



1/26

Meeting of the Parish Council held on Tuesday 20th January 2026 at 7.00pm

MINUTES

Present: Cllr Willingham (Chair), Cllr Holden (Vice Chair), Cllr Burgham, Cllr Hall, Cllr Hogarth, Cllr Mitchem, The Parish Clerk & County Cllr Rayner

1. APOLOGIES FOR ABSENCE - Cllr Gunson & 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 16 December 2025 were approved and signed as a true record.

5. REPORTS FROM COUNTY COUNCILLOR & BOROUGH COUNCILLOR & POLICE (Report submitted and circulated). County Cllr Rayner reported that the mega flectas on the junction of A25 and Common Road were being reviewed and the 20mph speed limit signs at Oldbury were being installed this week. He noted that a request to remove the triangle at Back Lane was now on our HIP. The KCC draft budget is out and proposes to increase council tax by 3.99%. This means there will be savings in the order of £10m and Councillor Rayner thought that the Government may also reduce their grant by a similar amount if they followed their usual modelling. Adult services will see a reduction of £80m. Cllr Rayner suggested that Reform were acting on the basis that Local Government Reorganisation (LGR) would go ahead and therefore using reserves to plug the gaps in funding. Cllr Rayner reported indications of a softening in the schedule from central Government towards LGR. There is a question as to whether the local elections would take place in May 2027 for the new Unitaries, if they don't, the TMBC elections will also have to be cancelled. This was reported at the KALC local area committee last week.

6. HIGHWAYS & PROW MATTERS – HIP update – Oldbury Lane 20mph – the signage is being installed this week. We have received notification from Kent Highways that they propose a reduction of speed limits around Ightham Common and Ivy Hatch to 30mph. A section of Coach Road and Mote Road will remain at national speed limit and a section of High Cross Road will be reduced to 50mph. All Other roads will be 30 including Ismays Road, Redwell Lane, Nutfields, Common Road and Back Lane. It was agreed that we would like to go ahead with this but will request that the whole of High Cross Road is 30mph. We will have to survey residents to get support before a Traffic Regulation Order can be made. The Clerk will prepare a questionnaire that can be circulated to all residents and local businesses affected. Details will also go onto the website and in the Parish magazine. We have recently received complaints about speeds and parking at Ivy Hatch, The Clerk will pass these onto Kent Highways and will also request a line refresh. Cllr Emmett will respond to the resident and also canvas opinion about installing some double yellow lines. Unfortunately parking has increased around Ivy Hatch due to the popularity of The Plough. If the lines are refreshed it may deter parking on the junctions. Double yellow lines may not be popular with residents and there is an issues around enforcement, particularly at weekends. **Velocity scheme for The Street** – a scheme for a build out by the Forge was circulated. Councillors thought that it would do little to address the issues further up on The Street. It was decided that we wouldn't pursue their suggestion at this time. Velocity confirmed that Kent Highways had applied the correct guidelines when rejecting our request for a 20mph limit and we have been advised that there are no further options to appeal their decision. It was noted there is already priority signage on The Street. **Removal of triangle at Back Lane** – This has now been added to our HIP on the basis that visibility is poor turning onto A227 in both directions and confusion about which splay to use. We are in the process of installing mirrors by the bus stop to improve visibility. **Road sweeping** – Cllr Mitchem has been in contact with TMBC about litter clearing

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



on Fen Pond Road and A25. We have been informed that it can't be done without road closures. The A25 is due to be done at the weekend and Cllr Mitchem is pursuing Fen Pond Road and getting regular street cleaning in the village.

Highways Reports: Salt bins to be refilled on Redwell Lane. Large pothole outside Skorsden and outside Ferndale. Road edge collapsing on Coach Road near to Pine Tree Lane. Leak on Bates Hill - report to Tom Tugendhat if it continues.

7. MATTERS ARISING

Recreation Ground -Tyrrells – woodwork repairs were completed on 14.1.26. **Visual Tree**

