

**MINUTES OF THE CHIDDINGSTONE PARISH COUNCIL MEETING HELD ON
WEDNESDAY 22ND SEPTEMBER 2021 AT 7.45PM IN CHIDDINGSTONE VILLAGE HALL**

Present: Cllr J. Roper (Chairman), Cllr C. Bishop, Cllr P. Harris, Cllr P. Myers, Cllr M. Quirk, Cllr B. Taylor and Cllr H. Williams

Apologies: Cllr A. Baker and District Cllr J. Osborne-Jackson

In attendance: Mrs L. Kleinschmidt (Clerk). County Cllr M. McArthur and District Cllr S. Coleman attended the Open Session only.

Open Session

1. Report by County Cllr McArthur

County Cllr McArthur reported as follows:

1. KCC had stopped accepting unaccompanied refugee children into Kent but this has now changed as agreement has been reached with the Government about transferring young people to other authorities.
2. The Reconnect programme that ran through the summer, which aimed to address educational gaps arising from lockdown, was very successful and the programme will run again over half-term.
3. KCC has responded to the Night Flight consultation and is considering its response to the consultation on Gatwick Airport's use of the northern runway.
4. KCC has an open consultation on the future of household waste and recycling centres, see www.kent.gov.uk/wasteconsultation to find out more and participate in this consultation.
5. There is a consultation on the National Bus Strategy, which aims to increase the use of public transport. The strategy is considering flexible ticketing, free buses to hospitals, buses on demand, better information on bus routes and cost of fares.
 - Cllr Harris said that there used to be a local bus from Chiddingstone Hoath into Edenbridge, but this was stopped. She said that elderly people in rural areas relied on this bus service. C.Cllr McArthur undertook to speak to Go Coach on this as they offer an on-demand service.
 - Cllr Bishop asked if the Strategy will look at the size of buses used in rural areas as many rural buses have a small number of passengers during the day. C.Cllr McArthur said that the on-demand bus is a minibus.
 - Cllr Roper reported that the school buses that operate from Chiddingstone Causeway in the morning are so full that school children often have to stand, which is unacceptable. C.Cllr McArthur undertook to investigate this further.
 - Cllr Williams asked if it is possible for the Strategy to consider allowing people to take their bikes onto a bus. C.Cllr McArthur undertook to forward this request onto KCC.

2. Report by District Cllr Coleman

District Cllr Coleman reported as follows:

1. There used to be a bus that went from Chiddingstone and areas to Penshurst Doctors' Surgery, and then it took people on to do their shopping. This was a very important service as it helped local residents and also tackled isolation and loneliness.
2. SDC has been doing what it can to help the crisis in Afghanistan. The LGA is working with Government to see how refugees can be supported. SDC is looking for private sector landlords to come forward with vacant properties. The council already houses 6 Syrian families in the district.
3. SDC is carrying out targeted housing needs surveys and currently has an older persons housing needs survey running, which has had 400+ responses so far.
4. SDC is again marking Silver Sunday with events across the district. The most local one is a free pop up session run by Age UK on Monday 4th October at 10.45am in Chiddingstone Causeway hall.
5. The issue regarding the track in Chiddingstone Hoath has not progressed as another planning application is expected detailing a different type of surface.
6. The application at Newtyehurst Farm that was refused in April has not yet gone to appeal.
7. SDC officers are still working on the new Local Plan, which it is hoped will be in place in 2023.

3. Report by District Cllr Osborne-Jackson

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

- “1. I have had a one-to-one meeting with the Chief Executive of SDC to discuss ward issues.
 2. SDC’s draft statement of accounts looks healthy, this is due to the diligence and hard work of officers and members.
 3. I have walked around Chiddingstone Causeway and jotted down issues such as potholes and planning notices that are out of date, these will be reported as required.
 4. I have worked with Chiddingstone Parish Council, C.Cllr McArthur and Tom Tugendhat on the road closure by SES Water in Chiddingstone Causeway in order to get the road re-opened.
 5. There have been severe delays and cancellations on the Tonbridge railway line due to staff shortages for which there clearly is no contingency.
 6. I have had a one-to-one meeting with the Head of Housing at SDC regarding issues in my ward.
 7. The play events went very well throughout the district and I attended the Chiddingstone Causeway event on the sportsfield.
 8. I have helped a number of residents with casework and have delivered successful results for them.
- As always, members are always most welcome to contact me to arrange a one to one chat.”

