

## LEIGH PARISH COUNCIL

### MINUTES OF THE LEIGH PARISH COUNCIL MEETING HELD IN THE SMALL HALL, HIGH STREET, LEIGH ON MONDAY 1<sup>ST</sup> APRIL 2019 AT 8.00PM

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**PRESENT:** Cllr J. Kaye (Chairman), Cllr R. Britain, Cllr P. Croft, Cllr A. Johnston,  
Cllr G. Marchant, Cllr S. Satterley, Cllr B. Skipper, Cllr S. Smith and  
Cllr. C. Stratton-Brown

**IN ATTENDANCE:** Mrs L. Kleinschmidt (Clerk). County and District Cllr Lake, and members of the public attended the meeting for the Open Session only.

#### Open Session

##### Report by County and District Cllr Lake

District Cllr Lake reported that he will be standing down as member for Leigh and Chiddingstone Causeway at the District Council elections in May, after thoroughly enjoying being a member of what is recognised as the best District Council in the country. He has completed 12 years as a member.

County Cllr Lake reported that the hedge at Well Close will be removed on the 4<sup>th</sup> April and a new hedge will be planted. The leylandii hedge should not have got into such a terrible state and it is hoped that the new beech hedge will grow quickly. He has fought for over a year to get this agreed, and for KCC to admit ownership. KCC will be increasing its council tax by 5%, which will be hard for people on fixed incomes. 2% of that will go to social care. KCC is making contingency plans for Brexit, which will include parking provision for lorries travelling to and from Dover. C.Cllr Lake reported that he has received email correspondence from a resident regarding the pavement on Powdermill Lane, the hedge at Garden Cottages and requesting a new pavement around The Green. KCC does not have the funding to install new pavements even if this gained the approval of the Parish Council. He said that he is still fighting to get 20mph zones installed in the parishes, Peshurst's application was refused because a B road runs through the village. This will be addressed by KCC and C.Cllr Lake said that he has earmarked funding for implementation if approved. C.Cllr Lake advised that he is assisting 20 local children with appeals for secondary school places and school transport, if there is anyone in Leigh who did not get offered a school of their choice, or is struggling with transport to school, to contact him as he might be able to help.

Cllr Kaye thanked District Cllr Lake very much for everything he has done for Leigh parish during his time as member of SDC, this is much appreciated.

##### Questions from members of the public

Mr David Howe attended the meeting in order to ask members about the removal of the hedge at Well Close. He said that he agrees that the hedge is overgrown but to take the hedge down would expose his property. He said that he was astonished to read in the letter circulated by KCC Highways that the hedge is being removed to improve the aesthetic value of the local area. He said that this may increase the value of the properties in Well Close but not his house or his neighbours' house. Mr Howe said that Defra guidance is not to cut hedges between 1<sup>st</sup> March and 1<sup>st</sup> August unless the hedge is causing an obstruction to the highway or footpath, which this hedge is not, in order to protect nesting birds. He added that he would be prepared to call the police if the hedge is cut during this period. He said that he agrees that something has got to be done to the hedge but this is not the right time. His main concern is that the removal of the hedge will expose his property. Mr Howe said that he would have liked to have been informed of this earlier. Finally, Mr Howe said that he would prefer a laurel hedge rather than a beech hedge. Cllr Kaye asked Mr Howe to clarify his comment with regard to calling the police if the hedge were to be removed. Mr Howe confirmed that this would be the course of action he would follow. Cllr Kaye expressed concern that Mr Howe is asking for this to be postponed as a great deal of work has gone into ensuring that this is scheduled and that if the work were to be delayed there was a chance that it may get overlooked in the future, most likely for budgetary reasons. Cllr Kaye advised members that Mr Howe has sent him an indicative quote for the erection of posts and green netting, which can be discussed by the Parish Council in the closed session. He added that the proposal to remove the hedge and replant has been well documented over many months in the Parish Council's minutes, which are available online and on the noticeboard in the village.

Also the Clerk has been in touch with the residents whose property boundary abuts the hedge. County Cllr Lake said that Mr Howe makes a valid point about timing, and undertook to go back to KCC with a report of this discussion and see what can be done.

County and District Cllr Lake and members of the public left the meeting at 8.35pm.

## **Closed Session**

### **199. Apologies for absence**

None.

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

Cllr Croft declared a DPI in item 204(i)(ii) and 204(iv) as he is a tenant of the applicant.

