

**MINUTES OF THE CHIDDINGSTONE PARISH COUNCIL MEETING HELD ON  
WEDNESDAY 16<sup>TH</sup> JANUARY 2019 AT 7.30PM IN CHIDDINGSTONE CAUSEWAY VILLAGE HALL**

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**Present:** Cllr R. Streatfeild (Chairman), Cllr A. Baker, Cllr Ms C. Manning, Cllr P. Myers, Cllr Mrs M. Quirk, Cllr J. Roper and Cllr H. Williams

**Apologies:** Cllr J. Menges and Cllr I. Durrant

**In attendance:** Mrs L. Kleinschmidt (Clerk). County & District Cllr P. Lake, District Cllr Mrs S. Coleman attended the Open Session only.

**Open Session**

**Report by District Cllr Mrs Coleman**

District Cllr Mrs Coleman reported that the SDC CIL Spending Board has met to consider applications for funding and one of the successful bids was for £185,000 towards the re-building of Fordcombe village hall. There is still some funding available if the Parish Council has any infrastructure projects in mind. The SDC Community Award ceremony will be held on 13<sup>th</sup> February and D.Cllr Mrs Coleman advised that she has nominated two people from her ward for an award. D.Cllr Mrs Coleman said that she has noted the Parish Council's strong objection to the agricultural notification for a new barn on land at Lockskinners. Members agreed that, if the planning officer is minded to approve the application, they would like D.Cllr Mrs Coleman to request that the application be considered by the Development Control Committee. Cllr Streatfeild asked D.Cllr Mrs Coleman about the request for a car parking area in Chiddingstone Hoath, and members did not think that this would be appropriate as the area is within the Conservation Area. Cllr Streatfeild undertook to speak to the resident concerned.

**Report by County and District Cllr Lake**

District Cllr Lake reported that he has received many objections to the new proposal being consulted on as part of the SDC Draft Local Plan for 400 new dwellings on land between Hartfield Road and Hever Road, Edenbridge, on Green Belt land. Residents have been concerned about this proposal because the land is flood plain and there is concern that if developed the surface and flood water would run into the River Eden and have an impact on Chiddingstone and other parishes downstream. Cllr Streatfeild said that this land is directly under the Gatwick flight path and is inside the noise contour that the World Health Organisation has proved to have a direct impact on health. County Cllr Lake advised that he has been involved with a situation on Four Elms Road, within the Chiddingstone parish, of two dead horses which he has taken up with KCC Health & Safety officers and the matter is now being dealt with appropriately. Unfortunately, the Police and the RSPCA have declined to be involved. C.Cllr Lake advised that he will be attending the Environment & Transport Cabinet meeting tomorrow and included in the agenda is KCC's draft response to the Gatwick Draft Master Plan consultation. He said that he is encouraged to see that KCC is now taking note of the concerns expressed by residents of this area about aircraft noise and the impact of Gatwick Airport on the communities in West Kent. KCC will fully oppose the Draft Master Plan on issues such as health, air pollution, noise and the impact on infrastructure.

County Cllr Lake and District Cllr Mrs Coleman left the meeting at 7.50pm.

**Closed Session**

- 113. Apologies for absence** were received from Cllr Durrant and Cllr Menges and their reasons for absence were accepted by members.
- 114. Declaration of Disclosable Pecuniary Interest / Non-Pecuniary Interest on matters to be discussed**  
None.
- 115. The minutes of the Chiddingstone Parish Council Meeting held on 12<sup>th</sup> December 2018** were approved and duly signed. Proposed by Cllr Williams, seconded by Cllr Baker and all were in favour.
- 116. To approve the list of meeting dates 2019**  
The Clerk circulated the list of meeting dates which were agreed.

The Clerk advised that the Parish Council will enter purdah from 21<sup>st</sup> March, which is the six week period before an election. Members will need to avoid political or controversial statements during this time, and there should be no new resolutions to spend large sums of money on new projects.

