

**MINUTES OF THE CHIDDINGSTONE PARISH COUNCIL MEETING HELD ON
TUESDAY 18TH FEBRUARY 2020 AT 7.30PM IN CHIDDINGSTONE VILLAGE HALL**

- Present:** Cllr R. Streatfeild (Chairman), Cllr C. Bishop, Cllr Mrs P. Harris, Cllr P. Myers, Cllr J. Roper, Cllr B. Taylor and Cllr H. Williams
- Apologies:** Cllr A. Baker, Cllr Mrs M. Quirk, District Cllr Mrs S. Coleman and District Cllr J. Osborne-Jackson
- In attendance:** Mrs L. Kleinschmidt (Clerk) and one member of the public.

Open Session

Report by County Cllr Lake

None.

Report by District Cllr Mrs Coleman

In the absence of District Cllr Mrs Coleman, the Clerk read her report:

- “1. Local Plan: A Draft Report from the Planning Inspector was received on 13th February. This merely repeated previous arguments without adding anything new or giving any hints as to how the situation can be resolved amicably. Despite Peter Fleming requesting a meeting with the Government Minister, no response has been received to date.
2. Enforcement: I am delighted to report that Stephen Whitehead has now been offered, and accepted, the position of Senior Enforcement Manager with effect from 1st March.
3. ARGNOT approved barn near Oakenden Lane: Since the Planning Officer informed the Planning Agent that the current siting for the barn is preferred, no further offer has been made from that position.
4. Track in Chiddingstone Hoath: Although no appeal has been lodged, the Agent has suggested that one will be coming in soon.”

Report by District Cllr Osborne-Jackson

In the absence of District Cllr Osborne-Jackson, the Clerk read his report:

- “1. I met with the Chief Constable of Kent Police a couple of weeks ago to discuss all things, Leigh, Chiddingstone Causeway and the District of Sevenoaks. I have some positive outcomes from the meeting.
2. I attended Redleaf Close on Sunday evening to meet residents affected by the flooding. On Sunday upon being made aware of flooding I rang the emergency planning officers at SDC who immediately attended, distributed sandbags and assessed the situation.
3. I informed my officers at the community safety department about dumping I was made aware of. The resident is being dealt with according. I spoke to the superintendent for the division about the drug dealing.
4. I am assisting a number of residents with casework.”

Questions from Members of the Public

The member of the public asked for an update on Newtyehurst Farm and the affordable housing project.

1. Cllr Streatfeild reported that a meeting is being held tomorrow to discuss Newtyehurst Farm – as background the original application was submitted as part of the SDC Call for Sites for the new Local Plan. SDC officers felt that the site was too isolated and the application was refused. A second application was submitted which was also refused, and this application has now gone to appeal. The landowner has sought pre-application advice on a further application, which will be discussed at the meeting tomorrow in order to gauge the Parish Council’s views before it is submitted.
2. Cllr Streatfeild advised that the affordable housing schemes in Chiddingstone Causeway and Bough Beech are progressing. There has been no progress with the site in Chiddingstone Hoath.

Closed Session

- 129. Apologies for absence** were received from Cllr Baker and Cllr Mrs Quirk and members accepted their reasons for absence. Apologies for absence were also received from District Cllr Mrs Coleman and District Cllr Osborne-Jackson.
- 130. Declaration of Disclosable Pecuniary Interest / Non-Pecuniary Interest on matters to be discussed**
None.
- 131. The minutes of the Chiddingstone Parish Council Meeting held on 21st January 2020** were approved and duly signed. Proposed by Cllr Roper, seconded by Cllr Williams, and all were in favour.
- 132. To discuss 2020 meeting dates including the Annual Parish Meeting to be held on 28th April 2020**
Members discussed the meeting dates for 2020 and Cllr Streatfeild proposed that the Parish Council suspends Standing Orders for the May and June Parish Council dates in order to change the meeting date from the second Tuesday of the month, this was seconded by Cllr Williams and all were in favour. The new dates are as follows:
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|------------------------------------|-----------------------|-------------------------------------|--------|
| Tuesday 21 st January | Parish Council | Chiddingstone Causeway Village Hall | 7.30pm |
| Tuesday 18 th February | Parish Council | Chiddingstone Village Hall | 7.30pm |
| Tuesday 17 th March | Parish Council | Chiddingstone Causeway Village Hall | 7.30pm |
| Tuesday 21 st April | Parish Council | Chiddingstone Village Hall | 7.30pm |
| Tuesday 28 th April | Annual Parish Meeting | Chiddingstone Village Hall | 7.30pm |
| Wednesday 13 th May | Annual Parish Council | Chiddingstone Causeway Village Hall | 7.30pm |
| Wednesday 17 th June | Parish Council | Chiddingstone Causeway Village Hall | 7.30pm |
| Tuesday 21 st July | Parish Council | Chiddingstone Village Hall | 7.30pm |
| Tuesday 15 th September | Parish Council | Chiddingstone Causeway Village Hall | 7.30pm |
| Tuesday 20 th October | Parish Council | Chiddingstone Village Hall | 7.30pm |
| Tuesday 17 th November | Parish Council | Chiddingstone Causeway Village Hall | 7.30pm |
| Tuesday 8 th December | Parish Council | Chiddingstone Village Hall | 7.30pm |

