

**MINUTES OF THE CHIDDINGSTONE PARISH COUNCIL MEETING HELD ON
TUESDAY 19TH APRIL 2022 AT 7.30PM IN CHIDDINGSTONE VILLAGE HALL**

Present: Cllr J. Roper (Chairman), Cllr A. Baker, Cllr P. Harris, Cllr P. Myers and Cllr B. Taylor
Apologies: Cllr M. Quirk, Cllr H. Williams and County Cllr M. McArthur
Absent: Cllr C. Bishop and Cllr P. Vicary
In attendance: Mrs L. Kleinschmidt (Clerk).

Open Session

None.

Closed Session

- 141. Apologies for absence** were received from Cllr Quirk and Cllr Williams and members accepted their reasons for absence. Apologies for absence were also received from County Cllr McArthur. Cllr Bishop and Cllr Vicary were absent.
- 142. Declaration of Disclosable Pecuniary Interest / Non-Pecuniary Interest on matters to be discussed**
Cllr Myers declared a DPI in item 145(i)(ii) as he is the applicant for a planning application.
- 143. The minutes of the Chiddingstone Parish Council Meeting held on 15th March 2022** were approved and duly signed. Proposed by Cllr Harris, seconded by Cllr Baker, and all were in favour.
- 144. To hear report of the Annual Parish Meeting on 12th April 2022**
Cllr Roper reported that the meeting was well supported and the speakers interesting. It was agreed to hold this meeting in the Causeway Hall next year as it may encourage attendance.
- 145. Planning:**
- i. To consider planning applications received
 - i. SE/22/00810/HOUSE: 12 Dukes Meadow, Chiddingstone Causeway TN11 8LW - single storey side extension with roof light. Members supported this application.
 - ii. SE/22/00820/HOUSE: 2 Lakeside Close, Bough Beech TN8 7PL - erection of glass balustrade around existing flat roof and erection of retractable awning. Cllr Myers declared a DPI in this item and left the room whilst the application was considered. Members supported this application.
The Clerk reported that since the last meeting, the Planning Committee has considered the following applications:
 - iii. SE/22/00735/NMA: Willow Cottage, Hever Road, Bough Beech TN8 7NT - Non Material Amendment to 21/02419/HOUSE (enlargement of garden entrance gate). Members supported this application.
 - iv. SE/22/00750/HOUSE: Withers, Hill Hoath Road, Chiddingstone TN8 7AE - replacement of former garage doors on south east elevation with timber weatherboard/brick and two new windows, installation of new external door to south west elevation. Members had no objection to this application, providing it satisfies planning policy.
 - ii. To discuss the track in Chiddingstone Hoath and the possible breach in planning policy
The Clerk reported that track has been laid in tarmac / gravel even though the application SE/21/02807/FUL – to upgrade of existing farm track to serve agricultural barn - was refused. The previous application SE/19/02164/FUL - upgrading of existing farm track to serve agricultural barn - was also refused and the appeal dismissed. Enforcement has responded as follows: “The Council did take enforcement action against the unlawful works to the track on 21 December 2021. This enforcement notice has however been appealed by the land owner and the matter is currently going through the Planning Inspectorate. With regards to the road plainings that have been laid, this was at the request of Kent County Council Public Rights of Way as the public footpath that runs on that track was becoming dangerous as the surface was very slippery.

- “The road plainings are a temporary measure, something which the land owner and the Planning Inspectorate are very much aware of, and will be removed once they are no longer required.”
- iii. To report SDC notifications of planning decisions
- SE/22/00181/HOUSE: Somerden Farmhouse, Tonbridge Road, Bough Beech - construction of open air swimming pool with associated landscaping. Detached pool house, detached plant store and associated means of enclosure. Application approved.
 - SE/21/02302/MMA: Three Horseshoes Lodge, Chiddingstone Castle, Hill Hoath Road - Minor material amendment to 19/02757/FUL. Application approved.
 - SE/22/00380/WTCA: Glebe House, The Village, Chiddingstone TN8 7AH – to fell one Yew tree and replace with hedge row. Objection lodged and tree is now subject to a Tree Preservation Order.
- iv. To report notification of planning appeal
- Appeal by: Mr Lee Witchell. Site: Newtyehurst Farm, Cowden Pound Road to Truggers Lane, Mark Beech TN8 7DA. Nature: Proposed conversion of agricultural barns into 12 residential units including the demolition of 2 existing residential units and the construction of 2 replacement dwellings.
- Appeal Ref: APP/G2245/W/21/3285344. SDC Ref: SE/20/01834/FUL. Start Date: 12th April 2022
- If anyone wishes to make comments, or modify/withdraw a previous representation, they can do so online at: <https://acp.planninginspectorate.gov.uk> or send comments to: the Planning Inspectorate, 3C, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN quoting the above appeal reference to arrive by 17th May 2022. Members agreed not to submit further documents unless there is any new information.

