

LEIGH PARISH COUNCIL

MINUTES OF THE LEIGH PARISH COUNCIL MEETING HELD IN THE SMALL HALL, HIGH STREET, LEIGH ON MONDAY 3RD FEBRUARY 2020 AT 8.00PM

PRESENT: Cllr J. Kaye (Chairman), Cllr P. Croft, Cllr R. Lake, Cllr G. Marchant, Cllr G. Rogers, Cllr B. Skipper and Cllr S. Smith

APOLOGIES: Cllr R. Britain, Cllr S. Satterley and District Cllr Osborne-Jackson

IN ATTENDANCE: Mrs L. Kleinschmidt (Clerk). County Cllr Lake attended the meeting for the Open Session only.

Open Session

Report by County Cllr Lake

County Cllr Lake reported as follows:

1. The KCC budget will be considered at a meeting on 13th February. C.Cllr Lake said that he will speak at the meeting and try and get KCC to agree to keep council tax as low as possible.
2. The Well Close hedge looks good and C.Cllr Lake said that he was pleased to see that KCC has added supporting stakes.
3. There have been emails from Michael Payne, who is KCC cabinet member for Highways and Transport, and Geoff Bineham, who is the Highways Schemes Project Manager, regarding the proposal to reduce traffic speeds on the Hildenborough Road. They say that KCC would not be able to consider a reduction to 40mph as there would be too many drivers exceeding the speed limit. There would be good compliance with a proposed 50mph speed limit, but they are concerned that the presence of repeater signage may lead to drivers travelling at inappropriate speeds at the bends on Hildenborough Road, which may result in collisions occurring. Also, due to the lack of injury collisions on this section, there would not be any funding available from KCC for any improvements at this location. C.Cllr Lake said that he will keep pushing for this speed reduction as Stocks Green Road was given a 40mph limit, and he will discuss this with Michael Payne.
4. C.Cllr Lake offered £2,500 towards the Leigh Pavilion Refurbishment Project from his Member's Fund, and asked whether the pavilion will have a multi-use? Cllr Rogers said that currently the Cricket Club, the Stoolball Club and the Football Club use the facilities.
5. C.Cllr Lake said that he has been approached for a grant towards improved disabled access into the church itself. Unfortunately as this is within Church grounds and the responsibility of the Diocese, KCC is unable to offer a grant.
6. C.Cllr Lake has spoken to Tom Tugendhat's office about Bellway but there would be a reluctance to get involved in this issue as it is the responsibility of SDC. Cllr Skipper said that tree inspections have shown that the trees may have been damaged by Bellway's construction vehicles.
7. C.Cllr Lake said that, according to articles in the business news of the financial press, KCC has lost £120 million in the Woodford Equity Income Fund, which was part of the KCC Pension Fund. Cllr Kaye said that KCC has sent a document detailing the results of the employer valuation report at 31st March 2019. This says that changes in market conditions have decreased the pension fund deficit by approximately £71m but changes in financial assumptions have increased the fund deficit by approximately £904m.
8. Cllr Marchant said that there is surface water in the High Street that was caused by KCC when the dropped kerbs were installed. KCC has marked some places for repair but not all the places required. C.Cllr Lake said that he will try and get the Highway Steward to meet Cllr Marchant in the High Street to look at the problem.
9. Cllr Kaye said that the Parish Council's concerns regarding the stability of the listed Hall Place wall were sent to the Conservation Officer, who forwarded them onto the Building Control Partnership District Surveyor, who said that he has written to the landowner regarding the condition of the boundary wall of Hall Place and that he believes that if not adequately maintained the wall may become a danger to members of the public. He asked the owner to contact him to discuss the matter further and to identify a satisfactory remedial plan. Cllr Marchant said that surface water in the High Street is splashing on the wall, washing away the mortar.

10. Cllr Kaye said that he is concerned that any vehicle coming round the bend opposite the end of Powder Mill Lane that fails to negotiate the corner might hit the green BT boxes, which would have a huge impact on the village's means of communication. He asked whether a crash barrier could be erected on the bend. Item to be discussed at the March Parish Council meeting.
County Cllr Lake left the meeting at 8.20pm.