Annual Parish Meeting –Tuesday 28th April

The Clerk reported that she has arranged for Steve Whitehead, the Police and ERHA to attend, and undertook to ask Peter Barclay from GACC.

133. Planning:

- i. To consider planning applications received
SE/19/02757/FUL: Three Horseshoes Lodge, Chiddingstone Castle, Chiddingstone TN8 7AD - demolition of dwelling and erection of one dwelling, landscaping works. (Amendment: submission of supporting statement regarding the heritage and a public benefit statement). Clerk to scan information and send to members for consideration.
- ii. To report SDC notifications of planning decisions
 - SE/19/02816/FUL: Stable west of Little Truggers, Truggers Lane, Chiddingstone Hoath - conversion of the stables into holiday accommodation. Application approved.
 - SE/19/03418/LDCEX: Land south of Lockskinners Farmhouse, Lockskinners Lane - use of land for commercial equestrian cross country activities and parking. Application approved.
 - SE/19/03531/WTCA: Hoath Hall, Chiddingstone Hoath TN8 7DD – various works to trees in a Conservation Area – application approved.
 - SE/20/00035/NMA: Land to the rear of 1 & 2 Camp Hill Cottages, Camp Hill, Chiddingstone Causeway TN11 8LD – non-material amendment approved.
- iii. Horsebox parked in Chiddingstone
The Clerk reported that this was reported to Enforcement as requested. It was investigated and the enforcement officer said: “I visited the site yesterday with regards to your enquiry and at the time there was one horsebox parked upon the land. Having looked at the planning permission from 2013, the officer at the time did not put any conditions on the decision notice relating to vehicle movements and parking.

“Unfortunately, and regardless of the constraints on the land, there is very little we can do to move one vehicle if it is parked on the land. There may also be an argument that the matter is ancillary to the use of the stables. For the moment, and in agreement with my manager, there is no action that can be taken due to the above. We have agreed that we will monitor the site every few months however to check the vehicle movements and to see what is parked on the land at the time of a visit.”

iv. Newtyehurst Farm

The Clerk reported that a meeting has been arranged with the landowner and his agent, plus Cllr Streatfeild, Cllr Roper, Cllr Mrs Quirk, the Clerk and District Cllr Mrs Coleman on 19th February in Chiddingstone Causeway Village Hall.

v. SDC Mapping and Property History online tools

The Clerk reported that SDC’s mapping and property history tools are available to Town & Parish Councils with permission to put the links on parish websites. See <https://maps.sevenoaks.gov.uk/planning/> and <https://maps.sevenoaks.gov.uk/propertyhistory/>. Members agreed to put both on the Parish Council website.

134. Licensing

None.

135. Finance

i. To renew membership to GACC: £10

Members agreed to renew the membership by GACC and to set up an annual standing order payment. Proposed by Cllr Mrs Harris, seconded by Cllr Williams, and all were in favour.

ii. To approve list of payments

Cllr Bishop proposed that the list of payments be approved, this was seconded by Cllr Myers and all were in favour. Cllr Streatfeild and Cllr Roper undertook to authorise payments and the standing order instruction online.

136. Affordable Housing provision in the parish

i. To hear update regarding the Chiddingstone Affordable Housing Scheme

The Clerk reported as follows:

- Site adjacent to Chequers - ERHA has had a meeting with the landowner, more information to follow.
- Site adjacent to Bassetts – see below.
- Site opposite The Rock – none.

ii. To hear report of the Public Information Event held on 12th February 2020

The Clerk reported that there was a fair turnout at the event held last week. Cllr Mrs Quirk, Cllr Roper, Cllr Bishop and Cllr Myers attended for some of the time which was helpful. There were a good number of young people who attended in order to view the proposals and register an interest. There were two people who had concerns about the scheme but otherwise residents were in support or had no objection. The immediate neighbours to the scheme spoke to ERHA about their drains which ran under the site, this was useful to ERHA who will investigate. ERHA will collate feedback and report back to the Parish Council. Cllr Myers said that there was one query about the open market housing included in the scheme and he told the resident that the housing association is a not-for-profit organisation. Cllr Streatfeild said that the landowner will only allow the land to be used for affordable housing if he is allowed a small element of open market housing on the site.