## 117. Planning:

### i. To consider planning applications received

- i. SE/18/03832/HOUSE: Coles Farm, Bore Place Road, Chiddingstone TN8 7AP - demolition of existing entrance porch, utility/bedroom (front part), canopy and rear lobby, new basement, addition to the existing kitchen, first floor addition to enlarge a bedroom and bathroom, associated landscaping works. Members supported this application.
- ii. SE/18/03945/LDCPR: 4 Threshersfield, Chiddingstone Kent TN9 7ND - new garden shed. Cllr Ms Manning declared an NPI in this matter as she is a neighbour to the applicant. Members were concerned that this proposal is too large but would have no objection if it satisfies General Permitted Development legislation.
- iii. SE/18/03249/FUL: Commonwork Organic Farms Ltd, Bore Place, Chiddingstone TN8 7AR - creation of a new entrance driveway and access to Bore Place Road, extension of the existing car park and refurbishment of part of the Large Barn to improve visitor facilities. Amended plan - omission of wording - Close Existing Driveway. No additional comments required.
- iv. SE/18/03583/HOUSE: Park Cottage, Wellers Town Road, Chiddingstone Hoath TN8 7BE - single storey side extension to provide utility room. Members were concerned that the size of this proposal would take the size of the total extensions at this property over the 50% rule and also that there may not be 1m distance between the proposed new development and the boundary. Members agreed however that if the proposal satisfies planning legislation they would have no objection.

The Clerk reported that since the last meeting, the Planning Committee considered the following applications:

- v. SE/18/03940/AGRNOT: Land at Lockskinners Farm, Chiddingstone - erection of an agricultural/forestry barn. Members asked that full prior approval is required and a detailed business plan submitted. The conditions on this site remain unchanged since the previous application was refused in 2015. The site is completely unkempt and overgrown with brambles. The Parish Council believe that there is no justification for a barn in this location.
- ### ii. To report SDC notifications of planning decisions
- SE/18/02613/HOUSE: Keepers Cottage, Hill Hoath Road, Chiddingstone - alterations to existing dwelling including rear single storey and part two storey extension, new bay window on front elevation. Application approved.
  - SE/18/03249/FUL & SE/18/03250/LBCALT: Commonwork Organic Farms Ltd, Bore Place, Bore Place Road - creation of a new entrance driveway and access to Bore Place Road, extension of the existing car park and refurbishment of part of the Large Barn to improve visitor facilities. Application approved.
  - SE/18/03020/HOUSE: 21 The Close, Bough Beech - front porch and living room extension to facilitate a bay window and canopy, bay window to first floor. Application approved.

### iii. To discuss any updates regarding the Sevenoaks District Council Draft Local Plan

Local Plan Proposed Submission Version Consultation (December 2018) and additional consultations: Sevenoaks District Council is publishing a series of documents for public comment, including the Proposed Submission version of the Local Plan (Regulation 19), which sets out a series of site allocations and policies to meet development needs during the years 2015 – 2035. All consultations listed above are available to view online at [www.sevenoaks.gov.uk/localplan](http://www.sevenoaks.gov.uk/localplan). You can also view all documents at local libraries or at SDC offices. The Proposed Submission Version can be viewed and commented on online at [www.sevenoaks.gov.uk/localplansubmission](http://www.sevenoaks.gov.uk/localplansubmission). The consultation asks a series of specific questions about the “soundness” of the Local Plan. The Planning Policy Team is running a series of drop-in events to answer questions on the consultation documents throughout January 2019. All consultations will close at midnight on Sunday 3 February 2019. Subject to SDC approval, the Local Plan will then be submitted to the Government for examination, along with all comments made on the document.

The Clerk reported that she has submitted comments as follows:

- i. Policy H3, housing in rural areas, in particular the inclusion of a small element of open market housing on a Green Belt site to facilitate a scheme of affordable housing – support.
- ii. Policy WN1 – Safeguarding places for wildlife and nature – support.
- iii. Appendix 2 – Housing and Mixed Use Allocations – ST2 47: site to the rear of Brickyard Cottages, Tonbridge Road, Chiddingstone Causeway – object to the inclusion of this site in the local plan due to impact on the adjacent wildlife site, the access onto the busy road, the lack of safe pedestrian access into Chiddingstone Causeway and the proposed high density (18 units)
- iv. Appendix 2 – Housing and Mixed Use Allocations – ST2 46: site at the Highways Depot, Tonbridge Road, Chiddingstone Causeway – to support the inclusion of this site in the Local Plan, but to object to the density proposed – 8 units – requesting a lower density of 6 units.

