

**MINUTES OF THE CHIDDINGSTONE PARISH COUNCIL MEETING HELD ON
TUESDAY 21ST JULY 2020 AT 7.30PM REMOTELY VIA ZOOM**

Present: Cllr J. Roper (Chairman), Cllr C. Bishop, Cllr Mrs P. Harris, Cllr P. Myers, Cllr Mrs M. Quirk, Cllr R. Streatfeild, Cllr B. Taylor and Cllr H. Williams
Apologies: Cllr A. Baker and District Cllr J. Osborne-Jackson
In attendance: Mrs L. Kleinschmidt (Clerk). District Cllr Mrs S. Coleman and two members of the public attended the meeting until 8.20pm.

Cllr Roper advised that the meeting will be recorded.

Open Session

Report by District Cllr Mrs Coleman

District Cllr Mrs Coleman reported as follows:

1. Coronavirus: district-wide the number of shielded residents receiving food deliveries has fallen to 516 (down from 633 last month) and last week only 11 new requests for support from people self-isolating were serviced by local volunteers so things are very much quieter than at the peak. Coronavirus support packs will be sent out to the shielding residents so that they know where to get help when the food box deliveries stop at the end of the month. SDC is running a 'check in and chat' scheme called Telepal with partners at West Kent Mind, Sevenoaks Counselling, Age UK and Sevenoaks School and fliers will be delivered to residents at the end of the month. As one of their post-Covid recovery initiatives, SDC has invested a further £107,000 in a local High Street Fund to support social media campaigns and to provide new signage and sanitising stations to encourage people back into our shops. D.Cllr Mrs Coleman reported that, last month she mentioned that SDC had set up a £1.2m discretionary funding scheme for small organisations, and grants of just over £1m have already been made. In similar vein, SDC has agreed to provide an emergency liquidity loan to the Stag Theatre and to prepay the Sensio Leisure Trust management fees for running the Sevenoaks Leisure Centre (which is to reopen for pre-booked sessions from 3rd August) so that local cultural and sporting capacity is maintained. The volunteer group is still available to support residents but only a few requests for help are being made. Officers have held meetings with Lead Coordinators to plan for stepping back on Council led volunteer support (probably from early September) unless there are further outbreaks. SDC will put plans in place to ensure ongoing support for those who are particularly vulnerable and D.Cllr Mrs Coleman said that she has two very needy cases in her ward.
2. Appeals: D.Cllr Mrs Coleman reported that Planning Inspectors started making site inspections again at the end of May so that planning appeals could be progressed. There is still no update on Newtyehurst Farm but D.Cllr Mrs Coleman said that she will brief the Parish Council as soon as there is any news.

Cllr Streatfeild joined the meeting at 7.40pm. Cllr Mrs Harris asked whether there is an update regarding the appeal for the track in Chiddingstone Hoath, and D.Cllr Mrs Coleman said that this is not validated yet and she will update the Parish Council when there is an update.

Report by District Cllr Osborne-Jackson

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

"I'm delighted to be appointed to 3 new committees and a new outside committee. This means that I'm now a member of the Scrutiny Committee, the Audit Committee, the Development Control Committee, the Community Infrastructure Board, the Standards Committee, and I'm also the District Council's representative on the Beckett Trust. I've been working hard on a case in Chiddingstone Causeway to ensure a local family gets to stay in the village and I'm pleased we've got a positive response. I've been in touch with Southern Rail about the missing clock and bin from Penshurst station and hope these will be replaced. I had a very productive one-to-one phone call with the Chief Executive of Sevenoaks District Council and raised valid points about rural communities and was very proud of both Chiddingstone Parish Council and Leigh Parish Council and all the volunteers during COVID. As always if I can be of any assistance please do get in touch."

Questions from Members of the Public

Two residents of Truggers Lane attended the meeting in order to hear the discussion regarding a planning application, but had no comment to make in the Open Session.