iii. ACRK – invitation to a Community-Led Housing Engagement Workshop on Tuesday 10th March from 1.30pm to 5.00pm at Dunkirk Village Hall, London Road, Faversham ME13 9LF. This is more aimed at community land trusts, but may be interesting.

iv. SDC: invitation to its first Almshouses Forum on 18th March from 6.30-9.00pm at the SDC’s offices in Sevenoaks. The idea of the evening is to bring together as many local almshouses charities as possible and to share good practice, run through recent changes to policy/legislation and update on the kinds of housing and related support services available.

137. Highways

- i. To discuss the proposal to reduce the speed of vehicles on B2027 though Chiddingstone Causeway
None.
- ii. To hear update regarding fly tipping in the area
Cllr Taylor reported that there has been some fly tipping on Bore Place Road which will be collected. He has heard nothing yet from SDC regarding the ongoing investigations.
- iii. Highway Issues
 - i. Temporary Road Closure - B2027 Chequers Hill, Bough Beech, at the railway bridge, from Sunday 8th March at 02.00 until Monday 9th March at 02.00. The alternative route is Four Elms Road, Mont St Aignan Way, Hever Road and vice versa. The closure is required for the safety of the public and workforce while works are undertaken by Network Rail Infrastructure Ltd.
 - ii. Highways England: the A21 between the Sevenoaks Weald Interchange and Vauxhall Lane Interchange will be closed in both directions for ten days from 10pm on Friday 14th February until 6am on Monday 24th February. The road closure is to allow the Manor Farm subway to be rebuilt and parts of the Medway Viaduct to be repaired. Cllr Roper said that the works are likely to be extended by 3 days due to the adverse weather.
 - iii. Pothole on Ryewell Hill, Chiddingstone Hoath – Clerk to report.
 - iv. Damaged drain and exposed pipes alongside the green in Chiddingstone Hoath – Clerk to report.
 - v. Surface water at Wellers Town – Clerk to chase.

138. Rights of Way:

To discuss the application to divert public footpath SR508 at Bushy Wood Place, Chiddingstone

The Clerk reported that an application has been made to divert this footpath as it currently runs through the garden of Bushy Wood Place. Members supported the proposal.

139. Tree Warden / Pond Warden reports

1. Tree Warden: Cllr Bishop reported that he has a meeting arranged on Thursday with David Carey and a Chiddingstone resident who wants to plant a hedgerow. Cllr Streatfeild reported that he has been asked by a resident whether it is possible to insist that two trees are planted for every one that is removed. Cllr Bishop agreed that this would be ideal but said that unfortunately it cannot be enforced on privately owned land as this would be at the discretion of the landowner. Cllr Streatfeild reported that the school has arranged to plant trees on land in Chiddingstone Hoath.
2. Pond Warden: Cllr Mrs Harris reported that due to the adverse weather she couldn't attend a pond warden meeting in Faversham.

140. Aviation:

- i. Cllr Streatfeild reported that the GACC AGM will be held tomorrow, 19th February, at 7.30pm at Crowne Plaza Felbridge, London Rd, East Grinstead
- ii. The Clerk reported that GAL is holding a meeting tomorrow, 19th February at 5.30pm at Crowne Plaza Felbridge, London Rd, East Grinstead. Cllr Streatfeild, Cllr Bishop and the Clerk to attend. This is to allow GAL the opportunity of discussing the Gatwick Master Plan and the use of the northern runway.

141. To report on correspondence received

The Clerk reported that lists of correspondence received have been circulated and drew members' attention to the following:

- i. Item 3: Update from PCSO Joe Cain: "A highlight of the number of ways you can report crime or anti-social behaviour to Kent Police."
 - 999 – for emergency calls only, a simple way to remember when to use this line is if crime is in progress or if life is in danger then call 999.
 - 101 – for all things non-emergency, this can be used to add an update for a crime that has happened or to report something that has already happened and not in progress. This can sometimes have a waiting time but our control room staff do work very hard to keep this to a minimum.

- Livechat – accessed at www.kent.police.uk and will allow us to carry out real time text-based conversations online in the same way as commercial companies do. This can be used for both emergency and non-emergency conversations which can be difficult to talk about on the phone.
- Report Online – accessed at www.kent.police.uk and is used for reporting crimes that have already happened, road traffic collisions, and any other questions which you have for the police. This can be a very good way of getting hold of your local team also.
- <https://crimestoppers-uk.org/give-information/forms/give-information-anonymously>.