Members asked the Clerk to also object to

- v. Additional Potential Strategic Development Sites in the Green Belt December 2018 - MX62 Land between Hartfield Road and Hever Road, Edenbridge. Members wished to object on the following grounds: (i) the location of this site is such that it is directly under the Gatwick flight path and within the noise contour that has been proven by the World Health Organisation to have a direct and serious impact on health. Significant protection for residents against noise impacts would be required as part of any development of this site (ii) there would be a huge impact on the infrastructure of this area, including education and healthcare, as a direct result of this proposal (iii) there is a risk of flooding due to this proposal being built on a flood plain, and surface and flood water would run into the River Eden and have an impact on Chiddingstone and other parishes downstream.

The Clerk reported that Hever Parish Council has extended an invitation to their public meeting in Hever Village Hall on Thursday 24<sup>th</sup> January at 7pm to hear a presentation from the developers of the site put forward to the SDC Draft Local Plan for 400 homes between Hartfield Road and Hever Road.

- iv. Land to the Rear of 1 & 2 Camp Hill Cottages

The Clerk reported that she asked the SDC Validation Team for confirmation that the letters to residents regarding the applications on land to the rear of 1 and 2 Camp Hill Cottages were actually sent out. The response was thorough and comprehensive and members agreed that residents were adequately informed of these applications, as per SDC policy.

- v. Emails from resident regarding the review of planning history at Somerden Hop Barn.

Cllr Streatfeild reported that Cllr Mrs Coleman has advised that the planning review has been completed and there are no outstanding planning breaches. The case is closed. Cllr Streatfeild advised that he has informed the resident accordingly,

## **118. Licensing:**

- i. The Clerk reported that the premises licence has not yet been received by SDC Licensing officers, who have promised to notify the Clerk as soon as the application is received, which is expected by the end of January.
- ii. The Clerk reported that another email of support for the Neverworld 2018 event has been received: “I just wanted to email my support for the Neverworld festival which has just taken place 2<sup>nd</sup>- 5<sup>th</sup> August 2018 at John Darlings Farm in Hever. We live locally in Bough Beech and attended with our twin 9 year old children. This was the first time we had been and I am aware of a lot of negative feedback from local residents regarding noise levels and wanted to write an email of support. We felt the festival as a whole was well organised with plenty of security. We felt that our children were able to run around safely with plenty of fun activities for them to engage with. This year brought two fantastic headline bands Clean Bandit and Bastille – an incredible opportunity for locals to watch such popular bands. There were lots of new and up and coming bands and plenty of variety for festival goers to enjoy. The organisers did stick to the time limits and although there were fireworks – these were quite short lived and at the end of the main acts. The bands did stop playing by 11pm. I do hope the council continue to support the festival as it brings a lot of revenue into the area - particularly since this year the guest list were asked for a donation for the SEN Funds which will be split between Hever and Chiddingstone Schools. This demonstrates a commitment to supporting the local community.

“I know the noise could be a problem for some residents but it is only for 3 nights of the year and the positives must outweigh this. It was just so good to see so many local people at the event who were clearly having a fabulous, enjoyable time.”

#### **119. Finance**

- i. To discuss the Parish Council’s bank accounts and facilities for online banking  
The Clerk reported that the two accounts are now set up. The Clerk is registered to view accounts and set up but not authorise payments. Cllr Streatfeild, Cllr Williams, Cllr Mrs Quirk and Cllr Roper are set up to view and authorise payments, but not set them up.
- ii. To discuss the 2018/19 Actual & Year End Forecast, and the 2019/20 Budget  
Cllr Streatfeild reported that a Finance Committee meeting was held on Monday 14<sup>th</sup> January, and the actual figures versus budget were considered in detail. The budget for 2019/20 was also discussed in detail and members approved this budget upon the recommendation of the Finance Committee.
- iii. To set the level of the 2019/20 Precept  
Cllr Streatfeild reported that the 2019/20 budget shows additional costs for the election of £3,140. Members considered the level of precept for 2019/20 and the resulting cost per Band D property. Cllr Roper proposed that the precept be increased to £38,755, which represents a 2.99% increase on a Band D property. This was seconded by Cllr Myers and at vote this was unanimously approved. In monetary terms, this increase equates to £1,282 for the year.
- iv. To approve renewal of membership to GACC: £10  
Cllr Mrs Quirk proposed that this membership be renewed, this was seconded by Cllr Williams and all were in favour.
- v. To approve list of payments  
Cllr Baker proposed that the list of payments be approved, this was seconded by Cllr Myers and all were in favour. The Clerk reported that cheque number 2261 to Aspli Safety Signs was lost by the recipient, the cheque has been stopped, and the payment needs to be re-issued for £241.55.