County Cllr McArthur and District Cllr Coleman left the meeting at 8.00pm.

Closed Session

47. **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.
48. **Declaration of Disclosable Pecuniary Interest / Non-Pecuniary Interest on matters to be discussed**
Cllr Taylor declared a DPI in item 52(i) as he is the applicant for this planning application.
49. **To minutes of the Chiddingstone Parish Council Meeting held on 20th July 2021** were approved. Proposed by Cllr Myers, seconded by Cllr Roper, and all were in favour.
50. **To approve updates to Chiddingstone Parish Council’s Standing Orders**
The Clerk reported that the draft changes to the Standing Orders have been circulated. The changes are to remove the references to the The Local Authorities and Police and Crime Panels (Coronavirus) (Flexibility of Local Authority and Police and Crime Panel Meetings) (England and Wales) Regulations 2020, and to the day that the meetings are held to allow more flexibility for the meetings timetable. Proposed by Cllr Taylor, seconded Myers and all in favour.
51. **To discuss the vacancy on the Parish Council**
The Clerk reported that the interviews will take place within the next couple of weeks, and the successful candidate will be co-opted at the October Parish Council meeting.
52. **Planning:**
 - i. To consider planning applications received
 - i. SE/21/02961/FUL and SE/21/02962/LBCALT: The Rustles, Ide Hill Road, Bough Beech TN8 7PG - conversion of the existing garage to a bedroom and bathroom. Link extension to connect the existing Orangery to the converted garage. Cllr Taylor declared a DPI and left the room whilst the application was discussed. Members supported this application.
 - ii. SE/21/02972/FUL: TSK Auto Centre, Unit 4, Winkhurst Farm, Coopers Corner, Ide Hill - replacement of spray booth. Members supported this application.
 - iii. SE/21/02995/HOUSE: 31 The Close, Bough Beech TN8 7PF - erection of single storey side and rear extension. Members had no objection to this application.

- iv. SE/21/03017/HOUSE and SE/21/03018/LBCALT: Harborough Farm, Clinton Lane, Bough Beech TN8 7PP - demolition of existing porch and construction of new porch. Members supported this application.
- v. SE/21/03022/HOUSE and SE/21/03023/LBCALT: Harborough Farm, Clinton Lane, Bough Beech TN8 7PP - demolition of existing shed. Conversion and extension of existing outbuildings to form residential annex ancillary to the existing dwelling. Members supported this application.

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

- vi. SE/21/02302/MMA: Three Horseshoes Lodge, Chiddingstone Castle, Hill Hoath Road, Chiddingstone TN8 7AD - Minor material amendment to SE/19/02757/FUL so show amended siting of replacement dwelling and amended location of driveway. Members objected to this application on the following grounds:

“Chiddingstone Parish Council believe that this application is not a Minor Material Amendment but that the changes proposed are significant:

- i. the inclusion of a new basement in the proposal is a significant change in terms of scale.
- ii. the proposal for a new driveway has a detrimental impact on the neighbouring property Tye Hall as it is much closer to the boundary.
- iii. there has been a lot of tree felling on the site, from the arboricultural report the trees are not deemed large enough to warrant approval as the property is in the Chiddingstone Conservation Area. However, this reduction in trees has opened up the site quite considerably, which has had a negative impact on Tye Hall. The trees removed are partly along the Tye Hall boundary.

The repositioning of the proposed dwelling is due to the inclusion of the proposed basement, and this has moved the dwelling 4m closer to Tye Hall, which is a Grade II listed property of local importance. The repositioning of the proposed driveway much closer to Tye Hall's boundary is because the arboricultural report states that tree roots must not be impacted by the driveway.

The original application SE/19/02757/FUL did not show an outbuilding within the curtilage measuring 6m x 5m. This now appears in the current application. The Parish Council is not sure if this is a new building?

The Parish Council objects to this application as the proposals will have a detrimental impact on the neighbouring property, and members consider the proposed changes are too significant to be classed as a MMA.”