Here are a few highlights of what we have been doing in your area;

Leigh & Chiddingstone Causeway: We have attended a number of RTCs and assisted highways in road closures for flooded areas.

Penshurst, Fordcombe & Chiddingstone: During the bad weather numerous trees fell which blocked some roads, a loose dog was found wandering the area and was returned to its owner and we supported more elderly, vulnerable residents who have been targeted by fraudsters.

Cowden & Hever: I attended an abandoned vehicle which had been linked to a number of suspicious events and this was seized.

Edenbridge South & West: We have targeted a number of people associated with crime and ASB in the area, attended a number of concerns for welfare and supported a vulnerable adult working with housing, the town council and community nurses.

Edenbridge North & East: We have assisted our Rural Liaison Team with poaching enquires, found a missing person and worked with housing to deal with a number of neighbour disputes.”

- ii. Item 4: Email from Mark Streatfeild re: Chiddingstone Castle Literary Festival: “We were a little disappointed that the Parish Council couldn’t increase their support this year but fully understand that funds are tight, as they are at the Castle! However we would be grateful if you could include all the details on the Parish Council website, particularly VE Day May 8th which will be a family celebration with lots of attractions for locals with the great draw of Michael Morpurgo. We would like it to be a real village occasion as we did with the jubilee so the Parish Council’s support would be really appreciated.”
- iii. Item 5: Every Step Counts: “Invitation to the Chair to the launch of our Every Step Counts 9th wellbeing walk on Tuesday March 3rd at 11.30am at The Castle Inn, Chiddingstone. It is a gentle walk which will be led by 2 qualified walk leaders every week to encourage older, infirm or lonely members of the Chiddingstone community to exercise in the fresh air and meet friends.” Cllr Streatfeild to attend.
- iv. Item 6: Before the Every Step Counts launch at the Castle Inn on 3rd March, there will be the Spring Eden Valley Tourism Forum meeting, starting at 9.45am.
- v. Item 7: Tom Tugendhat MP – excerpt from Newsletter: “It was great to chair my first meeting of the Gatwick Co-ordination Group. This group brings together MPs who are impacted by the noise and environmental impacts of flights approaching Gatwick Airport. The first item on the agenda was Gatwick’s proposed expansion. I continue to be opposed to this as it would harm the economic prosperity and environmental sustainability of Tonbridge, Edenbridge and surrounding villages affected by aircraft noise. It was good to work together again with neighbouring colleagues on this crucial issue for both our local area and the wider country.”
- vi. Item 10: SDC News Release: Sevenoaks District Council has secured £71,961.98 of funding for a community bus service. The allocated money will go towards a ‘Go 2’ Demand Responsive Bus Service. ‘Go 2’ is part of ‘Go Coach’, Kent’s largest independent bus operator. The Council-raised funding will pay for four public transport vehicles for residents with accessibility problems and will be run in partnership with Go Coach Ltd, Go Taxi Hire Ltd, Age UK (Sevenoaks and Tonbridge) and Sevenoaks District Council. The buses will help connect communities and go towards preventing social isolation and loneliness, especially for those residents who live in rural communities. The buses will initially run in the Sevenoaks area and, if successful, could be rolled out to other parts of the District.
- vii. Item 11: KALC Sevenoaks: The meeting planned for Friday evening 21st February has been cancelled. The next meeting is scheduled for Friday 5th June.
- viii. Item 13: Email from Richard Morris: “Steve Whitehead has been appointed to the position of Planning Enforcement Manager. Many of you will know of Steve, and the great work he has been doing for us over the past year or so, and we are delighted to have him on board in a permanent position.”

- ix. Item 18: KALC: invitation for the Lord Lieutenant of Kent's Civic Service to be held at Canterbury Cathedral on Tuesday 17th March at 11.00 am.
- x. Item 20: KALC events:
 - a) Wednesday 19th February – Burial Law & Management Event 2020, Ditton.
 - b) Thursday 27th February – Dynamic Councillor Workshop, Cranbrook.
 - c) Tuesday 3rd March – Section 106 Agreements and CIL Workshop, Lenham.
 - d) Saturday 7th March – Dynamic Councillor Workshop, Lenham.
 - e) Friday 13th March – Annual Planning Conference, Lenham.
 - f) Thursday 9th April – Suicide Awareness workshop, Dover
 - g) Thursday 23rd April – Suicide Awareness workshop, Lenham
- xi. Item 22: Kent Police: Ide Hill Road: on Tuesday 11th February between 10:00pm and 11:00pm, somebody keyed the driver's side door and damaged the roof of a Mini Cooper parked in the road.