#### **120. Affordable Housing provision in the parish**

- i. To hear update regarding the Chiddingstone Affordable Housing Scheme  
The Clerk updated members on the Chiddingstone scheme.
- ii. The Clerk magazine January 2016  
The Clerk reported that the January edition of The Clerk magazine has a special feature on Affordable Housing, including an article written by the Clerk. The front cover of the magazine has a photo of Chiddingstone village.

#### **121. Highways**

- i. To discuss the proposal to reduce the speed of vehicles on B2027 though Chiddingstone Causeway  
Cllr Baker reported that the petition currently has 350 signatures, but 1000 are needed in order to allow the petition to be considered by the Joint Transportation Board. Each member undertook to get signatures and Cllr Streatfeild undertook to ask the school.
- ii. Speed reduction on Moorden Lane  
Cllr Baker reported that a resident has told him that she believes that the new 40mph signs are not located in the most effective location. Clerk to discuss with KCC Highways.
- iii. To hear update regarding drainage of Hampkins Hill Road  
Members agreed that the road conditions are acceptable at the moment, so it was agreed to monitor the situation and take action when necessary.

#### **122. Rights of Way:**

- i. To discuss Parish Countryside Access Wardens  
Clerk undertook to contact KCC ROW to see if all the CAWs have completed the online course.
- ii. Waymarking Walks  
The Clerk reported that Edenbridge Town Council is running the following Sunday morning Waymarking Walks, all walks start at 10am unless otherwise indicated.

20 January: Toys Hill circular walk, including the Fox and Hounds, meet at NT car park  
17 February: Charcott to Wickhurst, meet at Charcott  
17 March: Chafford Arms, meeting place tbc  
14 April: Edenbridge Golf Course, meet at Edenbridge Town station  
19 May: Footpaths leaflet 8 meet at Edenbridge Recreation Ground.

### **123. 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: High Weald AONB: Sussex Lund grants support small, practical projects that improve the landscape of the High Weald AONB. Project ideas from community groups, schools, parish councils and individuals are encouraged for schemes that improve wildlife habitats, scenic beauty, and access to green spaces. Sussex Lund grants re-open for applications from 1 January 2019 until 7 April 2019. See: [highweald.org/look-after/sussex-lund](http://highweald.org/look-after/sussex-lund). Contact 01424 723014 or [sussexlund@highweald.org](mailto:sussexlund@highweald.org)
- ii. Item 4: SDC Portfolio Decision: To agree £12,840 (+VAT) funding from Section 106 affordable housing planning gains to commission a housing stock and needs analysis for older people. In 2017, the District Council commissioned a local housing need study and this provided a wide-range of data on housing needs across all key client groups. With a growing older population, it is proposed to undertake an additional and more detailed study to map all older people's accommodation across the District by size/type/tenure and to assess accommodation needs at ward level going forward into the future. This evidence will then be used alongside existing and wider housing intelligence to enable the District Council to better plan for older people's accommodation needs into the future - whether it be new-build housing, refurbishment, remodelling and/or modernising of existing premises. In addition, the study will provide data which is required as part of the development of the Local Plan. Once complete, a new older people's housing sub-strategy will be produced and which will set out a plan of action moving forward.
- iii. Item 6: NHS: Edenbridge residents were invited by the NHS to view some early designs, sketches and plans of what the town's new centre, replacing the current hospital and GP surgery, could look like. The event, held at the WI Hall on 30 November, was attended by more than 120 local residents. Chaired by Tom Tugendhat, MP, the presentation was organised by NHS West Kent Clinical Commissioning Group (CCG), Kent Community Health NHS Foundation Trust (KCHFT) and Edenbridge Medical Practice. The event was arranged to help describe the kind of services that could be available at the new centre, how it could be run and to showcase some of the initial design ideas around what the new centre could look like. Most of the current services at the hospital are expected to transfer to the new building, including community nursing, a day hospital and care for minor injuries. Earlier in the month, land on Four Elms Road – owned by KCC near the Eden Centre – was identified as the preferred site. This decision was based on size, availability, access to public transport, proximity to the town centre, environmental impact and how it will fit in with local council plans.
- iv. Item 10: KALC:
  - An Introduction to Planning for Local Councils – Thursday 7th February at Speldhurst Parish Council offices, Langton Green Sports Pavilion, Winstone Scott Avenue, Langton Green TN3 0JJ. Registration and Refreshments at 6pm, workshop beginning at 6:30pm and finishing at 9:30pm. Tutor: Lindsay Frost, KALC Planning Consultant. KALC Member Council Price £60 plus VAT
  - Annual Planning Conference 2019 – Friday 15th March at Lenham Community Centre for a morning full of the latest developments and ideas in the sector with informative and professional speakers. A networking lunch follows and then Planning Consultant, Mr Lindsay Frost, will provide a double training module "An Introduction to Planning for Local Councils"
  - Introduction to Chairmanship for Local Councils – Thursday 21st February. An ideal starting point for any councillor who may take on Chairmanship either presently or in the future. The evening begins at 6pm with registration and light refreshments of a sandwich supper and the session will start at 6:30pm, ending at 9:30pm.

