

**MINUTES OF THE CHIDDINGSTONE PARISH COUNCIL MEETING HELD ON  
TUESDAY 15<sup>TH</sup> MARCH 2022 AT 7.30PM IN CHIDDINGSTONE VILLAGE HALL**

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- Present:** Cllr J. Roper (Chairman), Cllr A. Baker, Cllr C. Bishop, Cllr P. Harris, Cllr P. Myers, Cllr M. Quirk, Cllr B. Taylor, Cllr P. Vicary and Cllr H. Williams
- Apologies:** District Cllr S. Coleman
- In attendance:** Mrs L. Kleinschmidt (Clerk). County Cllr M. McArthur and one member of the public attended for the Open Session only. One other member of the public attended from 7.50pm until 7.55pm.

**Open Session**

Report by County Cllr McArthur

County Cllr McArthur reported as follows:

- Secondary school offer day was 1<sup>st</sup> March and the number of pupils who were offered their first choice school increased from 70% to 80%, 95% of pupils received an offer from one of their preferred schools, and the remaining 850 pupils can apply for the second round.
- KCC has launched a public consultation on a proposal to reduce their supported bus services. See [www.kent.gov.uk/bussavings](http://www.kent.gov.uk/bussavings) to view the full list of the services proposed to be withdrawn and take part in the consultation.
- C.Cllr McArthur said that she will attend the Chiddingstone Annual Parish Meeting on 12<sup>th</sup> April and will give a verbal report of KCC activities.
- C.Cllr McArthur said that she has given a grant to the Chiddingstone Sports Association in the last couple of months and this is a worthwhile cause.

Cllr Roper thanked C.Cllr McArthur for offering to contribute towards the speed reduction measures in Chiddingstone Causeway, this is much appreciated.

County Cllr McArthur left the meeting at 7.32pm.

Report by District Cllr Coleman

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

- “Ukraine: In light of Home Secretary Priti Patel’s statement to Parliament regarding a package of measures to help Ukrainians and their family members enter the UK, the Local Government Association has been pressing the Government to provide details of how the scheme will be administered. We know from an early release of Census data that there are 100 Ukrainian nationals living in the District who would be eligible to bring in family members under this scheme. Michael Gove has announced a separate sponsorship scheme to facilitate non-relatives to come to the U.K. and has given an assurance that the first refugees will be arriving in the UK by next Sunday and that local Councils will be getting extra funding to address the extra service cost burden this will entail. Officers from the District Council have contacted Kent County Council’s Resettlement’s team to understand whether this will be administered via Kent County Council as with previous resettlement schemes and what, if any, role SDC is to be asked to play. The family scheme and the sponsorship pathway will allow Ukrainians to live in the UK for an initial 12 months and they will be able to work and access public services. British nationals and Ukrainian people settled in the UK will be able to bring extended family members to the UK. For example, a sibling of a settled person will be able to come to the UK with their spouse and child.
- The District Council already assist several families from Syria and one family from Afghanistan but private sector housing has been used so that those on the waiting list for social housing are not disadvantaged.
- Making it Happen Awards: Last week the Council hosted an event to celebrate the contribution of a large number of voluntary organizations within the District. I was particularly pleased that the Every Step Counts walking group and Age UK won awards as they do so much for us locally.
- Police handling of recent cases: I have been following up on complaints made in my ward about the poor police response in dealing with recent cases. Although the Police and Crime Commissioner’s office has declined to hold another public meeting, I have made arrangements to meet the Community Safety Unit Inspector with some local residents so that progress can be made on the issues.”

### Questions from members of the Public

David Hunt asked whether the Parish Council will be submitting a comment to the appeal against the enforcement notice on the track in Chiddingstone Hoath. Cllr Roper said that the Parish Council will not be submitting an additional comment as there is no new information to send to the Planning Inspectorate. The Parish Council's original submission to SDC will be forwarded to the Planning Inspectorate with all the other documents relating to this case.

The member of the public left the meeting at 7.37pm.

### Closed Session

#### **128. Apologies for absence**

None.