142. To hear report of the Public Meeting held in Edenbridge regarding the Edenbridge Doctors' Surgery

Cllr Williams reported that he attended the meeting about the new Edenbridge medical centre, which is currently known as the Health & Wellbeing Centre, although a new name is sought. The site has been purchased and a planning application has been submitted. The next steps will be finance and an innovative IT system. The medical services will continue as at present, but there will be more clinics, visiting consultants and mental healthcare provision. A memorial garden has been incorporated into the plans, as has a carpark for 102 cars. The West Kent CCG is leading the consultation and the views of the public are sought. Cllr Streatfeild said that the new plans will allow access to a greater depth of services but the two negative aspects of the plans are (i) there will be no overnight beds and local people will need to go to Sevenoaks, Hawhurst or Pembury hospitals, which will have to be by car. The CCG say that there is no economic case for overnight beds in the new centre, and (ii) the lack of a minor injuries unit in the new centre and local people will have to go to Pembury. The new health centre will be provided by the NHS, and the existing medical centre, which is owned by the doctors themselves, will be sold as a development site. Comments can be submitted at www.kchft.edenbridge@edenbridge.net. Clerk to submit the above comments on behalf of the Parish Council.

143. To consider how the following Parish Projects are progressing:

- i. Maintenance of Closed Churchyard and other parish areas:
None.
- ii. Rural swathe and visibility cutting contract
The Clerk reported that the funding has been received from Leigh, Hever and Penshurst Parish Councils, and funding is due from KCC.
- iii. Community Garden
 - i. To discuss new lease from The National Trust and agree legal fees
The Clerk reported that Cllr Roper has viewed the amended draft lease and asked to see a copy of the plan, and also asked for the wording to change on the termination clause 13.1.1 - this should be amended to read "The Tenant shall not have paid any rent due within 28 days of written demand by the Landlord." The National Trust responded to say that our comments will be sent to their solicitor.
 - ii. To discuss the provision of a new handrail by steps
Members asked the Clerk to obtain a quote from Weld Done in accordance with the Parish Council's Finance Regulations.
- iv. Chiddingstone village carpark
Nothing to report.
- v. Bough Beech car parking area:
The Clerk reported that she is waiting for the CIL Spending Board to open the next round and will re-apply.
- vi. Bulk Refuse Freighter
The Clerk reported that the dates for this year are 7th March, 13th June, 12th September and 5th December.
- vii. Litter Pick
The next litter pick will be on Saturday 7th March meeting at 9.30am and co-ordinators are as follows:
Chiddingstone, Castle Inn: the Clerk
Chiddingstone Causeway, Richards Close: Cllr Roper

Chiddingstone Hoath, The Rock: Cllr Streatfeild

Bough Beech, The Wheatsheaf: Cllr Taylor

Cllr Williams undertook to litter pick the area around Somerden.

Cllr Mrs Harris undertook to litter pick the stretch from Chiddingstone Hoath to Stonewall Park.

Clerk to ask Cllr Baker to put out the Litter Picking signs on the B2027, and to contact the school to seek their help.

vii. Rural Crime

The Clerk reported that she attended the SDC PACT (Partners & Communities Together) meeting on Monday in Edenbridge. At the meeting were Sgt Pete Ballard from Kent Police, and representatives from SDC, WKHA, Edenbridge Town Council and others. Items of interest to Chiddingstone Parish:

- i. Cross border policing – possibility of a meeting of Kent, Sussex and Surrey police maybe with parish representation too. The different forces don't interact very well with each other and crimes on the borders are not shared with other forces.
- ii. The proposed county line operating at Penshurst Station – SDC are aware of this and are investigating. Cllr Mrs Harris reported that two rail enforcement officers will help and deal with any issues at the railway station.
- iii. Anti-social behaviour in Chiddingstone Causeway – SDC has sent a questionnaire to all residents of Richards Close, asking for information on any anti-social behaviour. Once all questionnaires received back, SDC will be able to act on any information.

144. Items for reporting or inclusion in future agenda

Cllr Bishop asked who is responsible for the maintenance of ditches? The Clerk reported that this is the landowner's responsibility. Members agreed that individual requests for ditches to be maintained should be done by personal request rather than a formal letter from KCC.

The date of the next meeting is Tuesday 17th March 2020 at 7.30pm in Chiddingstone Causeway Village Hall.

The meeting closed at 8.35 pm.

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