

LEIGH PARISH COUNCIL

MINUTES OF THE LEIGH PARISH COUNCIL MEETING HELD IN THE SMALL HALL, HIGH STREET, LEIGH ON MONDAY 2ND MARCH 2020 AT 8.00PM

PRESENT: Cllr J. Kaye (Chairman), Cllr R. Britain, Cllr G. Marchant, Cllr S. Satterley, Cllr B. Skipper and Cllr S. Smith
APOLOGIES: Cllr P. Croft, Cllr R. Lake and County Cllr P. Lake
ABSENT: Cllr G. Rogers
IN ATTENDANCE: Mrs L. Kleinschmidt (Clerk), District Cllr J. Osborne-Jackson, and two members of the public.

Open Session

Report by County Cllr Lake

In the absence of County Cllr Lake, the Clerk read his report:

“Council Tax: The KCC share of Council Tax will rise by 4% this year, a small improvement on last year’s figure of 5%. 2% will once again be committed to Social Care. £1m has been allocated to support youth provision in Kent - a 25% increase on this year. KCC will spend £1bn on essential day to day services, an increase of £77m over 2019/20. Most households will pay less than £1 extra per week towards KCC services next year.

Schools: Today parents will learn which secondary schools their children will be offered. 14,095 pupils in Kent will be offered a place at their first preference school. However 5% of families will not be offered a place at any of their preferred schools (last year 11 children from Edenbridge were offered a school in Cranbrook, some 35 miles away, but after my intervention were given schools much closer to home.) I need to know whether any children in my constituency have been treated in the same way this year as I cannot allow it to happen again. Parents can appeal with my help, but they have until Monday 16th to accept or refuse their offer.

Roads: Our roads are in an appalling state as a result of incessant rain storms. Kent Highways are working at full stretch to repair the damage, but potholes must be reported on their website. I am getting nowhere either with Kent Highways or the Cabinet Member in attempting to bring down traffic speeds to more sensible levels so I am asking Tom Tugendhat to intervene on our behalf.”

Questions from Members of the Public

Two residents attended the meeting in order to hear the discussion about the grant application to the VE Day events and to answer any questions members may have about the event.

Report by District Cllr Osborne-Jackson

District Cllr Osborne-Jackson said that he attended the full council meeting at SDC last week and he paid tribute to Alison Cook, who was Chair and the first and only Leader of SDC. He said that he has spoken to Richard Morris at SDC about the trees on the Old Powder Mills site and this has been dealt with by the District Council. Bellway have not yet come back to him regarding his invitation to a meeting at SDC. SDC has set its Council Tax for 2020/21, which will rise by 2.3% to £219.96 per Band D property. The 0.3% increase will go to help respond to the commitment of SDC and the expectations of residents by making provision to meet the costs of Net Zero 2030 transition with Net Zero Transition Fund. The total net revenue budget will be £15.581m (from £15.251m). D.Cllr Osborne-Jackson said that he has been helping a Leigh family with a housing case, and has been in touch with the Director for Kent, Surrey and Sussex Environment Agency in an effort to arrange a meeting with the Parish Council, SDC, T&MBC, the Environment Agency and Tom Tugendhat. Kent Police has promised more patrols in the area. Cllr Kaye said that there had been a burglary recently in Powder Mill Lane and D.Cllr Osborne-Jackson said that he sent details of the quad bike being ridden over The Green to the Police who will be able to take action upon receipt of evidence. He said that Southern Rail has a replacement bus service and train shuttle service in place between Edenbridge and Tonbridge. After a meeting at Leigh School, D.Cllr Osborne-Jackson has arranged for yellow lines to be re-painted on the road outside the school.

District County Cllr Osborne-Jackson left the meeting.

Closed Session

It was agreed to take the grant application for the Leigh VE Day event first on the agenda.

173. Finance:

- i. To consider application for grant of £1,500 towards the Leigh VE Day events
Cllr Kaye said that details of the event have been sent to him and the Clerk, and it looks as though there is good organisation in place. Cllr Skipper said that total costs for the event will be in the region of £2,000-£2,500, and this will cover the cost of the marquee, storage, electricity, lighting, flooring, health & safety and entertainment. 10-12 village organisations including the school are working together and these organisations will be able to bid for funding from the Leigh VE event committee. The Parish Council's grant, if agreed, will cover costs relating to free public events, and organisations arranging a ticketed event can seek a grant from the committee which can be covered by event sponsorship. The marquee will hold 100-120 people. The maximum number of people on site at any one time will be no more than 500. If dry, car parking could be on The Green by special approval by the Parish Council, but avoiding the veteran oak tree. Cllr Kaye proposed that a grant of £1,500 be approved, this was seconded by Cllr Smith and all were in favour. Invoices for items up to this amount to be sent to the Clerk for settlement by the Parish Council.