### **201. The minutes of the Leigh Parish Council Meeting held on 4<sup>th</sup> March 2019** were approved and duly signed. Proposed by Cllr Stratton-Brown, seconded by Cllr Croft, and all were in favour.

### **202. To discuss the Annual Parish Meeting to be held on Monday 20<sup>th</sup> May 2019**

Members discussed arrangements for the Annual Parish Meeting.

### **203. To discuss District and Parish Elections to be held on Thursday 2<sup>nd</sup> May 2019**

The Clerk reminded members that the period for submitting nomination forms closes on Wednesday 3<sup>rd</sup> April at 4pm. The date for publication of the Statement of Persons Nominated is Thursday 4<sup>th</sup> April. Cllr Kaye thanked Cllr Stratton-Brown and Cllr Johnston very much for their tremendous amount of hard work and commitment during their time as members. Cllr Johnston has been a member for 24 years and Cllr Stratton-Brown has been a member for 16 years.

### **204. Planning**

#### **i. To consider applications received**

- i. SE/19/00465/LDCPR: Meadow Bungalow, Powder Mill Lane, Leigh TN11 9AS - single storey extension and proposed garage replacement with an outbuilding. Cllr Marchant reported that this application is identical to the PAE application considered last month. No comment required.
- ii. SE/19/00632/LBCALT: Hall Place, Penshurst Road, Leigh TN11 8HH - re-pointing of chimney stacks with local repairs as necessary. Strip existing slated roof, batten and ventilate. Replace slates where damaged together with new leadwork and flashings to existing valley and box gutters. Members supported this application.
- iii. SE/19/00774/HOUSE: Pauls Farm Oast, Ensfield Road, Leigh TN11 8RX - proposed two storey extensions. Members had no objection to this application providing the neighbours have no objection.

#### **ii. To report SDC planning application decisions**

- SE/18/03599/FUL: Land South of Hollow Trees, Hollow Trees Drive, Leigh - erection of a replacement dwelling. Application approved.
- SE/19/00028/FUL: Land West of Hale Oak Farmhouse, Hale Oak Road, Sevenoaks Weald - conversion of agricultural building to a single dwelling. Application approved.
- SE/19/00174/HOUSE: 1 Barden Cottages, The Green, Leigh - replacement of rear conservatory flat roof with a pitched roof, rooflights. Application approved.
- SE/19/00304/LBCALT: 4 Forge Square, The Green, Leigh - height reduction of chimney. Application approved.
- SE/19/00339/LDCEX: 4 Forge Square, The Green, Leigh - reduction in height of chimney stack. Application approved.

#### **iii. To discuss SDC's Draft Local Plan**

The Clerk reported that SDC held an Extraordinary Meeting on 26<sup>th</sup> March to discuss the outcome of the Regulation 19 consultation process for the Proposed Submission Version of the SDC Local Plan, which was undertaken during the period 18<sup>th</sup> December 2018 to 3<sup>rd</sup> February 2019.

The Regulation 19 consultation focused on whether the Local Plan met the specific tests set out in the Government's National Planning Policy Framework (NPPF) – these are whether the Plan is legally compliant with the relevant planning legislation, met the requirements of the Duty to Cooperate and also the specific tests of 'soundness'. The tests of soundness, as set out in the NPPF, state that Local Plans should be: positively prepared, justified, effective and consistent with national policy. At the Extraordinary Meeting, SDC members' approval was sought for the submission of the same Proposed Submission Version of the Local Plan that was approved by Cabinet in December. The Local Plan is based on a development strategy that focuses first on building within existing towns and villages, prioritises brownfield or previously developed land and only considers building on greenfield Green Belt land where there are compelling exceptional circumstances. This version of the Plan was published on the basis that it was sound, legally compliant and prepared in accordance with the Duty to Cooperate. Government Planning regulations provide limited scope for local authorities to make changes to the Regulation 19 documents prior to submission. Further changes to the documents themselves would, at this stage, almost certainly result in a need for a further round of public consultation before submission could take place. The estimated timescale for the examination is anticipated to be: Submission – April 2019, Examination hearing sessions - Autumn/Winter 2019, Adoption by the Council - Spring/Summer 2020.

vi. To discuss renovation works at Hall Place

The Clerk reported that the Planning Enforcement Officer for SDC has emailed regarding Hall Place referenced 19/00039/LB. "Following investigations on the site, I can now advise of the following breaches and the current position we are in regarding this.