- vii. SE/21/02419/HOUSE: Willow Cottage, Hever Road, Bough Beech TN8 7NT - demolition of existing single storey extension and erect a single storey rear extension. Demolition of garage and erection of an outbuilding to be used as a studio. Landscaping works. Members supported this application.
- viii. SE/21/02533/HOUSE and SE/21/02534/LBCALT: North Cottage, Somerden Green, Chiddingstone TN8 7AL - reconfiguration of external doors and windows to rear of house. Internal reconfiguration of walls and kitchen. Members supported this application.
- ix. SE/21/02276/HOUSE and SE/21/02277/LBCALT: Lockskinners House, Lockskinners, Chiddingstone TN8 7NA - removal of existing modern window and brickwork below to form french doors, replacement of roof light, removal of external boiler and associated services and internal alterations (including bathroom refurbishment, new bathrooms, internal demolition, new services). Members supported this application.
- x. SE/21/02427/FUL: Land South West of Kilnwood, Coopers Corner, Ide Hill TN14 6LB - proposed agricultural building for general purpose use including on floor grain storage and new access track linking the existing highway access with the proposal. Members supported this application.
- xi. SE/21/02608/HOUSE: The Lutons, Tonbridge Road, Chiddingstone Causeway TN11 8JL - side extension and porch alteration. Also amendment to show provision of parking space. Members supported this application and supported the amendment.
- xii. SE/21/02710/FUL: The Dairy, Bore Place, Bore Place Road, Chiddingstone TN8 5AR - construction of a new lightly fouled water store. Members supported this application.
- xiii. SE/21/02724/HOUSE: The Old Sawmill, Hill Hoath Road, Chiddingstone TN8 7AB - single storey workshop. Members had no objection to this application.

- xiv. SE/21/02818/PAE: Honeyfield Stables, Ide Hill Road, Bough Beech TN8 7PH - prior notification of a single storey rear extension which extends 7.26m beyond the rear wall of the original dwelling house with a maximum height of 4.0m and eaves height of 3m. Members supported this application
- ii. To report SDC notifications of planning decisions
- SE/21/01709/HOUSE: Coles Farm, Bore Place Road, Chiddingstone - addition to Granary (wc and log store), removal of external steps, new balcony and replace internal stair. Application approved.
 - SE/21/00854/LBCALT: Stonelake, Camp Hill, Chiddingstone Causeway - refurbishment/alteration of existing first floor bathroom, including replacement window. Application approved.
 - SE/21/02421/WTCA: Chiddingstone Sports Ground, The Village, Chiddingstone - fell 3 Ash trees due to Ash Dieback. No objection raised.
 - SE/21/02603/ADJ: Villa Farm, Sussex Lane, Blackham - proposed single storey extension to the existing clubhouse creating kitchen area, storage space and additional dining area with toilet facilities. No objection lodged.
 - SE/21/01883/LDCPR: Rectory Cottage, Somerden Green, Chiddingstone TN8 7AL - Lawful Development Certificate for proposed conversion of existing garage and workshop to habitable use and alterations to fenestration. Application approved.
 - SE/21/02204/FUL: Land North of Chiddingstone Sports Ground, The Village, Chiddingstone - conversion of stables to provide two bedroom dwelling, including small extension to create porch and hallway, provision of associated amenity space, biodiversity enhancements, vehicle charging point and parking adjacent to highway. Application withdrawn.
 - SE/21/02038/HOUSE: 1 Ryewell Cottages, Ryewell Hill, Chiddingstone Hoath - erection of single storey side/rear extension. Application approved.
 - SE/21/02213/HOUSE: Crest Cottage, Chiddingstone Hoath - formation of an en-suite bathroom within a first floor extension. Application approved.

