increase in council tax.

On Thursday 18th September, Reform are putting together a time limited motion on Climate Change to rescind the declaration of a climate emergency. The Liberal Democrats are also putting forward a motion to encourage residents to ensure that vaccinations are up to date and support DPH and MMRV, this is due to the increase in disease due to low take up of the vaccines in urban areas.

Reg 18B Local Plan is due at the end of October 2025.

Cllr Emmett asked about some upcoming by-elections in Kent. Cllr Rayner reported that there would be 4.

6. MATTERS ARISING

Highways & PROW Matters – HIP update – The Clerk reported that the double yellow lines had been installed at Dark Hill.

Ightham Common 30mph reduction - The Clerk reported that it was likely that there would be no 30mph roundels and minimal repeaters on the roads around Ightham Common. Back Lane isn't due to be included in the speed reduction but this may change at the design stage if the engineer determines that Back Lane should be included to avoid leaving a short section of derestricted road. **Oldbury Lane 20mph** - We are awaiting confirmation from a resident that we can use their verge for a 20mph sign on Oldbury Lane.

Old Lane - We are awaiting a response from KCC. The Clerk reported that the Old Lane sign had been knocked down and there was a lot of mud on the lane, Highways have agreed to clear it and the sign has been reported.

Mirror on Back Lane junction – It was agreed that the Clerk should purchase mirrors and then we can decide where they are positioned. Clerk to get approval from the landowner. **Back Lane bus stop**

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



– update – This has now been cleaned, and the Clerk has requested KCC to remove the timetable. Cllr Holden also offered to see whether he could do it.

Velocity – KCC gave agreement to share information, we are awaiting an update from Velocity. Openreach - Temporary Road Closure - Mill Lane, 3rd -17th September. Openreach - Temporary Road Closure - Mote Road, Ivy Hatch - 9th-10th October 2025. A227 Closures at Wrotham and Borough Green 18-26th October (half term). Clerk to ask James Hayward to cut the hedges at Leathercote Corner. Tree down on Common Road junction with A25, Clerk to ask James to remove it from the pavement. **Report:** bollards at Common Road blocking sight lines, tree down on footpath by Haul Road, weeds on A25.

Allotments - Cllr Emmett reported that he had cleared a tree that had fallen and that the grass had been cut.

Recreation Ground –. Playground repairs – The Clerk is awaiting a quote from Wicksteed. Surfacing quotes – The Clerk has asked Wicksteed to quote and will contact other contractors recommended by other Clerks. Ightham Sign – The planning application has been sent to TMBC and is awaiting approval. Cllr Emmett has replaced the latch on the gate saving us £700. The Clerk is meeting with Tyrrells Wednesday to get a quote for repairs to fencing and the bench outlined in the Rospa report. The Clerk will ask James Hayward to reseed the areas outlined in the Rospa report.

Village Hall – Update. A quote to remove moss from the steps and back wall and windows for £150 was approved. (The contractor will also include cleaning the village sign). The village hall rebuild committee are meeting on 30th September to discuss the next steps in the project. Cllr Holden suggested that each member should visit another hall and Fordcombe, Ide Hill, East Peckham, West Peckham, Chiddingstone and Paddock Wood were suggested. Cllr Holden reported that he had contacted 2 surveyors and is awaiting a response. Cllr Holden suggested inviting a local architect to attend the meeting on 30th, this was agreed.

Flooding – Busty Stream – clearing vegetation- Clerk to ask James Hayward. **Drainage mapping** - to come off the agenda and the software doesn't work and the has been no resolution.

Oldbury Annexe –New lease – The draft lease is with Pioneer Academy, and we are awaiting their comments. The annexe which will remain vacant until the lease is signed.

Archive - We are still looking for a replacement archivist and are advertising in the Parish magazine.

Nature Reserve – Ismays Road – Cllr Willingham to speak to the new owners.

TMBC ASB Enforcement Team – Report circulated- We have made a request for the ASB Team to monitor parking on Oldbury Lane at school pick up.

St Peters Church– Update. Meeting arrangements to discuss maintenance of the churchyard to be made (Cllrs Willingham, Hall and Mitchem to attend and Cllr Willingham to meet with Anthony Edwards). We have received a request for continued support of £1,000 towards the Parish Magazine printing costs and an additional £400 to cover design costs. The Clerk was asked to email the Treasurer to ask to see the last 3 years accounts for the magazine before considering the request.

7. FINANCE

7.1 The following accounts were submitted for payment: Proposed by Cllr Hogarth, seconded Cllr Gunson, both initialled invoices.