#### **129. Declaration of Disclosable Pecuniary Interest / Non-Pecuniary Interest on matters to be discussed**

Cllr Baker declared a DPI in item 133(iii), and Cllr Taylor and Cllr Vicary declared a DPI in item 139(ii)(iii).

#### **130. The minutes of the Chiddingstone Parish Council Meeting held on 15<sup>th</sup> February 2022** were approved and duly signed. Proposed by Cllr Bishop, seconded by Cllr Myers, and all were in favour.

#### **131. To discuss the format of the Annual Parish Meeting on 12<sup>th</sup> April 2022**

Members discussed and agreed the format for the Annual Parish Meeting.

#### **132. Planning:**

##### i. To consider planning applications received

- i. SE/22/00356/LDCEX: Winkhurst Farmhouse, Coopers Corner, Ide Hill TN14 6LB - confirmation that the use of property as a dwelling house is lawful. Members supported this application subject to planning policy.
- ii. SE/22/00421/PAH: Carberry Cottage, Tonbridge Road, Bough Beech TN8 7AU - prior notification of one additional storey immediately above the topmost storey of the dwelling house, together with engineering. The height of the proposed additional storey is 3m. This application for prior approval has been refused.
- iii. SE/22/00027/CONVAR: Pucknells, Camp Hill, Chiddingstone Causeway TN11 8LE - variation of conditions 2, 4 and 8 of 18/01811/FUL for conversion of existing building to dwelling. Erection of a side extension. Associated works to the ground levels. Associated works to alterations, with amendments to soft/hard landscaping, drawings and external lighting. Members took into account correspondence from a resident. It was agreed that the Planning Committee would investigate and agree a response to this application.

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

- iv. SE/22/00380/WTCA: Glebe House, The Village, Chiddingstone TN8 7AH - fell Yew tree and re-plant hedgerow. Members objected to this application as follows: "Members feel that because this site has been cleared of a lot of trees, some of which were self-sown, brambles and undergrowth, this tree has not had a chance to develop. Some of the lower branches have been removed. The Parish Council would like to see this tree retained and given a chance to mature further. The setting in the Conservation Area, AONB and Green Belt and the close proximity to and visibility from the closed churchyard and the road is an important one locally and the Parish Council objects to this proposal to remove the Yew tree from this location. The Parish Council notes that the applicant wishes to plant a mixed native hedgerow along the roadside which we support, and either a Yew or mixed hedgerow on the boundary with the churchyard, again we support this aspect of the proposal."
- v. SE/21/04251/LDCEX: Lockskinners Farm, Lockskinners, Chiddingstone. The static caravan has been used as a self-contained residential unit for in excess of 10 years and its use should be confirmed as lawful. Updated drawing of caravan following on site dimensions check. The Parish Council had no additional comment to make. This application has since been withdrawn.

- vi. SE/22/00494/WTCA: St Marys Church, The Village, Chiddingstone TN8 7AH - various works to trees in the Conservation Area, This is the Parish Council's application. Members supported this application.
- vii. SE/22/00493/W5DAY: St Marys Church, The Village, Chiddingstone TN8 7AH – to fell a dangerous oak tree. This is the Parish Council's application. Members supported this application.
- ii. To report SDC notifications of planning decisions
  - SE/21/02972/FUL: TSK Auto Centre, Unit 4, Winkhurst Farm - replacement of spray booth. Application approved.
  - SE/22/00493/W5DAY: Closed Churchyard at St Marys Church, Chiddingstone – to fell an Oak Tree. No objection lodged.
  - SE/21/04214/HOUSE: Thatch Barn, Hoath Corner, Chiddingstone Hoath - construction of single storey outbuilding to form home office and construction of detached double garage set into hillside. Application withdrawn. (notification received 01.03.22)
  - SE/21/04251/LDCEX: Lockskinners Farm, Chiddingstone - the static caravan has been used as a self-contained residential unit for in excess of 10 years and its use should be confirmed as lawful. Application withdrawn.
  - SE/21/04240/HOUSE and SE/21/04241/LBCALT: The Rustles, Ide Hill Road, Bough Beech - conversion of the existing garage to a bedroom and bathroom. The creation of a new 'link' extension to connect the existing Orangery to the converted garage. Applications approved.
  - SE/21/03581/HOUSE: Stonelake, Camp Hill, Chiddingstone Causeway - single storey rear extension. Replacement of two modern casement windows. Install French doors to dining room. Application approved.
  - SE/21/03582/LBCALT: Stonelake, Camp Hill, Chiddingstone Causeway - single storey rear extension. Replacement of two modern casement windows. Install French doors to dining room. Refurbishment/upgrade of snug floor. Replacement/upgrade of modern concrete floors to kitchen and living. Removal of wall between kitchen and snug. Application approved.
  - SE/22/00494/WTCA: St Marys Church, The Village, Chiddingstone - various works to trees (CA). There are no objections to the proposal to carry out the following tree pruning works; Removal of dead wood from all trees is acceptable. Fell 2 x Cypress trees (T5 & T6) & 2 x Elder trees (T66 & T67) Remove lower branches on T33, 34 & 36. Reduce 2 x Yew trees in height to 8 feet (T41 & T65)
  - SE/21/04193/PAH: Carberry Cottage, Tonbridge Road, Bough Beech - Prior Approval Householders notification of one additional storey immediately above the topmost storey of the dwelling house. Prior Approval – Refused.