Report by District Cllr Osborne-Jackson

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

“Alison Cook’s funeral took place on Thursday and there were 212 attendees. It was a lovely tribute to Alison. At the next full council meeting I have been allocated time to pay tribute to Alison. Last week I met with the Chief Constable of Kent Police, Alan Pughsley and discussed all things Leigh, Chiddingstone Causeway and the District of Sevenoaks. I have had several meetings with the planning department and I met with the Chief Planning Officer, Richard Morris, last week and during this meeting I raised questions on behalf of residents about the Powdermills site. This week I am writing a letter to Bellway / Gateway to arrange a joint meeting to be held at SDC offices. In regards to the flood barrier I asked Claire Pamberi who is the Planning Policy Team Leader at SDC to make contact with Louise and I’m pleased to hear this has taken place. It’s important to note that the district council are consultees as the planning authority is Tonbridge and Malling Borough Council. I am arranging a joint meeting with them and the Parish Council with our planning department and a representative from Tom Tugendhat’s office. I have spoken to Cllr. Peter Fleming who is the leader of SDC and I shall be writing to the leader of Tonbridge and Malling Borough Council to request this meeting and let him know how disappointed I am about how key consultees were not contacted.”

Closed Session

155. **Apologies for absence** were received from Cllr Britain and Cllr Satterley and members accepted their reasons for absence. Apologies for absence were also received from District Cllr Osborne-Jackson.
156. **Declaration of Disclosable Pecuniary Interest / Non-Pecuniary Interest on matters to be discussed**
None.
157. **The minutes of the Leigh Parish Council Meeting held on 6th January 2020** were approved and duly signed. Proposed by Cllr Marchant, seconded by Cllr Croft, and all were in favour.
158. **To approve list of meeting dates 2020**
Members approved the following meeting dates:
- | | | | |
|--------|------------------------------|-------------------------------|--------|
| Monday | 6 th January | Parish Council | 8.00pm |
| Monday | 3 rd February | Parish Council | 8.00pm |
| Monday | 2 nd March | Parish Council | 8.00pm |
| Monday | 6 th April | Parish Council | 8.00pm |
| Monday | 4 th May | Annual Parish Council Meeting | 8.00pm |
| Monday | 18 th May | Annual Parish Meeting | 8.00pm |
| Monday | 1 st June | Parish Council | 8.00pm |
| Monday | 6 th July | Parish Council | 8.00pm |
| Monday | 7 th September | Parish Council | 8.00pm |
| Monday | 5 th October | Parish Council | 8.00pm |
| Monday | 2 nd November | Parish Council | 8.00pm |
| Monday | 7 th December | Parish Council | 8.00pm |
| Monday | 4 th January 2020 | Parish Council | 8.00pm |

159. Planning

- i. To consider applications received
 - i. TM/19/03024/EASP: Leigh Flood Storage Area, River Medway, Tonbridge & Malling Borough Council - request for Scoping Opinion under the Town and Country Planning (Environmental Impact Assessment) Regulations 2017: concerning proposed works for the Leigh Expansion and Hildenborough Embankments Flood Risk Management Scheme.

- Members had no comment to make on this application as this requires specialist knowledge.
- ii. SE/20/00077/WTCA: The Green, Leigh - various works to trees in the Conservation Area. The Clerk reported that this application has now been approved.
- iii. SE/20/00155/WTCA: Old Kennards, Hildenborough Road, Leigh TN11 8RE - various works to trees. Members had no objection to this application. This application has already been approved.
- iv. SE/20/00094/LDCEX: Eastwood Farm, Scabharbour Road, Hildenborough TN11 8PJ – occupation and use of Eastwood Farm as a dwelling (Use Class C3). Cllr Marchant undertook to study the plans and contact the Planning Committee.