The Clerk reported that she has asked SDC to provide a parish planning training session after the elections.

- v. Item 11: SDC – details of approved second round of Community Infrastructure Levy (CIL) funding. These projects have been carefully considered and all chosen because of strong economic, social and environmental benefits to the community and strong local support for the project.
  - i. £1,200,000: Sevenoaks Town Council for alterations/improvements to Bat and Ball Community Centre.
  - ii. £600,000: Edenbridge to go towards an Integrated Health and Wellbeing Centre. The medical practice and services at the War Memorial Hospital will be merged into a single integrated building to provide a number of medical and community services.
  - iii. £34,000: Edenbridge Town Council for the refurbishment of public toilets at The Market Yard car park.
  - iv. £185,000: Fordcombe Hall Trust to redevelop and repair Fordcombe Village Community Hall, as well as providing additional sports facilities.
  - v. £10,000: Swanley Town Council towards an ongoing project to improve facilities at Swanley Park to install play equipment for the disabled.
  - vi. £2,500: The Otford Patient Participation Group have been allocated for a ‘Health Pod’ at the Otford Medical Practice.

It was agreed that the Clerk would prepare and submit an application for funding towards the proposed new car park in Bough Beech.
- vi. Item 14: Email from Brian Adcock: “Do we need permission from the Parish Council to have a 20' container to store kit etc at the far corner of the rugby pitch? It would be dark green and in amongst the trees as shown on the map. We would put in over the summer when the ground is hard ready for next winter.” Members agreed that if the Sports Association does not object and if the position of the container is discreet, then the Parish Council has no objection.

#### 124. Aviation:

- i. To hear report of the High Weald Councils Aviation Action Group  
 Cllr Streatfeild reported that the last HWCAAG meeting was held on 18<sup>th</sup> December and the next one will be on 13<sup>th</sup> February. The last Noise Management Board meeting was held on the 9<sup>th</sup> January. A meeting was held on Monday to consider noise and growth at Gatwick. The HWCAAG has sacrificed its independent campaigning ability in order to join the NMB and to work with other community noise groups in order to try and get Gatwick to reduce its noise impact in relation to growth. It has taken nine months to get this item onto the NMB agenda. The meeting on Monday showed just how far apart Gatwick is from the community noise groups. The lack of success is beginning to cause fractions in the community groups and whilst it had been agreed to stay within the NMB in order to work together to try and reduce the impact on our communities, a decision will be made at the next HWCAAG meeting as to whether more could be achieved by coming off the NMB. The NMB is now split into three groups, the community groups’ forum, the strategy board and the implementation board. The latest set of metrics for noise shows that Chiddingstone parish is within the 54dB noise contour which has been proven by the World Health Authority to have an impact on health.
- ii. To hear update regarding Gatwick Airport’s Draft Master Plan consultation  
 Cllr Streatfeild reported that the deadline has now passed for responses to this consultation. Both HWCAAG and Chiddingstone Parish Council submitted responses which can be found online.
- iii. CAA Airspace Modernisation Strategy  
 The UK Civil Aviation Authority has launched its new Airspace Modernisation Strategy that initiates the major overhaul of a key piece of national infrastructure. The new strategy is in response to the Department for Transport tasking the Civil Aviation Authority with preparing and maintaining a co-ordinated strategy and plan for the use of UK airspace up to 2040, including modernisation.  
 Why do we need the new Airspace Modernisation Strategy? The structure of the UK’s airspace has remained the same for decades, despite an increase in demand from its users. According to research conducted by NATS, flights in UK airspace are forecast to grow from 2.25 million per year in 2015 to 3.25 million in 2030 (an increase of 44 per cent). If nothing changes, more and more flights will be delayed at UK airports each year with NATS predicting an average of 26.5 minutes of delay per delayed flight, with more than 1 in 3 flights from all UK airports expected to depart over half an hour late due to a shortfall in airspace capacity.