The Closed Session was suspended at 7.53pm whilst a member of the public asked members when the County and District Councillors reports would be heard. The Chair advised that these had already taken place, and the member of the public left the meeting at 7.54pm. The Closed Session resumed.

### 133. Finance

- i. To discuss expenditure that may be required for the Queen's Jubilee event  
Members agreed to an initial sum of £2,000 being approved for the Platinum Jubilee event.
- ii. To discuss additional quote for tree work in the Closed Churchyard, Chiddingstone  
The Clerk reported that the Parish Council has already approved the cost for tree work in the Closed Churchyard costing £973 plus £180 for trees in the carpark at the tennis courts. Additional tree work requested by the PCC amount to £490, so total work is £1,463 plus £180 for the tennis courts carpark trees, total £1,643 + VAT. This is in addition to the felling of the oak tree at £1,100 + VAT. All works have now been approved by SDC and the Diocese. Members approved the additional expenditure.
- iii. To hear update regarding the Welcome Back Fund  
Cllr Baker reported that the four planters should be finished soon. Clerk to contact four local residents to ask if they would be happy to water the plants when the planters are filled.

- iv. To consider application for grant by GACC  
Cllr Williams proposed that a grant of £500 be given to GACC, this was seconded by Cllr Myers and all were in favour.
- v. To consider application for grant by Chiddingstone Sports Association  
Clerk to arrange a meeting to discuss the current situation with the Chairman of Chiddingstone Sports Association, Cllr Roper and Cllr Vicary. Cllr Vicary said that the Sports Association have agreed to a new hedgerow being planted under the Queen's Canopy scheme, subject to the approval of the neighbouring residents.
- vi. To discuss 2021/22 Earmarked Reserves  
Members agreed to transfer an additional £500 to the Jubilee Event Earmarked Reserve and an additional £2,845 to the Grants and Other Projects Earmarked Reserve.
- vii. To discuss the district-wide precept comparison tables  
Members discussed the precept tables, which were interesting.
- viii. To approve list of payments  
Cllr Vicary proposed that the list of payments be approved. This was seconded by Cllr Harris and all were in favour. Cllr Roper and Cllr Myers to authorise the payments online.
- ix. Internal Auditor's visit  
The Clerk reported that the auditor from Mulberry & Co will visit and carry out the internal audit on Friday 22<sup>nd</sup> April. The accounts can then be signed off at the May Parish Council meeting and the deadline for submission of the AGAR is 1<sup>st</sup> July.