Assessment – a quote to do tree work outlined in the report for £2,304 was agreed. **Gritting of car park during icy weather-** we have previously provided salt for users and agreed to close the car park during bad weather in accordance with our insurance policy. Due to the nature of the car park surface, it rarely ices over, however, during recent cold weather and rain, the surface became really icy and we have been asked by users to grit/salt the surface. The Clerk has checked with our Insurance company who have said that it's our decision whether or not to grit the surface. Given the reliance of the car park by the school parents, it was agreed that we should endeavour to grit the car park during bad weather, however it should be closed if this can't be done or it becomes too icy to use. The Clerk will speak to the school about the circumstances under which they decide to close the school. Cllr Willingham will speak to James Hayward to see whether he would be able to get a salt spinner and is willing to salt the area. It was also suggested that we put up a sign requesting that people don't use the car park when it is icy. **Request from Tennis Club to remove Sycamores** – Cllr Mitchem has received a request to remove 2 trees that are dropping debris onto the courts and is due to have a site meeting with the Tennis Club to establish which trees are being referred to. They have offered to replant replacement trees. **Southern Water drain** – The Clerk wrote to Tom Tugendhat about the ongoing issue with the drain on the footpath leaking sewage during heavy rainfall. Southern Water have been out to do an inspection of the sewer and were due back on 16th January; we are awaiting an update from them. **Recreation Ground Sign** – Cllr Mitchem said that she would organise the sign for the recreation ground now that we have planning permission and will circulate costs. We will need to install the sign ourselves.

Village Hall – Feedback from survey in January 2026 – We are waiting for the survey report. The report will include what reports we are required to have eg an asbestos report. Initial comments from the surveyor: the shell is Edwardian, most issues with the building can be fixed with maintenance and updating and the damp issues can be largely solved by tanking, improving the guttering and installation of a drainage channel. Overall opinion was that the current building can serve our needs. We can bring extra light in through the roof if needed. We should get a structural engineer to look at the integrity of the building. Cllr Holden will circulate the report once received.

Oldbury Annexe – Warners are waiting for original documents, they have only received the electronic versions. Both the Clerk and Warners are chasing this up. The Clerk was instructed to send the invoice for the rent.

Village Fete /Community Picnic 11th July 2026 – Update. Cllr Mitchem reported that a “save the date” notice had gone into the Parish Magazine. The school PSA, Scouts, Ightham Club, WI, Church and Friends or Ightham School are interested in taking part and Cllr Mitchem is also contacting the Cricket and Football Clubs and Ightham Mote. Ideas include a dog show, choir, gym display and maypole dance. The Parish Council agreed to contribute £1,600 towards generators, toilets and marquees and Cllr Mitchem asked whether the Parish Council would also consider funding the East Peckham Silver Band? It is estimated that it will cost £500 and this was agreed. Cllr Emmett said that the Rotary Club had marquees that they would donate free of charge and would put them up.

Casual Vacancy – TMBC have advised we can co-opt. An advertisement with deadline 28 February 2026 has gone into the Parish magazine. We will interview once the deadline has passed. It was noted that it would be good to have representation from Ivy Hatch or Oldbury.

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



8. FINANCE

8.1 The following accounts were submitted for payment and approved: Cllrs Hall and Hogarth initialled invoices and Cllr Hogarth will authorise payments. Bank reconciliation and statements were passed to Cllr Holden.

Clerks Salary & Expenses	£1,119.03
Clerks Tax & NI	£5.60
Clerks Pension DD	£32.64
Gel Creative - (Standing Order)	£50.00
Ightham Village Hall – Rental	£262.50
EDF – Electricity Pavilion (Direct Debit)*	£208.69
Zen Internet – Broadband at the Pavilion	£54.61
Anthony Edwards -Parish and Churchyard maintenance	£1,032.58
James Hayward - Trees and hedges (November & December)	£1,776.00
Scribe – New Finance Package DD	£62.40
Business Stream - Water rates for pavilion DD	£28.00
Wrotham Parish Council – Legal Fees MOTO (part contribution)	£2,848.35
KCC – Verge clearing Old Lane	£3,400.00
Laddingford Engineering – posts for mirrors	£252.00
CPRE – Annual subscription	£60.00
Clerks & Councils Direct - Annual subscription	£15.50
nPower – unmetered supply	£159.57
Sovereign – Repairs to playground (deposit)	£1,509.19
Tyrrells – woodwork at recreation ground	£483.00
Sheffords – Surveyors report	£2,400.00
Forvis Mazars – External Audit	£504.00
Bank Charges	£6.00
Income	
Interest received – NW Deposit a/c	£301.86
Skips Rent	£605.00
Transfer from NW deposit a/c to NW current a/c £50,000	
Transfer from NW current a/c to Unity a/c £50,000	

Balances 31.12.25 Current accounts: Unity: **£51,133.12**, NatWest: **£39,416.36** NatWest Deposit account: **£351,747.50**

Noted that the S137 contribution will increase to £11.60 from 1st April 2026.