Clerks Salary & Expenses (Includes reimbursement new gate lock (£145.02)	£1,261.06
Clerks Tax & NI	£35.76
Clerks Pension	£44.00
Gel Creative - (Standing Order)	£50.00
EDF – Electricity Pavilion (Direct Debit)*	£208.69
Zen Internet – Broadband at the Pavilion DD	£54.61
Anthony Edwards -Parish and Churchyard maintenance	£1,430.46
James Hayward - trees and hedges July & August	£2,214.00
Scribe – New Finance Package DD	£62.40

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



Business Stream - Water rates for pavilion DD	£28.00
Velocity – Fee to liaise with DfT & KCC Highways on 20mph scheme	£300.00
nPower – unmetered supply	£97.44
ICO – Data Protection Fee DD	£47.00
Water Works Windows	£50.00
Bank Charges	£6.00

*New tariff reduced dd from £276.90

Income

Precept: £66,075.50

NatWest Interest: £237.16

Balances 30.8.25: Current accounts: **Unity:** £77,128.73, **NatWest:** £38,156.36

NatWest Deposit account: £284,515.73

- 8.2 POLICY** - Review of: Financial Regs/Standing Orders/ Emergency Report - Clerk to complete
- 8.3 GOV.UK** website and email addresses for compliance with WCAG2.2AA (accessibility) and new IT Policy to meet Assertion 10 AGAR. The Clerk circulated a quote and information from Aubergine who can help us make set up Gov.UK email addresses and make our website compliant with the regulations. We are also required to have an IT policy. It was agreed that we would use Aubergine but that we would still like Gel Creative to update the website. The Clerk also suggested that we could provide tablets to Councillors if necessary.

9 PLANNING

9.1 PLANNING APPLICATIONS

25/01445/PA 1 EZEL VILLAS, BOROUGH GREEN ROAD, IGHTHAM, SEVENOAKS, TN15 9HU. Section73 Application to vary condition 2 (Approved plans) Condition 3 (Materials)

Change of proposed materials from brick slate finish to zinc cladding of planning permission

25/00630/PA Removal of existing conservatory and construction of a new single storey rear/side extension. “Objection on the basis that materials are not in keeping with the style of the building and street scene.”

25/01363/PA THE PADWELL COTTAGE, ISMAYS ROAD, IVY HATCH, SEVENOAKS, TN15 0NX. Demolition of existing dwelling and erection of a replacement self-build dwelling with associated works. “Objection due to the impact on the openness of the greenbelt.”

25/01306/PA HIGH DAPPLE, COPT HALL ROAD, IGHTHAM, SEVENOAKS, TN15 9DT. 1 x Silver Birch (applicant ref: T1 circled red on map) Reduce crown to level shown on photograph. Height from 20.5m to 15m and reshape remaining branches, and radius from 5m to 3m. Standing in Area A2 of Tree Preservation Order.

25/01460/PA 9, NUTFIELDS, Ightham, SEVENOAKS, TN15 9EA. Application to discharge conditions 1 and 2 (planting of replacement tree and notification of when the treatment has been/will be undertaken) of TM/25/00745/PA.

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9.2 PLANNING DECISIONS – APPROVED

25/00759/PA 4 AND 5 MANOR FARM COTTAGES. Proposed single storey rear extension, additional kitchen window to side elevation and additional rooflight to existing roof.

25/01267/PA OLDBURY HOUSE, OLDBURY LANE. T1 Sycamore - Dismantle to near ground level and replant with a smaller ornamental, either cherry or rowan or similar.

25/01304/PA THREE BIRCHES, COMMON ROAD, 1 x Oak (applicants ref. T1) - Crown reduce to previous pruning points (2-3m reduction). Work is to reduce it to where it was previously pruned, maintaining it at a favourable size. Standing in Area A1 of Tree Preservation Order.

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



25/01347/PA GLEBE COTTAGE, OLDBURY LANE. 3x Oak trees (T1 - T2 - T3 applicants ref) reduce the canopy by 1-2 meters, thin out and remove epicormic growth from the stem. To maintain the shape and size of the trees and allow more light into the garden.

10. CORRESPONDENCE – (* circulated in advance)

KALC News September 2025*

KALC Training Bulletin & Weekly Briefings

Road Safety & Active Travel Group Newsletter

PPP – 20th November TMBC Offices or via Teams

KCC Budget consultation - visit <https://letstalk.kent.gov.uk/budget-consultation-2026-27>

KALC - Call for Motions for KALC AGM (Deadline Monday 29th September 2025)

TMBC News highlights for Tonbridge and Malling

Dark Hill Farm meeting request – It was agreed that we would wait and see what plans are put forward before meeting with developers.

Mike Taylor – TMBC 21-day consultation

Mike Taylor – Borough Green Consultation - Do we become a Town? – The Clerk was asked to write back to Cllr Taylor to say that we would be supportive of plans for Borough Green to become a Town.

Presentation on Local Government Reorganisation - Parish Partnership Panel - 28 August 2025

Call for motions for KALC AGM (Deadline Monday 29th September 2025)

Tonbridge & Malling Anti-Social Behaviour Enforcement Team report for August 2025

NALC – Local Government Services Pay Agreement 2025/6 – Clerk pay scale (increase 0.71ph 01.04.25)

East Peckham Parish Council - TMBC Changes to Planning Committee Speakers (Max 5) -request for information and potential action.

KALC Website Accessibility Compliance

Kent County Council's (KCC) Budget Consultation 2026-27 is now open

<http://www.kent.gov.uk/budget>

AOB

Cllr Clark reported that there was a water leak on Rectory Lane – Clerk to report. It was noted that the leaks on A227 and The Street have already been reported.

The Clerk reported that she had donated our old defibrillator to The Plough.

The meeting closed at 9.50pm

Date of next meeting: Tuesday 21st October at 7pm

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