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

- i. Chequers site in Bough Beech: the Clerk reported that ERHA has updated the Parish Council as follows: "The Planning Application is virtually ready but Liz Crockford at SDC has asked if we will hold off submitting until after a meeting on 24<sup>th</sup> March with planning officers. They are keen to understand how we have progressed cross-subsidy schemes in other Local Authority areas, without any specific policy in the Local Plan." The Clerk advised that cross-subsidy to facilitate an affordable housing scheme is included in the NPPF and was an emerging policy in the Sevenoaks new Local Plan.
- ii. Bassetts site in Chiddingstone Causeway: the Clerk reported that ERHA said reported as follows: "We have commissioned soil, CCTV and ground investigations to inform the drainage strategy."

#### **135. Highways**

- i. To hear update on the application to reduce speed on B2027 through Chiddingstone Causeway and to consider scheme details and associated costs  
The Clerk reported Whitney Gwillim has emailed to say: "I will press ahead and get the designs finalised and signed off our end. After which point I will send them to you for your input. I can confirm that the extents of the new speed limit will match those shown in green on the plan attached to the TRO documents." The Clerk reported that the CIL officer at SDC has confirmed that spending on a Traffic Regulation Order to reduce speed in Chiddingstone Causeway is an acceptable use of CIL monies. This advice is provided in accordance with the criteria laid out in the Community Infrastructure Levy Regulations 2010 (as amended) and the National Planning Practice Guidance."
- ii. KCC Highways: Temporary Road Closure  
Temporary 30mph Speed Limit on B2027 Tonbridge Road, Bough Beech. Because of Sutton and East Surrey Water works, KCC has made an Order for a temporary 30mph speed limit to be imposed on B2027 Tonbridge Road, Bough Beech between Hampkins Hill Road and Camp Hill, on or after 14th March 2022 until 3rd June 2022 or until the works have been completed.
- iii. Water main replacement works  
SES Water: "We are set for works to commence on Monday 14<sup>th</sup> March as planned. There will be VMS signs placed on roads in the area as we have previously done from next Monday, this will give residents / road users 2 weeks' notice prior to works commencing. Our comms team, are preparing a final brief letter to send out in addition to the signage, I will of course, share this with yourselves once ready."

**136. Aviation**

None.

**137. To discuss correspondence received**

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

- i. Item 4: Kent Police: monthly report, which includes general crime prevention and home security advice. For Leigh and Chiddingstone: "We have been and continue to keep an eye on the homeless male who was living in Powder Mills in Leigh, and we are aware of his new location. If there are any issues regarding this, please do not hesitate to get in contact with us, either via 101 or livechat. There has been recent car theft and damage in Leigh and Chiddingstone."
- ii. Item 10: KCC: residents are being asked to share their views on a proposed reduction of Kent County Council's (KCC) Supported Bus Services. KCC's budget for the 2022/23 financial year was agreed on Thursday 10<sup>th</sup> February and included a reduction to the Supported Bus budget to £4.3m representing a decrease of £2.2 million. KCC currently spends about £6 million a year to contract services which are not profitable for bus companies but which the council thinks are important to the communities they serve. The proposed changes mean 48 contracts have been selected for possible withdrawal from the budget. The consultation formally opens on 24<sup>th</sup> February and will close on 20<sup>th</sup> April. Visit [www.kent.gov.uk/bussavings](http://www.kent.gov.uk/bussavings) to view the full list of the services proposed to be withdrawn and take part in the consultation."
- iii. Item 12: KCC: Public consultation on their proposed Tree Establishment Strategy for the county, which includes targets for increased trees and extended tree canopy and the principles that should underpin any tree establishment. The Strategy also outlines what objectives they want to deliver by extending tree cover in Kent and delivering Plan Tree. See [www.kent.gov.uk/plantree](http://www.kent.gov.uk/plantree), deadline for responses is 2<sup>nd</sup> May 2022.
- iv. Item 14: Email from Holly Harris, Environmental Health, SDC: "The draft Air Quality Action Plan and survey will be made available until midnight on Thursday 24<sup>th</sup> March 2022. We are asking residents, businesses and other partners to read the draft plan and let us know their thoughts on what should be prioritised and what could be added to the plan. We will soon publish an updated version of the Air Quality Action Plan which outlines the actions we will take with our partners to improve air quality in the Sevenoaks District between 2022 and 2027. See [www.sevenoaks.gov.uk/airquality](http://www.sevenoaks.gov.uk/airquality)
- v. Item 16: The Crandall Trust: flier from The Crandall Trust, which gives information on the sort of help that could be offered to Chiddingstone residents. If you hear of anyone who could benefit from some help, please pass on this information and ask them to contact Jonathan Roper, who is a Trustee and the Chairman of the Trust.
- vi. Item 17: Email from David Forbes regarding possible changes to the Trust deeds of the Margaret Hyde Trust and the Penshurst Almshouse Association so that the two organisations run independently as they are at the moment but with one set of Trustees. David said that the MHT will discuss with the Penshurst Trust to ensure that the two organisations are aligned and structured correctly.