Closed Session

28. **Apologies for absence** were received from Cllr Baker and members accepted his reason for absence. Apologies for absence were also received from District Cllr Osborne-Jackson.
29. **Declaration of Disclosable Pecuniary Interest / Non-Pecuniary Interest on matters to be discussed**
Cllr Roper declared an interest in item 32i(i) as he is a friend of a neighbour of 27 Truggers Cottages.
30. **The minutes of the Chiddingstone Parish Council Meeting held on 17th June 2020** were approved. The minutes would be signed at the next open public meeting. Proposed by Cllr Bishop, seconded by Cllr Myers and all were in favour.
31. **To hear update regarding the volunteer effort in the parish and to discuss how the volunteers can be thanked**
Cllr Roper asked District Cllr Mrs Coleman to speak, and the closed session was suspended. D.Cllr Mrs Coleman said that she thinks it would be a nice gesture to mark in some way what the volunteers locally have done for the community. SDC will be arranging a district-wide event, and it would be nice to do something on a local level. Members agreed for a letter to be sent by the Chair to all the volunteers on behalf of the Parish Council, and Clerk and D.Cllr Mrs Coleman to liaise in this regard. It was also agreed to invite all the volunteers for a drink at one of the parish pubs in order to thank them for all their kind efforts, this will be funded by the Chair's expenses. The closed session resumed.
32. **Planning:**
- i. To consider planning applications received
 - i. SE/20/01809/HOUSE: 27 Truggers Cottages, Truggers Lane, Chiddingstone Hoath TN8 7BP - construction of a detached timber framed outbuilding. Members objected to this application due to the prominent position of the proposed outbuilding. It would be situated on an elevated piece of land and would have an intrusive and dominant impact on neighbouring properties. Neighbouring residents have said that they would have severe loss of light in their properties due to the proposed development. The Parish Council suggests that this application is withdrawn and the applicant considers re-submitting the application showing a proposal where either the existing site is dug down maybe half way to the car parking level, which would lower the overall height of the outbuilding, or alternatively siting the outbuilding elsewhere on the plot.
 - ii. SE/20/01783/LDCEX: Hill Hoath Farm, Hill Hoath Road, Chiddingstone TN8 7AE - ground source heat pump. Members supported this application.
 - iii. SE/20/01834/FUL: Newtyehurst Farm, Chiddingstone Hoath - proposed conversion of agricultural barns into 12 residential units including the demolition of 2 existing residential units and the construction of 2 replacement dwellings. Members strongly objected to this application on the same grounds as to the previous application. Cllr Mrs Quirk and the Clerk to draft a response for approval by the Planning Committee.
 - iv. SE/20/01585/HOUSE and SE/20/01586/LBCALT: Lockskinners Farmhouse, Chiddingstone TN8 7NA - Two new windows to match those adjacent in ground floor east wall of Granary Cottage. Amendment to expand the extent of the works to include some works to replace solid masonry walls with timber stud partition walls at first floor level to lessen the weight of the walls on the buildings original timber frame. Members supported the application and agreed to support the amendment.
The Clerk reported that since the last meeting, the Planning Committee considered the following application:
 - v. SE/20/01647/FUL: Stables adjacent to 26 Truggers Cottages, Truggers Lane, Chiddingstone Hoath TN8 7BP - conversion of stable to a single one bedroom dwelling with associated curtilage and parking. Members supported this application as the proposal will provide a small one bedroom dwelling which satisfies local need. The Parish Council requested that a condition be imposed on any approval to state that development rights for the remainder of the land be removed and no new agricultural buildings or stables are allowed to be erected in future. This is a large plot and there are still horses belonging to the applicant in this field.

- The Parish Council wishes to ensure that a condition is placed on any approval to prevent any new buildings, including temporary structures, to be erected on this land in future.
- vi. SE/20/01735/AGRNOT: Land south of Frienden Farm, Moat Lane, Chiddingstone Hoath - open sided shelter attached as an extension to existing agricultural building (former hop picker's huts). Members supported this application.
 - vii. SE/20/01499/HOUSE: 21 The Close, Bough Beech TN8 7PF - erection of a rear extension and alteration to rear fenestration to include moving the back door and steps to garden. Members supported this application providing it satisfies planning policy.
- ii. To report SDC notifications of planning decisions
- SE/20/01207/FUL: Camp Hill Oast, Camp Hill, Chiddingstone Causeway - demolition of existing dwelling and construction of replacement dwelling and detached shed and car porch. Application approved.
 - SE/20/01165/HOUSE: Horseshoes Cottage, Tonbridge Road, Bough Beech - demolition of an existing shed structure and replacement with a smaller garden room structure. Application approved.
 - SE/20/01041/LDCPR: 30 Truggers Cottages, Truggers Lane, Chiddingstone Hoath TN8 7BP - Lawful Development Certificate for single storey rear extension. Application approved.
 - SE/ 20/01526/MMA: Redleaf Estate Yard, Camp Hill, Chiddingstone Causeway - amendment to SE/19/00701/FUL. Application withdrawn.
 - SE/20/01648/AGRNOT: Commonwork Organic Farms Ltd, Bore Place – steel framed lean-to. Decision cannot be issued.