Cllr Marchant reported that since the last Parish Council meeting, the Planning Committee considered the following application:

- v. SE/19/03528/HOUSE: Little Keepers, Charcott, Leigh TN11 8LG - proposed detached double garage. Members had no comment to make on this application.

ii. To report SDC planning application decisions

- SE/20/00077/WTCA: The Green, Leigh - various works to trees in the Conservation Area. Application approved. Works include:
 - T3 - Oak - Remove deadwood
 - T7 - Oak - Remove 1. No. dead limb.
 - T11 - Oak - Remove deadwood.
 - T13 - Beech - Remove 1. No. dead limb.
 - T25 - Beech - Formative prune, remove epicormic growth.
 - T32 - Oak - Remove hanging limb.
- SE/19/03245/HOUSE: 2 Home Farm Close, Leigh - create a parking space in the garden, landscaping works. Application approved.
- SE/19/03265/FUL: Land East of Watermans, Station Hill, Chiddingstone Causeway - conversion of former agricultural barn to a three bedroom dwelling, with associated parking, private garden and landscaping. Application approved.
- SE/19/03128/HOUSE: Chessenden, Greenview Avenue, Leigh - erection of a two storey side extension, single storey rear extension with roof light, new front porch, installation of velux roof windows and replacement detached garage. Application approved.

iii. Planning Training event

The planning training event was held on Wednesday 15th January from 4.30-6pm in SDC's offices. Cllr Smith, Cllr Skipper, Cllr Marchant, Cllr Satterley, and the Clerk attended. Members felt that the session was good as an introduction to planning for new members.

iv. SDC Local Plan

The Clerk reported that, in the latest response to the Planning Inspector, SDC has vowed not to withdraw its draft Local Plan, despite continued pressure to do so. SDC's Strategic Planning Manager, James Gleave, confirms in the response dated 3 January that the Council will not voluntarily withdraw its Local Plan from examination and continues to disagree with the conclusions made by the Planning Inspector. The Inspector believes the Council had not done enough to address the 'unmet housing need' despite the proposals achieving almost 90% of the Government's housing target.

160. The Green:

- i. To discuss the condition of the War Memorial
Item to be discussed at the March Parish Council meeting.
- ii. To consider request for the Fun Fair to use The Green from Monday 8th June to Friday 15th June
Members agreed that they were happy for the Fun Fair to visit but were disappointed that the organisers did not make a voluntary contribution to the Parish Council last year. Clerk to ask to see the Fun Fair's public liability insurance certificate and also a copy of their risk assessment.
- iii. Family Fun Play Events
The Clerk reported this year, the events will be provided by PlayPlace and not Imago, and she's booked free play events as follows: Easter – Thursday 9th April. Summer – Friday 14th August 10am to 2pm. Members asked the Clerk to book the same entertainer as last year, which was a circus workshop.

- iv. Hire of The Green
Cllr Lake asked whether there is a template form for people hiring The Green? Clerk to investigate.

161. Charcott

Cllr Lake reported that the lane has had a good tarmac repair after the works. Cllr Marchant reported that the grasscrete around Charcott Green will be laid in 2-3 weeks and the posts will be done after that.

162. Powder Mills

Cllr Skipper reported that the road by The Plough Inn was flooded and the road was closed whilst the drains were repaired. The road is now open.