146. Finance

- i. To approve membership renewal to Kent Association of Local Councils: £487.40 (last year: £481.46)
Members approved this membership renewal.
- ii. To approve membership renewal to Action with Communities in Rural Kent: £90 (last year: £80)
Members approved this membership renewal.
- iii. To approve membership renewal to CPRE: £36 (same as last year)
Members approved this membership renewal.
- iv. To renew corporate membership of Eden Valley Museum Trust: £90 (same as last year)
Members approved this membership renewal.
- v. To hear update regarding the Welcome Back Fund
Cllr Baker reported that the new planters are in place in Chiddingstone and are planted up and positive comments have been received.
- vi. To review insurance policy: £442.99
Cllr Myers proposed that the Parish Council renew the insurance policy, this was seconded by Cllr Baker and all were in favour. The Parish Council is in a long term agreement with Zurich Municipal until 1st June 2026.
- vii. To discuss application for grant by Chiddingstone Castle for improved surface to the car park: £250
Cllr Taylor proposed that the Parish Council approve this grant request, this was seconded by Cllr Baker and all were in favour.
- viii. To approve list of payments
Cllr Harris proposed that the list of payments be approved. This was seconded by Cllr Taylor and all were in favour. Cllr Roper and Cllr Myers to authorise the payments online.

147. Affordable Housing provision in the parish

- i. Chequers site in Bough Beech: the Clerk reported that ERHA has reported as follows: “The planning application for land adjacent to Chequers Barn was submitted to the planning portal on Thursday. We now need to wait for validation from SDC and receive the planning reference number.”
- ii. Bassetts site in Chiddingstone Causeway: the Clerk reported that ERHA has reported as follows: “In respect of the site adjacent to Bassetts, we have commissioned a full ground and drainage investigative survey which will be carried out this week. This will enable our engineer to design a drainage strategy.”

148. Highways

- i. To hear update on the application to reduce speed on B2027 through Chiddingstone Causeway and to consider scheme details and associated costs
Cllr Roper reported that the Parish Council is still waiting for designs to come through from KCC.
- ii. To discuss the Traffic Regulation Order consultation to reduce speed in Redleaf Close to 30mph
The Clerk reported that KCC has forwarded the intends deposit documents for Amendment 28A Speed Limit Order on Redleaf Close, Chiddingstone Causeway. This road was not in the original consultation for Chiddingstone Causeway and therefore is being consulted on now so that it can be added into the main consultation once completed. This order was on public deposit from Friday 8th April until 2nd May 2022. Representations supporting or objecting to the proposed Order can be made via KCC's website from 8 April at www.kent.gov.uk/highwaysconsultations or alternatively residents can write to The TRO Co-ordinator, Schemes Planning & Delivery Team, Highways, Transportation & Waste, Kent County Council, Ashford Highway Depot, Henwood Industrial Estate, Javelin Way, Ashford, TN24 8AD by 12 noon on Monday 2nd May 2022.
- iii. Replacement of the water main on the B2027
SES Water have advised that they will be re-starting their work to replace an old water main in Chiddingstone Causeway from Tuesday 19th April. It is hoped that this stage of the work will be completed by Saturday 18th June.
- iv. Kent Highways
Temporary Road Closure - Lockskinners, Chiddingstone and Wilderness Lane, Hever - 12th May 2022 for 1 day between 09.30hrs and 15.30hrs between Mill Lane and Rectory Lane.