53. Finance

- i. To approve payment of legal fees associated with land ownership enquiries
The legal fees are £1250 + VAT minus £750 paid on account = £753.60 including VAT. Proposed by Cllr Quirk, seconded by Cllr Harris and all were in favour.
- ii. To consider whether to pay for slow road markings in Bough Beech
The Clerk reported that, at the request of BBRAT, she asked KCC Highways if they could paint SLOW on the road at Clintons Lane and near the bus stop by The Wheatsheaf. The response from KCC was that this would need to be funded by the Parish Council. Members agreed to consider this when discussions commence on a possible speed reduction in Bough Beech.
- iii. To approve grant to Chiddingstone School PTA
The Clerk reported that the PTA attended the family fun play event and provided glitter tattoos for the children. Cllr Harris proposed that a grant of £100 be given, this was seconded by Cllr Williams and all were in favour.
- iv. To consider joining The Open Spaces Society: £45
Members approved. Proposed by Cllr Bishop, seconded by Cllr Myers and all were in favour.
- v. To approve cost of replacement defibrillator pads
The Clerk reported that these are for the defibrillator in the phone box outside The Castle Inn. Cost £143 + VAT. Members approved, proposed by Cllr Harris, seconded by Cllr Myers.
- vi. Annual External Audit 2020/21
The Clerk reported that PFK Littlejohn LLP has concluded the Parish Council's audit. There were the following comments:
- i. the reporting of the Clerk's mileage in the staff costs box, which is how it has always been reported.
 - ii. the Parish Council's insurance claim of £1,215 for the stolen defibrillator in Chiddingstone Causeway should not have been shown as income but netted off. They say "whilst the Practitioners Guide is silent on this matter, it is our view that the true cost to the authority should be shown on a net basis. Accounting on a gross basis inflates the gross income and gross expenditure of the authority and can push the authority into a higher fee band".

iii. the Parish Council failed to make proper provision of the exercise of public rights because the approval date was after the start of the exercise of public rights. The answer must be No next year.

The external audit fee is £300 + VAT.

vii. To approve list of payments

Cllr Harris proposed that the list of payments be approved. This was seconded by Cllr Williams and all were in favour. Cllr Roper and Cllr Myers to authorise the payments online.

54. Affordable Housing provision in the parish

i. To hear report of the public consultation for the Chiddingstone scheme in Bough Beech

The Clerk reported that the public consultation online has now closed although the website is still live for people to view the proposed plans. Visitor numbers are now at or below 1 per day on average. The consultation analytics showed that there were 592 page views, and 179 users. ERHA responded to people's comments with a Q&A page on the website and there was also a FAQ page, both of which have been circulated to all members. ERHA confirmed on Monday that they have now received a total of 23 registrations of interest. These reflect a mixture of rented and shared ownership tenure requirements for the Parish and include 10 registrations being made direct to them via their main website, email or phone call. There were 13 registrations of interest made via the consultation website. Members discussed the feedback to the online consultation in some detail, and suggested that ERHA should be asked to add photo voltaic panels to the properties in addition to air source heat pumps and other sustainable measures proposed.

ii. To confirm approval for the Bough Beech scheme to proceed to the next stage

Members agreed that they still fully support the ERHA scheme on land to the rear of Chequers in Bough Beech. Proposed by Cllr Williams, seconded by Cllr Harris and all were in favour.

iii. To discuss vacancy at the Slaters development in Bough Beech

The Clerk reported that there is a two bedroom ground floor flat available under the Local Lettings Plan, so first priority will be given to someone with a strong local connection.

55. Highways

i. To hear update on the application to reduce speed on B2027 through Chiddingstone Causeway

The consultation has closed but the results have not yet been forwarded to the Parish Council.

ii. To discuss the SES Water road closure of the B2027 during August and any future plans

The Clerk reported that SES Water has said "I can confirm at the moment, we will not be starting the Camp Hill section of the scheme in October. We are currently reviewing methodology, traffic management and various other factors around the Tonbridge Road section of the project, with the current aim of Camp Hill to follow on afterwards. We are due to hold a meeting with Kent County Council to discuss our intentions and agree a programme of works, following this, I will post a further update for the plan ahead."

56. Aviation

i. To discuss Gatwick Airport Ltd's consultation on their Northern Runway Project

Members agreed to respond to the consultation before the deadline of 1st December 2021. The Clerk reported that Gatwick Airport is hosting a zoom Parish Council meeting on 5th October at 6.30pm.

ii. To discuss the event for Town and Parish Councils to be held on 18th October in the Causeway Hall

The Clerk reported that HWCAAG is hosting a meeting of Town and Parish Councils on 18th October in order to raise awareness of the Northern Runway Project consultation. Cllr Roper, Cllr Williams and the Clerk to attend.

iii. Gatwick Obviously Not

The Clerk reported that Gatwick Obviously Not is going to hold an open public meeting in Penshurst Church on 18th November at 8pm.