163. Highways & Environment

- i. To discuss the Leigh Expansion and Hildenborough Embankment Project
See Open Session above.
- ii. To discuss the request for speed reduction on Hildenborough Road, Leigh
See Open Session above.
- iii. To discuss the hedge at Well Close
The Clerk reported that Cllr Britain said that the new hedging has had a cut on the roadside edge. Clerk to investigate.
- iv. To discuss the proposal the erect a new bus shelter on Camp Hill
None.
- v. To discuss requests made by the Leigh in Bloom (LiB) team
 - i. To dig over the area by Jessica's Hall and re-turf, removing laurel bush and self-sown elder growing inside the iron railings around Jessica's tree. The area is not in the Parish Council's ownership, and the team wants to seek advice about how to improve this grass. The Clerk reported that she is meeting the team and The Original Tree Surgeons there next week.
 - ii. To remove self-sown elder growing up the side of Jessica's Hall – the LiB team obtained permission from the owner of the property to the rear of the school.
 - iii. To scrub the litter bins on The Green.
 - iv. To remove the white open noticeboard beside the Parish Council one on the High Street, and replace it with one to match the Parish Council's glass fronted noticeboard. A resident is happy to do the work free of charge but the LiB team has asked the Parish Council to pay for materials. Members approved.
 - v. To tidy up the area by Jessica's Hall. This does not belong to the Parish Council but possibly SDC.
 - vi. Area around the sub-station in the triangle. This belongs to the Parish Council. The LiB team say: "The area around the substation is surrounded by lots of overgrown shrubs and tons of brambles. The plant that is behind the Church Hill road sign is ugly and something that looked and smelt appealing would look so much nicer. It all really all needs a good old sort out which we are happy to do." Members had no objection to the team tidying the area but Clerk to stress that the access has to be clear at all times.
 - vii. The Leigh village sign has been removed for refurbishment.
- vi. Powder Mill Lane
Cllr Skipper reported that a resident of Powder Mill Lane is in correspondence with the Drainage Officers at KCC regarding surface water drainage near Barnetts Road. The drainage system is working correctly at Barnetts Road, following a survey KCC conducted just over a year ago. There are a number of issues with the drainage system between this stretch which need to be addressed to resolve the flooding.
- vii. Trees in the Old Burial Ground
The Clerk reported that she's arranged a meeting with the Original Tree Surgeons, Cllr Croft and Harry Walker from SDC next week to look at the clump of lime trees at the top end of the Old Burial Ground. The work proposed is to coppice the remaining maturing suckers and allow to re-grow.
- viii. High Street
Cllr Marchant reported that there are a lot of leaves on the road, which need clearing. Residents will have to be asked to move their cars for a short while. Date to be agreed.

164. Rights of Way

Members agreed that the next Litter Pick will be at 9.30am on Saturday 4th April. Clerk to ask for 46 sets so that a team can meet on The Green, in Powdermills area and in Charcott.

165. To discuss the refurbishment of the Leigh Cricket Pavilion

Cllr Rogers reported that the committee is putting a project plan together and preparing a simple questionnaire for discussion at the Cricket Club's AGM, with a public consultation following that. The committee is looking for people with expertise to help. The Cricket Club is in discussion with the school regarding the development on junior cricket in the village, this will be extended to other groups. The Clerk reported that the Bright Ideas Fund re-opens on 26th February. The programme is aimed at getting start-up community businesses off the ground with tailored business support and the chance to apply for grant funding up to £15,000.

166. Affordable Housing

- i. The Clerk reported that a meeting was held with SDC housing officers and planning policy officers on Tuesday 14th January. Cllr Marchant, Cllr Smith and the Clerk attended. Members discussed other possible sites in the parish, as raised by SDC.
- ii. To consider the cost of commissioning a second stage housing needs survey: £1,510: The Clerk reported that this goes out to every household in the parish and only those with a need complete and return the form. It will confirm the housing need and will support any planning application made. Members agreed to consider this further in due course.
- iii. SDC has made an amendment to its Affordable Housing Supplementary Planning Document to take into account changes in the NPPF. This now states: "The Council (SDC) expects rural exception housing schemes to provide 100% local needs housing to meet identified needs. However, on rare occasions, proposals may include a small element of market housing to facilitate delivery. In these circumstances, the applicant will need to demonstrate to the satisfaction of the Council that a scheme that does not rely on market housing has been fully considered and why it has been discounted or considered to be unviable. Where the Council is satisfied that an element of market housing is required, it will be expected, in the first instance, to be used to meet identified needs including housing for local essential workers, older people and plots for self build."
- iv. The Housing Register is the waiting list for people in need of affordable housing in the Sevenoaks District and West Kent Housing Association used to manage the applications, but now SDC have taken over the management of the Housing Register and will support people with their applications. These changes will not affect who can join the Housing Register or how they can bid for properties. This process remains the same and can be viewed at www.sevenoaks.gov.uk/housingregister. Anyone making an application to join the Housing Register should visit www.kenthomechoice.org.uk.
- v. SDC has advised that they are going to tighten up their local connection criteria with a points system on a sliding scale so, for example, someone living in the parish for 10 years would achieve higher points than someone who has lived there for 3 years. This should satisfy local residents that the homes will be for people with a strong local connection.
- vi. KCC has launched a Select Committee on Affordable Housing. The select committee will gather information via hearing sessions with relevant witnesses and collect written submissions from experts and interested stakeholders. The Terms of Reference of the Select Committee are:
 1. To define and put into context affordable housing.
 2. To explore KCC's current role in supporting the development of new affordable housing in Kent.
 3. To consider additional ways in which KCC can support development of affordable housing in Kent.