District Cllr Coleman and members of the public left the meeting at 8.20pm.

33. Finance

- i. To consider 2020/21 Earmarked Reserves
The Clerk reported that she has asked the Internal Auditor how he considers the amount held in General Reserve at year-end compared to the amount held in Earmarked Reserves. His response was that the level of Earmarked Reserves is about right for the level of precept. It was agreed that the Finance Committee would consider the split of reserves in more detail at their next meeting.
- ii. To approve list of payments
Cllr Mrs Harris proposed that the list of payments be approved. This was seconded by Cllr Taylor and all were in favour. Cllr Roper and Cllr Streatfeild undertook to authorise the payments online.

34. Affordable Housing provision in the parish

The Clerk reported as follows:

- i. Site adjacent to Chequers Barn, Bough Beech: Alison Thompson at ERHA has reported that the landowner has not been able to reach agreement with the neighbours regarding the access, despite his offer of a new access. However further advice from their Highways consultant is that because it's an existing access/situation it should not be taken into consideration in respect of a planning application. ERHA has therefore decided to progress a Land Option Agreement with the Landowners to enable them to commission supporting reports and seek a pre-app with KCC and SDC.
- ii. Site adjacent to Bassetts, Chiddingstone Causeway: Alison Thompson at ERHA has reported that she has not received a response from the agent for the Trading Estate regarding sight lines. The Clerk reported that she has contacted County Cllr Peter Lake who emailed Michael Payne, county member for Highways and Transportation, regarding the reduction of speed limit on the B2027. Clerk to chase for a response.
- iii. Site Opposite The Rock, Chiddingstone Hoath: none.

35. To discuss the speed limit on B2027 through Chiddingstone Causeway

The Clerk reported that County Cllr Peter Lake has written to Michael Payne and asked for the speed limit to be reviewed on the B2027 from Hildenborough to Bough Beech. Cllr Williams reported that there has been another accident near the crossroads at Somerden/Bore Place Road, which appeared to be serious as the ambulance was in attendance for 1.5hrs. Clerk to contact the PCSO for details of accidents along this stretch.

- 36. To discuss the repair or replacement of the wooden fingerpost opposite the junction to Camp Hill**
The Clerk reported that the wooden finger post on the B2027 at the junction of Camp Hill is broken and needs replacing. Clerk to obtain a quote.
- 37. Aviation**
Cllr Streatfeild reported that GACC and GAL have had a lot of correspondence lately, and NATS is trying to reorganise airspace at the moment which is being resisted.
- 38. To discuss and approve the draft website accessibility statement**
Members discussed and approved the draft statement. The Clerk reported that the statement needs to be posted online during September. Unfortunately the website has limitations and Vision ICT has recommended that the Parish Council upgrade the site, and the Clerk has asked for a quote. They have said that a very basic website with just minutes and contact details will cost £650 but for a website with a lot of information could cost £1500. The ongoing annual fee will be the same. Item to be considered at a future Parish Council meeting. Clerk to review content of website and delete unnecessary information before any upgrade takes place.
- 39. To consider how the following Parish Projects are progressing:**
- i. Rural swathe and visibility cutting contract
Members agreed that the second swathe cut should take place towards the end of August.
 - ii. Community Garden – to discuss maintenance of the fence to the rear
Cllr Bishop reported that he has obtained two quotes and has sought a third. The work will be undertaken during the school holidays between 23rd July and 3rd September. The Community Garden lease states that the tenant shall keep the property including all boundary and internal walls and fences in good repair and condition, putting it into that condition if it is not in it at the start of the term and shall make good any damage caused to the property during the term. Quotes to be considered via email once all received.
- 40. Items for reporting or inclusion in future agenda**
- i. The Clerk reported that there is some graffiti in the bus shelter in Bough Beech and has discussed this with Cllr Baker.
 - ii. Cllr Roper said that the Parish Council will need to consider when it is safe to meet in person again, but said that all members must be happy to do so before it is agreed.

The next Parish Council Meeting will be held on Tuesday 15th September 2020 at 7.30pm via zoom.

The meeting closed at 8.50 pm

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