57. To hear Tree Warden report

i. Cllr Bishop reported that he is dealing with several trees in the parish with Ash Dieback.

ii. Cllr Bishop said that he is trying to get some trees planted in the parish on community land, hopefully on the Chiddingstone sports field as he is in discussion with the Chiddingstone Cricket Club. This would be part of the Platinum Jubilee Plant a Tree scheme.

- iii. The Clerk reported that a resident of Brickyard Bungalows said that the landowner is felling some oak trees. The agent for the landowner said that there are three oak trees that are causing serious subsidence to one of the properties at Brickyard Bungalows. The advice received is that if the landowner reduces the crown it will cause the roots to grow further causing more subsidence, so sadly the trees do need to come down.

58. To discuss correspondence received

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

- i. Item 5: KALC: Training events for September, all on zoom:
- 28 September – Annual Clerks Conference
 - 29 September – Public Speaking for Councillors
 - 20 October – Finance Conference
- ii. Item 6: various correspondence between residents and the Parish Council and ERHA on the online consultation for the affordable housing scheme at Chequers in Bough Beech.
- iii. Item 7: PCSO Samuel Rustrick and PCSO Hannah Rainbow: monthly report: “Firstly, we would like to remind everyone of the recent rise in fraud cases resulting in lot of people becoming victims and losing money. If you ever get a call from someone you do not know or are not expecting a call from, please ensure you do not give out any personal or bank details. Leigh and Chiddingstone: The weather has once again driven a big increase in nuisance youths and youths coming into Leigh on the trains and congregating in particular areas, causing ASB. Officers are aware of this issue and regular patrols have been and are conducted as and when possible. On occasions, we have moved people on who were trespassing, seized alcohol off underage drinkers and spoken to those causing a majority of the trouble. It is important that private land is respected, and public footpaths are stuck to and used only as footpath and not as areas to have BBQs and gather in large groups. Patrols have been and continue to be conducted regularly around the villages.”
- iv. Item 8: KCC: “We are currently consulting on the future use of a booking system for customers to access our Household Waste Recycling Centres. Feedback since we started using the booking system suggests that many customers have found it convenient and useful but that some would still prefer to just “turn up and go”. We are considering keeping the booking system on a permanent basis, but before this is considered by the Environment and Transport Cabinet Committee we want to hear the views of Kent residents and other stakeholders. This consultation closes on Thursday 30 September 2021. See www.kent.gov.uk/wasteconsultation to find out more and participate in this consultation.”
- v. Item 9: KALC – details of SBS Men's Shed Conference on 8th October via zoom. Based on the Men's Shed movement, SBS has developed a new model of community health improvement and employment for men, empowering isolated men from all social and ethnic backgrounds to get involved in community groups.
- vi. Item 10: Email from SDC notifying the Parish Council of a break in in Chiddingstone Post Office.
- vii. Item 11: SDC has commissioned a study to look into the housing needs of its older residents. “A district-wide survey is a key component of the study. We want to hear from residents aged 60 and over about the suitability of their current homes, the sort of homes they may need in later life and the locations where they feel new homes are needed. See www.sevenoaks.gov.uk/housingsurvey. The survey is being undertaken by arc4. The survey is available to complete online or there is a telephone option.”
- viii. Items 12 and 17: Kent Police
1. Chiddingstone Hoath – on Tuesday 20th July at around 09:25, somebody broke into a vehicle parked in the road. They ran off when they realised that they had been seen. Crime Report No. 46/128996/21
 2. Chiddingstone Causeway - between 19:00 on Monday 9th August and 07:00 on Tuesday 10th August, somebody has broken into a vehicle. Crime Report No. 46/144887/21
 3. Wellers Town Road, Chiddingstone - on Sunday 15th August around 12:56, somebody broke into a shed at a residential property and stole a petrol strimmer and a hedge cutter. They damaged the lock to get inside. Crime Report No. 46/148693/21
 4. Lockskinners, Chiddingstone - on Monday 23rd August around 18:58, somebody smashed a window of a residential property. Crime Report No. 46/155727/21