149. To discuss the Pond and the Sports Field in Chiddingstone Causeway

Cllr Roper reported that as agents for the landowner, Batcheller Monkhouse have obtained a quote for various improvement works at the pond. The specification is as follows:

1. Replace the fence surrounding the pond with a 1.2m picket fence. The current fence doesn't provide adequate security around the perimeter.
2. The ditch leading under the road requires constant clearing to prevent the pond backing up and the flooding of Redleaf Close. Batcheller Monkhouse is in negotiations with WKHA regarding the maintenance of the drain.
3. There are large amounts of scrub within the area.
4. The willow on the island has regrown where it was previously removed and needs clearing again.

The total cost for this has come in at £5,867.57. Members agreed in principle to give a contribution towards this work and asked for a breakdown in costs.

150. To discuss the hedge planting works on the boundary of Chiddingstone Sports Field

The Clerk reported that Cllr Bishop has successfully applied for 50m of mixed native hedging plants as part of the Queen's Canopy Jubilee scheme from the Woodland Trust. He is in the process of discussing the planting with the adjoining residents.

151. To discuss Chiddingstone Sports Pavilion and Sports Ground

Cllr Roper reported that he attended an initial meeting with the Clerk, Cllr Vicary and John Balean, the Chair of Chiddingstone Sports Association. Further discussion is required and item to be discussed at the next Parish Council meeting.

152. To discuss the oak tree in the Community Garden and how the work will be funded

The Clerk reported that there is an Oak tree on the boundary of the school and the community garden, which is now leaning and causing a safety concern to the fabric of the hall building in particular. The school has received a quote as follows:

- 1) To reduce by 25% the Oak tree overhanging the hall and school play area so reducing the risk of damage to the hall roof and further subsidence to the bank and retainer wall. £480.00 + VAT
- 2) To clear the old fencing and soil from the base of the above tree and supply and erect a sleeper wall consisting of 4 oak sleepers and 2 concrete spurs and fixings to stop the soil falling onto the hall path. £625.00 + VAT

3) To fell tree to ground level and remove from site. £1200. 00 + VAT

4) To grind stump and remove all arisings from site. £480.00 + VAT.

Cllr Roper and Cllr Myers agreed that, from the boundary plan of the Community Garden, it may be that the tree is not within the Community Garden. Clerk to ask the school to check their boundary plan. Members agreed to give a contribution and Clerk to seek approval for the works from SDC. Members also agreed to approve the financial contribution via email and report next month.

153. Aviation

The Clerk reported that she responded to the CAA Airspace Modernisation consultation by supporting the response submitted by the AEF.

154. To discuss correspondence received

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

i. Item 2: KALC: Online events via zoom:

- Advanced Planning Topics event on Saturday 23rd April 10am to 1pm £50 + VAT
- The Dynamic Councillor on Thursday 28th April 6pm to 8pm £50 + VAT
- Data Protection for Councillors on Thursday 5th May 1pm to 3pm: £35 + VAT

ii. Item 6: The following websites may be useful for residents in order to find the up-to-date information:

www.gov.uk/government/news/ukraine-what-you-can-do-to-help

www.kent.gov.uk/leisure-and-community/support-for-ukrainian-nationals

www.sevenoaks.gov.uk/info/20069149/support_for_ukraine

iii. Item 8: PCSO Samuel Rustrick: Monthly Report:

“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. We would reiterate our advice above with regards to personal CCTV, motion sensitive dash cams that capture whenever anyone comes near the car and floodlights. We would advise members of the public to make sure their vehicle is locked and secure before leaving, with no valuables are left in the car. We would also recommend that you park in a well-lit, public place, ideally covered by CCTV.

iv. Item 9: Tom Tugendhat: “I’ve been hearing too many reports of crime in our community. In Edenbridge and the surrounding villages we have seen more worries and concerns around crime and antisocial behaviour. We need to get better policing for everyone in our neighbourhood. I have been working hard with Kent Police to find long-term solutions which give us all reassurances that we will be safe in our town. I’m pleased they’ve agreed to attend a public meeting that I will be hosting at The Eden Centre on Friday 27th May. The meeting will give Kent Police the opportunity to explain what they are doing to keep us safe, and for us to raise concerns we have around our community safety. We need the police to hear from us directly so that they can help protect us.”

