

7/18

**MEETING OF THE PARISH COUNCIL HELD  
ON TUESDAY 17<sup>th</sup> JULY 2018 IGHTHAM VILLAGE HALL AT 7.30pm**

There was a 30 minute presentation from Ightham Scouts (Mr Murray and Mr Reid) to Parish Council members prior to the meeting. The presentation was to update the PC on the status of the project, give details of the appointed builders, finances and legal documentation for the new Scout Hut. They asked for approval to start the build. This was formally discussed and approved during the Parish Council meeting.

## MINUTES

**Present: Cllr Willingham – Chairman, Cllr Holden, Vice Chairman, Cllr Brierley, Cllr Edge-McKenna, Cllr Mitchem, The Parish Clerk, County Cllr Rayner and 5 members of the public.**

1. **APOLOGIES FOR ABSENCE** - Cllr Brewer, Cllr Cracknell, Cllr Edwards & Cllr Hall, Borough Cllr Betts
2. **DECLARATION OF INTERESTS** - Cllr Willingham declared an interest in relation to the Applegarth planning application.
3. **MINUTES** - The Minutes of the Meeting held on 18 June 2018 were approved with some minor amendments suggested by Cllr Brewer via email.
4. **UPDATE FROM COUNTY COUNCILLOR** – Cllr Rayner reported that the “Big Conversation” on buses was ongoing. The funding to the subsidised services will be cut by £15 million affecting 3% of the bus services. There will need to be some reduction in services as there aren’t resources available to maintain them however alternatives will be available.  
There will be some Minerals Applications coming in over the next few months.
5. **PUBLIC** – A member of public queried the donation for the portaloos mentioned in the previous minutes as it hadn’t been authorised at full Council. The Clerk explained that the request had come in between meetings and had been agreed by email and that we had delegated authority to approve payments under £500 in this way.  
A member of public mentioned that the 30mph signs from Exedown to Fen Pond Road were obscured by vegetation, Clerk to report to Kent Highways.  
Cllr Parker of Wrotham Parish Council reported that the public meeting held at Ightham Village Hall to discuss the Local Plan on Friday 13<sup>th</sup> July had gone well with around 150 people in attendance. Cllr Willingham said that he thought that there were less people than this and the hall is only licensed for 120 people. Cllr Parker handed the Clerk a couple of slides with traffic statistics from Les Henry Associates; these had been presented at the meeting to show the effect on traffic in the area if the Borough Green Gardens development were to go ahead. Cllr Willingham said that it was a well conducted meeting.  
Cllr Parker of Wrotham Parish Council asked for an update on the speed cameras following the radar survey. The Clerk said that the Parish had agreed and budgeted for 2 speed activated signs and found a supplier. The signs cost around £1,700 each. The Clerk explained that the radar figures had been sent to Kent Highways who said that we had to get their approval and use their signage which would have to be managed by their team if located on highways land. Their signs cost £6,000 each. The Parish Council were therefore trying to establish locations on Fen Pond Road and Bates Hill that were not on highways owned land, wouldn’t be too near to someones house and would be effective at slowing vehicles. This is an ongoing project.

### 6. PLANNING

**TM/18/01478/TNCA** – Towan, Mote Road, Ivy Hatch, Sevenoaks, Kent, TN15 0PG.T1 Norway Maple - fell and G2 Leylandii x3 - to fell. “No objection providing Liz Guthrie is content.”

**TM/18/01483/FL** - Fir Tree House, Ismays Road, Ivy Hatch, Sevenoaks, Kent TN15 0NX.  
Extension of the garden boundary wall by 10m adjacent to Ismays Road, to match existing. “No objection but the continuation of the hedge needs attention and the wall should be softened with some planting.”

**TM/18/01484/TNCA** - The Olde House, Mote Road, Ivy Hatch, Sevenoaks, Kent TN15 0PG.  
2x Silver Birch- crown lift to a height of 4 meters. “No objection providing Liz Guthrie is content.”

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

**TM/18/01556/TPOC** – Acorns, Copt Hall Road, Ightham, Sevenoaks, TN15 9DT. T1 Acer – clear lower branches 1m from roof tiles, T2 and T3 Oak – remove 3 lowest limbs over hanging roof and T4 Oak – remove 1<sup>st</sup> lowest limb over hanging roof. “No objection providing Liz Guthrie is content.”