167. Aviation

- i. The Clerk reported that various emails have been received from the CAA.
- ii. There is an invitation by GAL to a meeting on Wednesday 19th February 2020, with tea and coffee from 5.30 p.m. with a 6.00 p.m. start, at Crowne Plaza Felbridge, London Rd, East Grinstead RH19 2BH to learn more about Gatwick's Northern Runway project and how they can engage with the forthcoming planning process. Cllr Smith and the Clerk undertook to attend.

- iii. The HWCAAG meeting arranged for 14th January was cancelled as no-one turned up due to atrocious weather.

168. Aged Persons Dwellings

- i. To discuss two requests made by the tenant of No.1 The Bungalows
The Clerk reported that she and Cllr Smith made a landlord's visit of No.1 The Bungalows and the tenant's son-in-law made the following requests:
 - i. For the gutters to be cleared out. Members undertook to clear out the gutters and approved the expenditure.
 - ii. To move a wall cupboard along and have a fridge freezer installed. The tenant is happy to pay for the new fridge freezer and the works required. Members approved.
- ii. To discuss list of requests made by the tenant of No.2 The Bungalows
The Clerk reported that she and Cllr Smith made a landlord's visit of No.2 The Bungalows and the tenant's daughter had the following requests:
 - i. For the gutters to be cleared out. Cllr Croft confirmed that this was done in the last couple of years. Members agreed to clear out the gutters and approved the expenditure.
 - ii. To re-do the repair of the path as slippery and cracking slightly. Cllr Marchant undertook to take a look.
 - iii. To repair the threshold by the door which is slightly crumbling. Cllr Marchant undertook to take a look.
 - iv. To remove a tree branch over the shed. Clerk to tell tenant that this is her responsibility.
- iii. To discuss No.2 The Bungalows
The Clerk reported that the tenant's daughter has paid the 27th January payment by standing order.

169. To discuss possible parish events to commemorate the 75th Anniversary of VE Day 8th May 2020

Cllr Skipper reported that there is a meeting to discuss the event on Wednesday at 8pm, to agree a programme of events for the weekend, and various costings.

170. 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 10: Emails from Halstead Green Belt Future Group: (i) Invitation to an important Green Belt Manifesto meeting hosted by Halstead Green Belt Future Group on 28 January 2020 at 7:30pm at Halstead Village Hall, Knockholt Road, Halstead, Kent TN14 7EX. Initially it is our intention that all Sevenoaks District's Parish Councils will support, agree and adopt a common Manifesto to protect our countryside from over-development. This Manifesto could then expand from our local District to the rest of Kent and beyond. As more Parish Councils and other bodies adopt the Manifesto, more visibility, credibility, higher profile and influence it will gain." (ii) "We are delighted to advise that Richard Knox Johnston, Chair of the London Green Belt Council will also attend and give us a presentation on his "Positive Vision for London's Green Belt". This presentation initiated a terrific response from Sadiq Khan, the London Mayor, whose letter was couched in the very terms of argument that we all would use to save our Countryside. Also in attendance will be Nigel Britten, Chairman of Sevenoaks District Committee CPRE Kent."
- ii. Item 13: KALC: details of the Annual Planning Conference in Lenham on Friday 13 March 2020. Closing date for registering is Friday 6 March.
- iii. Item 15: Kent Police:
 - Meadow Bank, Leigh - on Thursday 2nd January between 6:10pm and 7:10pm, somebody broke two windows of an Audi A5 parked in the road.
 - Lower Green, Leigh - on Friday 10th January between 10:30am and 3:55pm, somebody broke into a residential property. They stole car keys and the car they belonged to.
- iv. Item 18: Update from PCSO Joe Cain: A highlight of the number of ways you can report crime or anti-social behaviour to Kent Police.
 - 999 – for emergency calls only, a simple way to remember when to use this line is if crime is in progress or if life is in danger then call 999.