5. Bore Place Road, Chiddingstone - between 19:00 on Wednesday 25th August and 11:00 on Friday 27th August, somebody broke into a farm's workshop. They stole various tools. Crime Report No. 46/159586/21
 6. Wellers Town Road, Chiddingstone - between 22:00 on Friday 27th August and 07:30 on Saturday 28th August, somebody broke into a shed at a residential property and stole a green Kawasaki quad bike (not road legal). Crime Report No. 46/160209/21
 7. Camp Hill, Chiddingstone - between 00:01 on Sunday 22nd August and 23:59 on Sunday 29th August, somebody tried to break into a vehicle parked in the road. Crime Report No. 46/161996/21
 8. New Tyehurst Cottages, Chiddingstone - between 00:01 on Sunday 22nd August and 11:35 on Tuesday 31st August, somebody broke into a commercial vehicle. Crime Report No. 46/162759/21
 9. Oakenden Lane, Chiddingstone - between 19:30 on Tuesday 14th September and 07:00 on Wednesday 15th September, somebody damaged a residential property. Crime Report No. 46/176972/21
- ix. Item 15: Various correspondence between the Public Transport Planner at KCC and the Parish Council about the road closure B2027 in August. At the Parish Council's request, KCC agreed to put on a minibus to take children from Chiddingstone Causeway to Peshurst to catch the school bus. Also email correspondence between the Parish Council and the Street Works Co-ordinator at KCC, and email correspondence between the Parish Council and the Network Engineer at SES Water. Also Metrobus, Autocar and Go-Coach bus companies.
 - x. The Clerk reported that she received a very lovely letter from Barbara Hale thanking the Parish Council for the community award and the flowers.

59. To hear a report and discuss Parish Projects:

- i. Proposed car park at Chequers Cottages in Bough Beech
The Clerk reported that she, Cllr Roper and Cllr Taylor attended a meeting with BBRAT who will consider at their October meeting whether they take on the parking area project.
- ii. Rural Swathe and Visibility Cutting
The Clerk reported that the second cut is done and a third cut if needed will be in November.
- iii. Summer Family Fun Play Events 2021
The Clerk reported that the play event was very well attended and much enjoyed.
- iv. Litter Pick and Bulk Refuse Freighter
 - i. The Clerk reported that the Bulk refuse freighter will be on Saturdays 6th November, 22nd January, 5th March and 2nd July, stopping at:
 - The Rock Inn, Chiddingstone Hoath 10.30-11.15
 - The Wheatsheaf Inn, Bough Beech 11.30-12.15
 - Richards Close, Chiddingstone Causeway 12.30-13.15
 Cost £69.43 + VAT per stop. Total £208.29 + VAT per day. These dates are already on the website.
 - ii. Cllr Taylor reported that the litter pick continues to be held on first Saturday in the month, the next one will be on Saturday 2nd October at 9am at the Wheatsheaf. The flytipping cameras are working well and Cllr Taylor recommended that the Parish Council buy two more cameras. Members agreed. There has been an increase in flytipping at Clinton Lane and Lockskinners Lane. Clerk to contact the Environment Agency regarding the fly tipping of a freezer and other items in the stream on Clinton Lane.
- v. An event to commemorate the Queen's Platinum Jubilee, weekend of 4th/5th June 2022
It was agreed to discuss this further with the Chiddingstone Castle Trustees.

60. Items for reporting or inclusion in future agenda

- i. Cllr Taylor asked if there is an update with the noise from train horns in Bough Beech. Clerk to discuss with D.Cllr Osborne-Jackson.
- ii. Cllr Taylor asked if there is an update on the OWL graffiti tag in the area. Clerk to discuss with D.Cllr Osborne-Jackson.
- iii. Cllr Harris asked if something is being done to help the residents of Richards Close with antisocial behaviour occurrences. Clerk to discuss with D.Cllr Osborne-Jackson.
- iv. Cllr Roper said that Nancy Lovegood, the new Chairman of Trustees at Chiddingstone Castle, hopes to attend the October Parish Council meeting.

The next Parish Council Meeting will be held on Tuesday 19th October 2021 at 7.30pm in Chiddingstone Causeway Village Hall.

The meeting closed at 9.40pm.

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