**TM/18.01440/FL** – Applegarth Farm. High Cross Road, Ivy Hatch, Sevenoaks, Kent TN15 ONN. Construction of single storey extension and some internal alterations to existing house. Demolition of existing building. “No objection.”

**TM/18/01420/FL** – Midsummer Meadow, Sevenoaks Road, Ightham, Kent TN15 9AD. Extension to existing annexe approved under application ref TN/17/01416/FL adding one extra bedroom. “No objection.”

**TM/18/01561/FL** – South View, Fen Pond Road, Ightham, Kent, TN15 9JF. Demolition of exterior timber framed and weatherboarded stable block, construction of a single storey self contained habitable annexe with ancillary areas (resubmission of TM/17/02453/FL). “We leave it to TMBC to determine.”

**TM/87/346/R21** – Ightham Works & Quarry, Sevenoaks Road, Ightham, Kent TN15 9HZ. Request for prior approval to import silica (industrial) sand pursuant to condition 21 of planning permission TM/87/346. “Ightham Parish Council have reviewed the application and have concerns about what is being proposed. We would like the County Planning Authority to check all of the facts outlined in the application and give particular regard to the following:

- The agent's covering letter states that an application will be forthcoming for a dedicated sand quarry. We believe that this application should assume that this quarry is not viable and that this statement is removed from the application letter as it presumes a successful future application.
- There is little evidence that PFA supply is declining and it is a more environmentally friendly substance than Silica Sand. We would ask KCC to request evidence that H&H to supply evidence of the decline in supply of PFA (old coal fired stations have large stock piles of PFA.)
- H&H Celcon are suggesting stockpiling a large quantity of silica sand in the open. Silica sand is believed to be a cause of cancer. Any storage or movement of silica sand (such as conveyor belts) should be covered.
- The application suggests that importation of the silica sand will be 'subject to the existing environmental controls.' The existing controls cover PFA which is an inert substance whereas silica sand is carcinogenic and should be covered by different and more stringent controls.
- Sand is more dense than PFA and so this is an opportunity to reduce the lorry movements using the site access below 340 lorries whilst maintaining the factory output.”

**TM/18/01589/TNCA** – 2 Elim Cottages, Busty Lane, Ightham, TN15 9HP. Horse chestnut – needs cutting back to top and sides are very overgrown. “No objection providing Liz Guthrie is content.”

**TM/18/01559/TNCA** Stone House, The Street – T1 Magnolia – crown reduce to previous pruning points and T2 prunus – crown reduce whole crown by approx. 2m. “No objection providing Liz Guthrie is content.”

**TM/18/01560/TPCO** 2 Fen Meadow, Ightham, Sevenoaks – G1 Mixed hedge, reduce to previous pruning points across top and cut laterals back to form a squared off top screen. “No objection providing Liz Guthrie is content.”

#### **Planning Decisions - Approved**

**TM/18/01055/TPOC** - 2 Beech trees - fell due to structural damage to adjoining building - The Ightham Club.

**TM/18/01103/FL** - Single storey WC addition beneath existing eaves - 14 Fen Pond Road.

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

**TM/18/01105/NMA** - Non Material Amendment to planning permission TM 14/00182/FL (Retention and replacement of existing buildings to create a small business centre, comprising 6 buildings (10 separate units) and a works storage facility including 2 replacement sheds and open storage area. Associated works include removal of the existing weighbridge, rubble bund, landscaping works and alteration of internal site access arrangements): Addition to first floor office space and associated fenestration changes to main shed - Crickets Farm.

**TM/18/00992/FL** - Demolition of existing outbuilding and erection of replacement outbuilding to provide ancillary gymnasium, workshop and garden store – Brackenwood, Pine Tree .

**TM/18/00925/LB** - Listed Building Application: Replacement of the existing rear extension eaves gutter with a new lead lined valley gutter, cast aluminium hopper head and down pipe on the line of the party wall between Church Cottage and Hillview. Removal of vertical tile hanging to the side elevation of the first floor rear extension to accommodate the abutment of the proposed first floor rear extension to Hillview - Church Cottage, Fen Pond Road.