Similarly, other airspace users such as general aviation and drone operators want more access to this infrastructure, while local communities want the adverse impacts better mitigated. Modernisation is critical to ensure that this invisible piece of the UK's national infrastructure is fit for purpose for the future.

What exactly is the Airspace Modernisation Strategy?: The Airspace Modernisation Strategy sets out a new shared objective between the CAA and the DfT for modernising airspace which is to deliver quicker, quieter and cleaner journeys and more capacity for the benefit of those who use and area affected by UK airspace. The strategy also presents a new governance structure also developed with the DfT which outlines the industry's responsibility for its delivery and how relevant stakeholders will be a part of that process. As part of this, the CAA will be holding industry to account for securing the benefits and mitigating adverse impacts through a new Delivery Monitoring and Oversight Team.

This new strategy will allow the UK to provide more choice and value for consumers, allowing airlines to add new flights, reducing flight delays and enhancing global connections that can help boost the UK economy, while continuing to improve safety standards and helping journeys become more environmentally friendly. Coupled with the adoption of new technology by existing airspace users, it will also help pave the way for increased safe access for newer airspace users like drones and spacecraft.

For some, the increase in traffic may lead to an increase in noise, or the concentration of traffic can focus noise over a smaller area. While it is impossible to reduce the impact of aviation noise for all communities, it is important that noise is managed as well as possible. Airports should also consider whether they can develop airspace change proposals to reduce noise, i.e. to reduce the total adverse health effects of noise.

The CAA has published its finalised Airspace Modernisation Strategy following public engagement earlier in 2018. This document replaces the Future Airspace Strategy and sets out the ways, means and ends of modernising airspace through 15 initiatives that will modernise the design, technology and operations of airspace, initially focusing on the period until the end of 2024. These include the removal of all fixed routes in upper airspace so aircraft can fly fully optimised routes, a fundamental redesign of the terminal route network using precise and flexible satellite navigation, and the focus on electronic surveillance solutions to improve safety and enable better integration of all airspace users.

**125. To consider how the following Parish Projects are progressing:**

- i. Maintenance of Closed Churchyard and other parish areas  
The Clerk reported that the contract is due for renewal this year. Cllr Baker and Cllr Williams to consider the specification for the new contract and Clerk to seek three quotes.
- ii. Rural swathe and visibility cutting contract  
None.
- iii. Chiddingstone village carpark  
Cllr Streatfeild undertook to arrange a meeting with the School, and Clerk to invite the National Trust, the Village Hall Management Committee and landowner.
- iv. Bough Beech car parking area  
None.
- v. Defibrillators  
None.
- vi. Wrought iron arch in memory of the late Paddy Cooke  
Cllr Williams undertook to purchase the plants.
- vii. 2019 dates for Bulk Refuse Freighter and Litter Pick  
The Clerk reported that provisional dates have been booked with SDC.

**126. Items for reporting or inclusion in future agenda**

- i. Cllr Baker reported that he attended a meeting of the Margaret Hyde Trust and advised that the finances of the charity are all in order, and the properties are in a good state of repair.
- ii. The Clerk asked members to give consideration to who could be the speaker for the Annual Parish Meeting to be held on 13<sup>th</sup> March.

The date of the next meeting is Wednesday 20<sup>th</sup> February 2019 7.30pm in Chiddingstone Village Hall.  
The meeting closed at 9.15 pm.