Further finance items were considered under item 191.

Members of the public left the meeting.

174. Apologies for absence were received from Cllr Lake and Cllr Croft and members accepted their reasons for absence. Cllr Rogers was absent. Apologies for absence were also received from County Cllr Lake.

175. Declaration of Disclosable Pecuniary Interest / Non-Pecuniary Interest on matters to be discussed

Cllr Smith declared a DPI in item 178(iii) as she is the applicant.

176. The minutes of the Leigh Parish Council Meeting held on 3rd February 2020 were approved and duly signed. Proposed by Cllr Skipper, seconded by Cllr Smith, and all were in favour.

177. To discuss the Annual Parish Meeting to be held on Monday 18th May 2020

The Clerk reported that the Large Village Hall has been booked and the Environment Agency has confirmed attendance. Alison Thompson at ERHA cannot attend but if there is anything to display or consult on she can send a colleague. Sgt Nathan Cox and PCSO Joe Cain will attend. Members agreed to open the doors at 8pm and allow residents an opportunity of seeing the displays and the formal meeting would start at 8.30pm. Cllr Satterley suggested that the Pavilion refurbishment team could display their proposals and consult the public at the event too.

178. Planning

- i. To consider applications received
 - i. SE/20/00300/FUL: Greenacres, Philpots Lane, Leigh TN11 8PG - demolition of an old shed and replacement with a new building to provide a combination of secure storage and a pool changing room with a shower and toilet. Members supported this application.
 - ii. SE/20/00414/DETAIL: Leigh Service Station, Lower Green, Leigh TN11 8RU - remediation strategy and construction management plan. Members asked that there is a condition imposed on the demolition management plan and the construction management plan that there is no noise on site before 8am and no lorry movements between 7.45am and 9.15am in order to minimise the impact of the development on existing school and work related traffic.
 - iii. SE/20/00523/WTCA: Old Chimneys, The Green, Leigh TN11 8QL - work to various trees in the Conservation Area. (Cllr Smith had declared an DPI in this item and took no part in the discussion or vote). Members supported this application.

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

- iv. SE/20/00094/LDCEX: Eastwood Farm, Scabharbour Road, Hildenborough TN11 8PJ - occupation and use of Eastwood Farm as a dwelling (Use Class C3). Members had no comment to make on this application.
 - v. SE/19/03017/HOUSE and SE/19/03018/LBCALT: The Woods, Hildenborough Road, Leigh TN11 8NA - removal of the remains of a timber outbuilding and erection of outbuilding. Members had no objection to this application but queried the height of the proposed new roof.
 - vi. SE/19/03336/HOUSE and SE/19/03337/LBCALT: Chilling House, High Street, Leigh TN11 8RH - addition of WC to existing shower room, removal of first floor cloakroom and alteration to master bedroom access and staircase (amendments to the joinery plans and internal floor plans to show the opening up of an internal window in response to feedback received from the Conservation Officer). Members reiterated their previous comments: Object to new bedroom window that overlooks neighbouring property. (Cllr Marchant had declared an NPI in this item).
- ii. To report SDC planning application decisions
- SE/19/03438/HOUSE: Searwell, Peshurst Road, Leigh - ground and first floor alterations, redistribution of living space. Application approved.
 - SE/19/02630/FUL: Gaza Trading Estate, Scabharbour Road - erection of replacement building following the loss of units 4 and 5 to fire damage. Application approved.
 - 20/00007/ADJ: 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. SDC had no objection.
 - SE/19/03476/PAE: South Cottage, Wickhurst Farm, Coppings Road, Leigh - prior notification of a single storey rear extension which extends 6.0m beyond the rear wall of the original dwelling house with a maximum height of 4.0m and eaves height of 2.25m. Prior approval not required.
- iii. To report appeal decision:
- SE/19/01624/FUL: Land west of Pond Cottage, Eggpie Lane, Weald TN14 6NP – change of use of land for dog training classes and erection of timber shed. Appeal ref: W/4000380. The appeal is dismissed. Reasons: inappropriate development in the Green Belt without any very special circumstances, and the training activity involving a group of dogs with trainer using commands and whistles would create significant disturbance in this area of tranquility and to residential occupiers living close by.
- iv. To report that an application has gone to appeal:
- SE/19/02733/CONVAR: Hollow Trees, Hollow Trees Drive, Leigh TN11 8QA - removal of condition 4 (no extension or external alteration) and condition 5 (no building or enclosures to be erected) of application 05/02308/FUL for demolition of existing dwelling and erection of replacement dwelling. Appeal ref: APP/G2245/W/20/3245499 to the Planning Inspectorate by 19th March.