v. Item 11: KCC re: bus services: “KCC Public Transport previously advised of a series of bus service withdrawals being implemented in April. The pandemic has had a profound use on Public Transport across the UK. Bus use in Kent, as with rest of the UK has only partially recovered and currently it is estimated that use of buses stands at around 70% of pre-pandemic levels, with the use in the off-peak being less than this. At the same time, bus operators are facing other financial and operational pressures notably in respect of increasing fuel and driver costs and a shortage of skilled drivers and engineering staff. Throughout the pandemic and to date, levels of service are only being sustained because of financial support being provided by Government, currently in the form of Bus Recovery Grant (BRG) and the continued payment of concessionary travel (the older persons bus pass and KCC Travel Saver) reimbursement assuming pre-pandemic levels of use. Bus operators operate in a de-regulated commercialised environment and the combination of factors described is meaning that they are having to consider their commercial response the prevailing situation. KCC Public Transport are now starting to receive details of how operators intend to reduce their costs and services.

This note summarises known changes but it is noted that these do not currently account for the withdrawal of BRG which, if not continued would trigger further, far more serious service reductions. These changes are less linked to BRG and passenger shortfall and as much linked to driver shortage and increased operating costs. Separately, KCC are proposing to reduce the budget for Socially Necessary Bus services which means KCC is not able to intervene and replace service and journeys. Any child with a statutory for free transport to school and currently travelling on one of these services will be provided with alternative transport.” There were no services local to this area included in the list of known bus changes.

155. To hear a report and discuss Parish Projects:

- i. Queen’s Platinum Jubilee event
Cllr Roper reported that the planning for the event is moving forward. Volunteers will be needed before, during and after the event. The Clerk reported that Zurich Municipal have advised regarding the Jubilee event: “Your current policy covers simple events of this type under the following conditions:
 - The event has no more than 500 people attending at any one time.
 - All activities are properly risk assessed, and there are no unusually risky activities such as bouncy castles, fireworks, or a beacon.
 - Third party providers e.g. catering, have their own insurance in place.”
- ii. Rural Swathe and Visibility Cutting
The Clerk reported that she is still waiting for KCC to advise what level of financial contribution will be given to the cluster this year. The contractor has provided a price for the first cut but until the information is received from KCC the parishes will not know whether they would be in a position to approve the price. Members were very concerned that there is no room for variation of the timetable for the cuts due to growing conditions and asked if it would be possible to cut later this year as the cow parsley is not yet fully grown. The Clerk reported that the contractor cannot carry out the second full swathe cut as they are tied to another contract and could not undertake the work until the 25th October. Members asked the Clerk to seek clarification from KCC and felt that if the response was unsatisfactory, and depending upon the views of the other Parish Councils in the cluster, it may be necessary to hand the contract back to KCC for this year.
- iii. Litter Pick, Bulk Refuse Freighter and Flytipping
 - i. Bulk Refuse Freighter
The Bulk refuse freighter next dates: 2nd July, 10th September, 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
 - ii. Litter Pick
Cllr Taylor reported that Clinton Lane was litter picked on Saturday 2nd April, the litter picking warning signs were used and vehicles driving behind the litter pickers in order to provide a safe litter picking environment. The next litter pick will be done on Saturday 7th May and the B2027 from the railway bridge in Bough Beech to Chiddingstone Causeway will be done.
 - iii. Flytipping
Cllr Taylor reported that a large pile of tyres was flytipped on Lockskinners Lane. This has been reported to SDC.
- iv. Train horns in Bough Beech
The Clerk reported that she has asked for details on costs for the train warning system, and this is still awaited from Network Rail.
- v. Summer Family Fun Play event
Friday 5th August from 2pm to 5pm on the Chiddingstone Causeway Sports Field.

156. Items for reporting or inclusion in future agenda

Cllr Roper reported that he discussed the situation with the Margaret Hyde Almshouses and the Penshurst Almshouses with David Forbes but has not heard back yet.

The Annual Parish Council Meeting will be held on Tuesday 17th May 2022 at 7.30pm in Chiddingstone Causeway Hall. The meeting closed at 8.50pm