- 101 – for non-emergencies, this can be used to add an update for a crime that has happened or to report something that has already happened and not in progress. This can also sometimes have a waiting time but control room staff do work very hard to keep this to a minimum.
- Livechat – accessed at www.kent.police.uk and allows real time text-based conversations on-line. This can be used for both emergency and non-emergency conversations which can sometimes be difficult to talk about on the phone.
- Report Online – accessed at www.kent.police.uk and is used for reporting crimes that have already happened, road traffic collisions, and any other questions which you have for the police. This can be a very good way of getting hold of your local team also.
- <https://crimestoppers-uk.org/give-information/forms/give-information-anonymously>.

Here are a few highlights of what we have been doing in your area;

Leigh & Chiddingstone Causeway: We have attended a number of RTCs and assisted highways in road closures for flooded areas.

Penshurst, Fordcombe & Chiddingstone: During the bad weather numerous trees fell which blocked some roads, a loose dog was found wandering the area and was returned to their owner and we supported more elderly, vulnerable residents who have been targeted by fraudsters.

Cowden & Hever: I attended an abandoned vehicle which had been linked to a number of suspicious events and this was seized.

Edenbridge South & West: We have targeted a number of people associated with crime and ASB in the area, attended a number of concerns for welfare and supported a vulnerable adult working with housing, the town council and community nurses.

Edenbridge North & East: We have assisted our Rural Liaison Team with poaching enquires, found a missing person and worked with housing to deal with a number of neighbour disputes.

- v. Item 19: Email from resident regarding the provision of street lights. Members said that street lights are not possible in the parish.

171. Finance:

- i. To consider application for grant of £200 from the Leigh in Bloom team
Cllr Rogers proposed that a grant of £200 be approved, this was seconded by Cllr Skipper and all were in favour.
- ii. To approve list of payments
Cllr Lake proposed that the list of payments be approved. This was seconded by Cllr Marchant and all were in favour. Cllr Kaye and Cllr Britain to authorise the online payments.
- iii. KCC Pension Fund
The Clerk reported that the 2019 fund valuation showed that the employer’s contribution will increase from 21.9% to 31.1% from 1st April, and will remain the same for three years. All were in favour.

172. Items for reporting or inclusion in future agenda

None.

The meeting closed at 10.10pm.

Signed

Date

**LEIGH PARISH COUNCIL
LIST OF PAYMENTS
February 2020**

Date	Payment Number	Payee	Detail of payment	Amount Inc. VAT	VAT
03.02.20	211	Clerk	Salary - February	£797.12	
03.02.20	212	HMRC	PAYE - February	£318.11	
03.02.20	213	Clerk	Mileage & working from home allow.	£109.41	
03.02.20	214	KCC	Pension contribution	£321.44	
03.02.20	215	Chiddingstone Parish Council	Contribution to verge cutting 2019	£948.43	
03.02.20	216	Chiddingstone Parish Council	Contribution to HWCAAG costs	£39.11	
03.02.20	217	Peter Croft	Repair to bench	<u>£110.00</u>	
				<u>£2,643.62</u>	<u>£0.00</u>