- Works to the roof and chimneys – an application is currently pending consideration which you would have been notified of recently referenced 19/00632/LBCALT. This has been dealt with separately to the other breaches, due to the fact the building currently has water leaking into it. We have advised the owner to make the building water tight by way of temporary measures in the mean time
- Internal works – we are awaiting a new application for these works so they can be assessed.
- Cleaning - we are awaiting a new application for these works so they can be assessed.
- Demolition of a listed wall - we are awaiting a new application for these works so they can be assessed.
- Re-build of the boat house - we are awaiting a new application for these works so they can be assessed.
- Works to trees in a conservation area – I have consulted our tree officer regarding these works. He has been out to the site, and although they did not submit an application to us prior to works, he would have granted consent if the owner did. Therefore, we will not be taking any further action regarding this. However, I have advised the owner that if he fails to let us know before doing further tree works in the future, we may consider a more formal approach."

**205. The Green:**

- i. To discuss request for car parking near the War Memorial for the Church Fete on 29<sup>th</sup> June  
Members approved this request, providing the grass is dry. If the grass is wet, the cars should be parked on the road.
- ii. To discuss request for Leigh School to use The Green for Year 6 party on Friday 19<sup>th</sup> July  
Members approved this request.
- iii. To discuss request for Leigh School to use The Green for School Fete on Sunday 19<sup>th</sup> May  
The Clerk reported that the PTA plan to have live music, stalls and games for families plus a range of food and drinks for sale, including alcohol. The school has applied for a Temporary Events Notice. They have asked for permission to park a small beetle camper van and a tractor on The Green. Members approved this request.
- iv. To discuss request for The Green to be used for circuit fitness training on Saturday mornings  
The Clerk reported that a local person would like to hold a boot-camp circuit fitness training session every Saturday morning on The Green from 8.30am to 9.15am. Members approved this request but asked that the sessions are not too noisy.

- v. To discuss the request for a pavement around The Green  
The Clerk reported that a resident has requested that a pavement be installed around the southern part of The Green. Members agreed that this would not be possible as The Green is protected by village green legislation, and there is already a pavement around the northern part of The Green which can be used to access Powdermill Lane.
- vi. To hear update regarding Charcott Football Club's request to use The Green for Sunday football  
Cllr Kaye reported that it has been agreed that Charcott Football Club will use a pitch elsewhere for one year. Cllr Satterley undertook to ask the Football Club not to park on The Green.
- vii. To hear update regarding the estate fencing erected around the veteran Oak Tree  
The Clerk reported that the estate fencing was erected on 21<sup>st</sup> March. Members agreed that the fencing looks very good, and is a positive way of protecting the tree and also preventing people parking under the canopy. It was agreed that a small sign should be made and attached to the railing asking people to help protect the tree by staying out of the enclosed area.
- viii. To discuss the refurbishment of the litter bins on The Green  
None.

#### **206. To discuss the Leigh Conservation Area**

The Clerk reported that SDC has emailed to say: "Following on from the public consultation on the revised Leigh Conservation Area Appraisal, SDC has been asked to consider further additions to the conservation area. A section of Crandalls (the road), land to the south of site of former public conveniences, and land belonging to Chestnuts are being considered for inclusion into the Leigh Conservation Area. SDC has been working with external consultants on the review of the Leigh Conservation Area and the production of a revised conservation area appraisal. Residents of Leigh, stakeholders and the Parish Council were consulted on the new appraisal in October and November 2018. Having re-assessed these areas and the available information, we have concluded that the properties would merit inclusion for the following reasons: *The openness provided by the northern section of Crandalls and the greenery provided by the garden and drive to Chestnuts, the latter enclosed by traditional split log fencing, are clearly visible from the village green and contribute to its character.* The appraisal identifies different character areas within the conservation area, and it is proposed to add the above areas to Character Zone 2: The Green and St. Mary's Church as set out in the appraisal section 3.7." Members agreed to support the amendments to the Draft Leigh Conservation Area Appraisal.

#### **207. Charcott:**

- i. To discuss the deterioration of the track from Charcott Green to New Town Cottages  
None.
- ii. To discuss repair or replacement of oak posts around Charcott Green  
The Clerk reported that a Charcott resident has complained that the posts have been knocked over. Cllr Marchant undertook to take a look and report next month.