**138. To consider and update Risk Assessment**

Members discussed and agreed updates to the Risk Assessment.

**139. To hear a report and discuss Parish Projects:**

i. Rural Swathe and Visibility Cutting

The Clerk reported that KCC is going to change the contracts for rural swathe cutting to be more aware of biodiversity. KCC officers have liaised with the Kent Wildlife Trust, the Bumble Bee Trust and Countryside Partnerships, and dates for cutting rural swathe will be changed in order to protect the environment. The most important aspect is still highway safety but KCC wants to try and balance this with biodiversity. All roads have now been categorised into three tiers, Tier 1 roads will get a safety swathe cut and are mainly narrow lanes, Tier 3 roads have a higher value biodiversity, and Tier 2 roads are roads not in Tier 1 and not in Tier 3. All roads in the cluster are Tier 1 and Tier 2. KCC members will decide whether they will approve the additional expenditure cuts across the whole of Kent. This will be for two full swathe cuts and three visibility cuts. Members agreed to carry out two full rural swathe cuts and one additional visibility cut in order to abide by these new guidelines.

- ii. Litter Pick, Bulk Refuse Freighter and Flytipping
  - i. Litter Pick: Cllr Taylor reported that there was a litter pick along Ide Hill Road to Coopers Corner, and Cllr Bishop undertook a litter pick in the Wellers Town area.
  - ii. Bulk refuse freighter: next dates: 2<sup>nd</sup> July, 10<sup>th</sup> September.
  - iii. Flytipping: The Clerk reported that Richard Taylor, Commercial Operations & Trading Manager, SDC: “The Council do not have a view on this issue, it is for the individuals to decide as private residents. In terms of reported waste crimes, we welcome any reports from members of the public who have witnessed or discovered such issues. We do not, and cannot, direct or authorise any individuals or groups to specifically use surveillance to collect evidence of such crimes. For your two residents, they should seek guidance from the ICO on their undertakings.” Members reiterated their previous approval dated 15.02.22, minute ref 120(ii) to purchase three new cctv cameras as a grant by way of a gift.
- iii. Train horns in Bough Beech  
The Clerk reported that she has asked for details on costs for the train warning system. She attended a Community Rail Safety Partnership meeting today on zoom and stressed the concern of residents.
- iv. Queen’s Platinum Jubilee event on Sunday 5<sup>th</sup> June 2022  
Cllr Roper reported that the committee is working hard to organise a good family day on Sunday 5<sup>th</sup> June in the grounds of Chiddingstone Castle 11am to 5pm. Members agreed to help on the day.
- v. Summer Family Fun Play event  
The Clerk reported that the summer play event is on Friday 5<sup>th</sup> August from 2pm to 5pm on the Chiddingstone Causeway Sports Field. The bubble man has been booked.

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

- i. Members agreed to discuss the erection of an oak post on the corner by the postbox on the Green in Chiddingstone Hoath. Clerk to obtain a quote.
- ii. Cllr Harris asked for approval in principle for the Parish Council to support the purchase of a used heritage phone box for Chiddingstone Hoath. The Clerk advised that this will be added to a future agenda.

The next Parish Council Meeting will be held on Tuesday 19<sup>th</sup> April 2022 at 7.30pm in Chiddingstone Village Hall.  
 The Annual Parish Meeting will be held on Tuesday 12<sup>th</sup> April 2022 at 7.30pm in Chiddingstone Causeway Hall  
 The meeting closed at 9.15am.

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