## 7. LOCAL PLAN – Borough Green Gardens – Parish View

Cllr Willingham said that the meeting organised by Ightham resident and Wrotham Parish Councillor, Philippa Parker together with speakers Cllr Wendy Palmer from Platt PC, Cllr Pete Gillin, Wrotham PC and Hon Secretary of TM Branch of the Campaign for the Protection of Rural England, County Cllr Harry Rayner, Borough Cllrs Robin Betts and Mike Taylor had been well attended and raised some good questions. He gave thanks to Cllr Parker.

Cllr Willingham said that if we had any planning questions, they should be sent to Steve Humphrey at TMBC.

Cllr Rodney Willingham said that Ightham PC would support the Parish Alliance; Wrotham, Platt and Borough Green in the joint funding proposal to employ professional advisors. The consultation period will begin in September and run for 6 weeks.

The Parish Clerk reported that Cllr Bate from Shipbourne Parish Council had a wealth of planning experience and had offered to come and talk to local parishes about the most effective ways of responding to the Consultation. It was agreed that Ightham would ask for her support and proposed that we got together with other parishes towards the end of the consultation period to formalise a joint response. Parish Clerk to organise a date.

Parish Funding – Cllr Taylor had initially proposed that Parishes use the Keep Boroughs Green account to collect funds to pay for professional fees but Cllr Rayner said that Parishes should hold earmarked funds in their own accounts until they are required. Borough Green, Platt and Wrotham have already earmarked funds (£40k, £20k and £8k respectively) and Cllr Rayner suggested that the electoral role should be used as a basis for calculating donations, however, no expenditure will be made without agreement by Parish Councillors and funds will only be disbursed with consent of Parishes. One of the experts to be retained would be Les Henry Associates who are Highways Engineers. We will also need a Planning Consultant and a Minerals Expert.

Cllr Holden asked how much this would cost and Cllr Rayner gave his best estimate of around £140,000. Meopham may also contribute as they have concerns about the already busy through route to Ebbsfleet.

Cllr Mitchem asked whether we would get funds back if successful, Cllr Rayner said that it would only be likely in the event that there had been negligence and that this would only result in 80% recovery. Cllr Holden suggested that we made a decision on how much to contribute and suggested £16,000 based on other parish contributions. This figure was agreed by all present. It was also agreed that the figure would be reviewed if more funds were needed.

There will be Borough Green Garden City Group Meeting on 21<sup>st</sup> September in Borough Green Village Hall.

## 8. MATTERS ARISING

**Highways Matters** – Update - Overgrown hedge outside Longstead Cottage and at the bottom of Oldbury Lane. Bollard over at the junction of Sevenoaks Road/Oldbury, bollard missing outside Seven Wents, pothole around drain cover at the end of Back Lane/Tonbridge Road, multiple potholes along Mote Road and erosion of roadside between Mote Cottages and Great Budds, pothole around water hydrant on Stone Street Road/Pine Tree Lane junction, leaning fence on the footpath from Ismays

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

Road and encroaching hedge outside Pine Trees. Cllr Edge-McKenna asked for the beeches to be hand weeded again in the recreation ground.

**Radar survey results/** Speed calming measures/ Speed monitoring Borough Green Road. A resident had been monitoring speeds on Borough Green Road and estimated that most cars were travelling at excessive speeds. Cllr Holden proposed that we carried out a radar exercise along this stretch of road, this was agreed.

**Speed Limit on Oldbury Lane/Spring Lane** - nothing to report.

**Proposed new Scout Hut/Pavilion**– Following the presentation by the Scouts, Cllr Holden confirmed that the Scouts had now met the funding requirements to start building the new scout hut. Evidence of the funding had been passed to Cllr Holden and will be passed to our lawyers. The Parish Council have taken advice from Warners for 3 key documents including the Agreement for Lease, Lease and Licence and these documents are now agreed subject to a few minor amendments and we hope to move forward and sign these over the summer so that the build can start on 3<sup>rd</sup> September. This was approved. The Parish Council has requested that the car park is kept open during this time and we have requested that traffic is supervised during school drop off and pick up. The Scouts are meeting with the school to discuss this and working with their builders to come up with a workable solution. The area will be fenced off but there will be access to the Tennis Club. We had previously agreed to provide some lighting along the footpath to the tennis club and will coordinate this with the scout project when the electricity cables are being laid. It was confirmed that the Parish Council would pay utilities and this had been built into the rental figure.