#### **208. Powder Mills**

None.

#### **209. Highways & Environment**

- i. To discuss the hedge at Well Close  
See Open Session above. The Clerk reported that she and Cllr Britain met the residents of the two houses that would be most affected by the removal of the hedge. Members agreed that they fully supported the removal of the hedge but agreed that the threat to nesting birds was important and agreed that the work could be postponed until the autumn. Cllr Kaye reported that one of the residents has supplied an indicative cost of erecting posts and netting to retain his privacy whilst the new hedge becomes established. Members agreed that they were not in a position to approve any funding towards this cost.
- ii. To discuss the Leigh Expansion and Hildenborough Embankment Project  
The Clerk reported that she mentioned in the parish magazine that the Parish Council are collating questions for the Environment Agency.

- iii. To consider supporting a Leigh in Bloom initiative  
Members agreed to support this initiative in principle.
- iv. To hear update regarding the pavement along Powdermill Lane and the access into Garden Cottages  
The Clerk reported that an email has been received from a resident regarding damage to the pavement along Powdermill Lane and the sight lines at the junction of Powdermill Lane and Garden Cottages. Both these issues have been reported to KCC Highways.
- v. To hear update regarding the fallen tree in the Old Burial Ground and approve associated costs  
The Clerk reported that a dead tree fell in the Old Burial Ground into a garden in Well Close, damaging the fence. Peter Croft removed the tree and repaired the fence, cost £246. The tree was at the back and couldn't be seen easily from the burial ground. The report dated November 2018 when the trees were all inspected, said that the trees in the Old Burial Ground had 'no visible defects'. Members agreed that Original Tree Surgeons should be asked to carry out another visual inspection of trees in the Old Burial Ground.
- vi. To hear report of the bulk refuse freighter visit: 16<sup>th</sup> March 2019  
Members agreed that the freighter was well used again.
- vii. To hear report of the parish litter pick: 30<sup>th</sup> March 2019  
Cllr Kaye reported that there was an excellent turn out and a large pile of rubbish was collected. Cllr Stratton-Brown thanked Cllr Kaye for organising the litter picks on behalf of the parish.
- viii. Jetting of gullies in the High Street  
Cllr Marchant reported that the gullies in the High Street were programmed to be jetted through in February but the work was cancelled because the A21 was closed and traffic was diverted via the B2027. Clerk to ask for the work to be re-scheduled.

**210. Rights of Way**

None.

**211. To discuss the possible refurbishment of the Leigh Cricket Pavilion**

Cllr Kaye reported that the Cricket Club is investigating the Bright Ideas Fund.

**212. Affordable Housing:**

The Clerk updated the Parish Council with the current situation regarding the site search.

**213. Aviation:**

The Clerk reported that the last HWCAAG meeting was held on Thursday 14<sup>th</sup> March. The group discussed the request for three red lines made by the community noise groups six months ago to the Noise Management Board, which were:

- a) that the new NMB should set targets for the balance between growth and noise
- b) that the chair should be independent
- c) that any decision that could not be agreed on the balance between growth and noise in the NMB would be passed to the minister for aviation to decide.

It was agreed to wait until the next meeting of the community noise groups on 26<sup>th</sup> March when the up-to-date situation will be discussed and a decision made whether or not to leave the NMB. The next HWCAAG meeting will be on 30<sup>th</sup> April. Cllr Stratton-Brown felt that the Parish Councils in HWCAAG need to have more regular reports to keep them up to date.

**214. Leigh Village Halls report**

None.

**215. Aged Persons Dwellings**

None.

**216. To discuss the Family Fun play events on The Green 2019**

The Clerk reported that Play Place Innov8 is no longer able to provide play sessions for parishes that book less than four sessions over the summer.

Members agreed to book an additional activity to coincide with the free SDC run event, or ask SDC whether they can provide additional activities that the Parish Council pay for. Penshurst Parish Council has offered to pay something towards the Leigh play event so that their residents can attend. The Easter event will be on Thursday 11<sup>th</sup> April from 10am to 2pm in Jessica's Hall. The summer event will be held on Friday 23<sup>rd</sup> August from 10am to 2pm on The Green.

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

Members discussed and updated the Risk Assessment.