- 8.2 POLICY** - Review of: Emergency Report - Clerk to amend report and send to Kent & Medway Resilience Forum to check over.
- 8.3 Gov.UK** website and email addresses Update – Jane Haselden is working with Aubergine on the website and training is scheduled for February.
- 8.4 Banking** – Update- Barclays now have all information and we are waiting for confirmation that the account has been opened. The Clerk will remove Cllr Clark from the Unity mandate.
- 8.5 Budget and agree Parish Council Precept for 2026 – 2027– due 16th January 2026** – The Finance Committee met in early January and proposed a balanced budget and precept of £133,000. This represents a 2% increase for Band D properties. Running Costs are approx. £125k and capital items in the budget include £350k for the village hall, £50k for recreation ground improvements, £25k Highways and £10k professional fees. The budget and precept were agreed.
- 8.6 Redecclaration of compliance with the Pensions Regulator – due 2nd March 2026** – The Clerk has completed the paperwork for this.

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8.7 Councillors will review the Clerks pay scale.

9 PLANNING Tonbridge & Malling Local Plan – Regulation 18 consultation – Our Response to the Local Plan has been submitted. The next stage is Reg 19 when there will be a further consultation.

9.1 PLANNING APPLICATIONS

TM/25/02029/PIP Dimber Mote Road Ivy Hatch Sevenoaks Kent TN15 0PG. Permission in Principle for the demolition and replacement of the existing dwelling and outbuildings, and construction of 1 x additional dwelling to include detached garage. “Objection on grounds of infilling and adverse impact on greenbelt and national landscapes.”

TM/25/02056/FL Land Adjoining White Cottage Ismays Road Ivy Hatch Sevenoaks Kent. Demolition of existing barn, and the construction of two detached dwelling houses. “No objection.”

TM/25/02030/FL Proposed Extension and alterations, to include internal restoration. Brookesbank, Spring Lane, Ightham. “No objection.”

TM/25/02152/LB Tudor Cottage Trycewell Lane Ightham Sevenoaks Kent TN15 9HL. Listed Building Application: Formation of a new 170 mm diameter external wall opening to install a ground-floor kitchen extractor fan within a non-historic 1980s extension, located approximately 500 mm from an existing vent, with a flush-mounted external grille. “No objection.”

TM/25/02177/FL Sunfield House Tonbridge Road Ightham Sevenoaks Kent TN15 9AR. Erection of a two-storey side extension with a new roof over the combined side structure and a first-floor rear extension. ***Councillors to circulate comments.***

For information:

TM/25/02099/TNCA Oldbury Place Spring Lane Ightham Sevenoaks Kent TN15 9DR. 1 x Conifer. Remove to ground level, due to close proximity to the house and associated structural concerns. 1 x Chestnut. Reduce and prune back, 2 South facing branches to suitable growth points, and reduce back lowest East facing branch over driveway. To alleviate excessive end weight and improve the structural balance of the crown.

9.2 PLANNING DECISIONS – APPROVED

25/01931/PA 51, FEN POND ROAD, IGHTHAM, SEVENOAKS, TN15 9JE. Single storey rear extension.

25/01880/PA REDWELL HOUSE, REDWELL LANE, IGHTHAM, SEVENOAKS, TN15 9EE 1 x Sweet Chestnut, 3 x Oak, Group of Thuja and Yew, 1 x dead Ash and 1 x small leaning Holly (applicants ref. T1, T3, T7, G1 and G2) - Remove. 1 x Sweet Chestnut (applicants ref. T2) - Reduce “historic limb”. 1 x Sweet Chestnut (applicants ref. T4) - Reduce western side of the tree as specified by 2.5m and lifting drooping branches. 1 x Sweet Chestnut (applicants ref. T5) - Remove southern and southwest limbs overhanging the buildings. 1 x Beech (applicants ref. T6) - Remove 3 low limbs overhanging the boundary line, Lift the canopy by reducing the lower drooping branches.

25/01821/PA Annex At, MIDSUMMER MEADOW, Sevenoaks Road, Ightham, Sevenoaks. Erection of single storey side extension and single storey front extension.

25/01667/PA ARBORET, OLDBURY LANE, Ightham, SEVENOAKS, TN15 9DD1667 Section 73 application to vary condition 3 (plans list) of planning permission TM/23/03379 (Erection of new detached dwellinghouse with associated access and vehicle parking facilities) to replace the open-air car port with an enclosed, secure double garage.

10. CORRESPONDENCE – (* circulated in advance)

Local Government Reorganisation submission

Proposed Solar Park and Battery Energy Storage System at Stangate Landfill Site, Borough Green, Sevenoaks.

Borough Green voted to adopt Town Status – Effective from 1 April 2026. This is good news for us as there will have to be a green wedge maintained between Ightham and Borough Green

KALC Training Bulletin

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



11. AOB

The Clerk passed on thanks from Bernadette Gillow for her leaving gift.

Report that a new vicar would be installed in May 2026.

Suggestion for a nominee for the KALC Community Award – agreed.

The meeting closed at 9.40

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