**Ightham Cricket Club** – Request for funding / Registration as an asset – Nothing to report.

**Busty Stream/ Flooding** – Update - Nothing to report.

**Recreation Ground** – Painting of football posts/ ROSPA Inspection – The football posts will be painted over the summer and the Rospa Inspection is due any day now. Cllr Edge-McKenna reported that the wet pour is shrinking in places. The Clerk said that the Rospa report would pick this up and we can carry out any other repairs required at the same time.

**Broadband** – Update - Nothing to report.

**Multi Skills Court** – Cllr Mitchem had asked for the historical arrangement for the public use of the multi skills court to be checked as she had received several queries from residents as to why it was no longer open out of school hours. The Clerk checked the minutes from 2006 and there was an understanding that the court should remain open at weekends as a village amenity in return for a donation towards building the court. Cllr Holden explained that the reason for closure was to improve security for the school and that there had been some incidences of vandalism of some school equipment. There was a suggestion that there could be a separate entrance to the multi skills court from the recreation ground and the Clerk was asked to approach the Headmaster to see whether he thought that it would be acceptable option.

**Bus Stop** – The Clerk had received a call from TMBC to say that the bus stop at Back Lane was dangerous and KCC were looking into moving it. Cllr Willingham to talk to Mitchells to see whether they would be happy to have it on their land a bit further up.

## 9. FINANCE & POLICY

Online banking - The Clerk to action over the summer. Cllr Holden said that we should consider a 4<sup>th</sup> account.

Data Protection - Nothing to report.

Standing Orders – Clerk to update in conjunction with Financial Regulations over the summer.

The following accounts were submitted for payment: Proposed by Cllr Mitchem and seconded by Cllr Brierley

Parish Clerk Salary, Tax & Expenses July	£647.22
Parish Clerk Salary & Tax August (post dated)	£615.20
Gel Creative - Website June	£40.00
JH Estate & Garden Services Limited – Verges and Recreation Ground Grass cutting June	£456.00
TreeAbility – Treeswork in lower village hall car park	£1,008.00
St Peter's Church – Printing of Local Plan Leaflet & July Parish Magazine	£71.75
E-on – Electricity Bill	£44.72
EDF – Electricity Bill at Pavilion (to be queried)	£363.52
Latitude – Professional Fees re Scout Hut	£2,400.00
Warners – legal Fees for the Tennis Lease	£756.00
Water Choice – Water Bill at Pavilion	£13.96
Edmundson – Postage of parts for lights at the rec	£8.50

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

**Income:** Allotment Fees

£100.00

Financial position at 30 June 2018: Current account: £16,454 (including unrepresented cheques)  
Deposit account: £212,567.

## 10. CORRESPONDENCE

**The Big Conversation** – Public Consultation on Rural Transport 13<sup>th</sup> June – 7<sup>th</sup> August

[www.kent.gov.uk/bigconversation](http://www.kent.gov.uk/bigconversation). Clerk to circulate.

**Request to use the football pitch** for an Ightham u14's girls team in a Sunday league. The Parish Council have no objection to this and suggested that we email back and ask them to contact the Football Club.

**Remembrance Day Silhouette Installation Grants** grant funding for silhouettes to support Remembrance Day activities for the centenary of the First World War. (Sent to Tim Hatwell)

**Highways England** - Operation Stack Listening Exercise - deadline 22 July

<https://highwaysengland.citizenspace.com/he/solutions-to-operation-stack/>

**Castle Water** 1 July 2018 – Letter to say that our water service to Pavilion is now provided by Castle Water.

**PPP 2018/9 Schedule of meetings and Service Directory**

**KCC Rights of Way Improvement Plan** – Consultation, ends 12<sup>th</sup> September 2018.

The Clerk was asked to circulate this.

## 11. AOB

Cllr Holden reported that Cllr Edwards was unwell and unlikely to attend any Council meetings in the near future. Cllr Willingham will do a card on behalf of the Parish Council.

Cllr Mitchem reported that the Open Gardens raised £5,700 and had been very well attended.

Cllr Willingham reported that Edmundsons could post the light fittings for the lights in the rec at a cost of £8.50, this was agreed and the cheque added to the transactions for July.

The meeting closed at 9.45pm.

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