**218. 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 2: SDC News Releases: (i) Community grants continue to support local groups: SDC will again be supporting local charity and voluntary groups by allocating £153,340 to help them continue their valuable work across the District. (ii) Free dog microchips available to Sevenoaks District residents: SDC and Dogs Trust teamed up to offer free dog microchipping, free poo bags, general dog health and wellbeing advice on Friday 29<sup>th</sup> March at ASDA Swanley.
- ii. Item 4: Note from Came & Company: "We recommend that Councils review their assets regularly to ensure that all deteriorating property is recorded and a plan is in place to repair and/ or manage property effectively."
- iii. Item 5: KALC: From Monday 25<sup>th</sup> March the M20 contraflow will be in effect from north of Junction 8 to Junction 9 at Ashford. Lorries heading for mainland Europe will be routed down the coastbound carriageway, with a 30mph speed limit in place. All other traffic will be directed onto the London-bound carriageway, with two lanes in each direction operating at 50mph. The deployment will help to demonstrate Kent's preparedness for disruption and allow the contraflow to be in place for any traffic disruption in the coming weeks. Three lanes in each direction could be restored, with a 50mph limit, if Operation Brock is assessed as unlikely to be required in the following weeks.
- v. Item 12: Email from resident regarding overgrown hedge between Little Barnetts and the A21 bridge in Powdermill Lane, which has not been cut and now protrudes well over the road making it hard to pass for pedestrians. Clerk to contact landowner.
- vi. Item 14: SDC: "We have recently been notified by Kent County Council (the waste disposal authority) that dog waste must now be mixed with litter to enable it to be disposed of at their facilities. This means that moving forward, we will no longer be able to support the installation and emptying of new designated dog waste bins. We will continue to empty existing dog waste bins separately and will combine the waste with litter prior to disposal. Please note that if you decide to add any more bins, we would suggest that you consider installing combined litter and dog waste bins, we will then be able to empty them for you. Unfortunately this does not mean we will not be charging you for the collections. We will continue to invoice you on a quarterly basis for the dog bins currently installed. Any newly installed combined litter and dog waste on your land would be charged for on a similar basis."

**219. Finance:**

- i. To review and update Standing Orders and Finance Regulations  
Members considered and updated both the Standing Orders and Finance Regulations. Proposed by Cllr Stratton-Brown, seconded by Marchant and all were in favour.
- ii. To approve membership renewal for Action with Communities in Rural Kent: £75  
Members agreed to renew this membership.
- iii. To approve membership renewal to CPRE: £36  
Members agreed to renew this membership.
- iv. To approve membership renewal to Local Councils Update: £100  
Members agreed to renew this membership.
- v. To approve list of payments  
Cllr Skipper proposed that the list of payments be approved. This was seconded by Cllr Satterley and all were in favour. Cllr Kaye and Cllr Britain undertook to authorise the online payments.

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

None.

The meeting closed at 9.45pm

Signed .....

Date .....

**LEIGH PARISH COUNCIL  
LIST OF PAYMENTS  
April 2019**

<b>Date</b>	<b>Payment Number</b>	<b>Payee</b>	<b>Detail of payment</b>	<b>Amount Inc. VAT</b>	<b>VAT</b>
01.04.19	107	Clerk	Salary	£795.08	
01.04.19	108	HMRC	PAYE	£276.08	
01.04.19	109	Clerk	Mileage, petty cash & work from home allow	£142.42	
01.04.19	110	KCC	Pension contribution	£321.44	
01.04.19	111	SDC	Dog bin emptying	£546.00	£91.00
01.04.19	112	ACRK	Subscription renewal (last year: £50)	£75.00	
01.04.19	113	CPRE	Subscription renewal (same as last year)	£36.00	
01.04.19	114	SDC	Bulk Refuse Freighter 24.03.18	£96.00	£16.00
01.04.19	115	N Davies (Weldone)	Estate fencing at veteran oak	£1,550.00	
01.04.19	116	Leigh Village Halls	Hall Hire 2019	£140.00	
01.04.19	117	Communicorp	Local Councils Update	£100.00	
01.04.19	118	SDC	Bulk Refuse Freighter 24.03.18	£96.00	£16.00
01.04.19	119	Peter Croft	Repair of fence & removal fallen tree	£246.00	
01.04.19	120	Peter Croft	Mowing	£179.00	
				<b>£4,599.02</b>	<b>£123.00</b>