179. To discuss Tonbridge & Malling Borough Council's consultation on the new management plan for Haysden Country Park

The Clerk reported that Tonbridge & Malling Borough Council is consulting on the new management plan for the park, which can be seen at www.tmbc.gov.uk/services/council-and-democracy/consultations/haysden-country-park-management-plan-consultation. The consultation period will end on 13th March 2020. The overall aim is to provide a country park that offers a welcoming place for recreational use that is comparable with its nature conservation features, ensuring the sites integrity is maintained for the benefit of the local community. A balance is to be achieved between all key elements and none shall, within reason, dominate others. This aim will be achieved through management focused on the following key objectives:

- A well managed park.
- A park that addresses biodiversity, landscape and heritage.
- A welcoming park.
- A park with good marketing and communication.
- A healthy, safe and secure park.
- A park that encourages community involvement
- An environmentally managed park.
- A well maintained and clean park.

Members supported the new management plan.

180. The Green:

- i. To discuss the condition of the War Memorial
Cllr Kaye reported that he looked at the war memorial and he thought that the engraving is still defined and he felt that the only work required would be to clean the stonework. Cllr Marchant offered to use a non-aggressive spray after the daffodils have died back.
- ii. To consider request for the Fun Fair to use The Green from Monday 8th June to Friday 15th June
The Clerk reported that payment has now been received from Shayler's Fun Fair for use of The Green last year. She has asked for a copy of their public liability insurance certificate and risk assessment and members said the fun fair will not be allowed to return unless received.
- iii. To consider the erection of a barrier to protect the green BT boxes on The Green
There was concern about whether the green boxes should be protected from damage thereby protecting the village's means of communication. Cllr Kaye to discuss this with BT Openreach.
- iv. To discuss Landscape Services' quote for 2020 maintenance of The Green
The Clerk reported that Landscape Services have provided details of their rates for the 2020 maintenance of The Green:

	Maintenance	2019	2020
1.	To gang mow green on 21 occasions	£722.00	£743.66
2.	To spike the football pitch on 3 occasions	£825.14	£849.89
3.	To roll the whole green in both directions in April	£275.05	£283.30
4.	To contravate (shallow lines are dug in the goal mouth and grass seed sown) the football pitch in April	£550.09	£566.59
5.	To fertilize the whole green on 1 occasion in April	£550.09	£566.59
6.	To vertidrain the football pitch on 2 occasions	£550.09	£566.59
	Total	£3,472.46	£3,576.62

Increase for the year is £104.16. Cllr Britain proposed that the maintenance contract be awarded to Landscape Services, this was seconded by Cllr Skipper and all were in favour.

181. Charcott

Cllr Marchant reported that the kerbing and grasscrete work will commence on 16th March and the posts shortly after that.

182. Powder Mills

None.

183. Highways & Environment

- i. To discuss the Leigh Expansion and Hildenborough Embankment Project
 - i. The Clerk reported that D.Cllr Osborne-Jackson is attempting to arrange a meeting between the Parish Council, Tonbridge & Malling Borough Council and Sevenoaks District Council. Date to be advised.
 - ii. The Clerk reported that the Environment Agency has said that they have nearly completed their consultation on the amendment to the Medway Flood Relief Act and expect to submit their proposal to the Minister in March/April. They asked that if the Parish Council has no objections to the Environment Agency's proposal to increase the stored water level please could a letter of support be sent to submit to Defra with their proposal. Cllr Britain reported that the barrier was activated in recent heavy rain and water levels reached 4.4m, which is close to the current limit. However, the large amount of rain caused the road under the railway bridge to flood which became impassable for pedestrians. The railway station became inaccessible and unsafe. Cllr Marchant said that children were seen crossing the tracks in order to get out of the station. Cllr Britain said that this issue was raised at the meeting held with the Environment Agency and the officers said that they would raise this with Highways and consider a pumping station to alleviate surface water flooding.

Clerk to advise the Environment Agency that a letter of support will be provided if they can assist with this recurring issue. It is vital that the drains under the railway bridge are kept clear and free-flowing. Clerk to contact Highways to ask for the Give Way signs at the bridge to be improved and road markings repainted.

ii. To discuss the request for speed reduction on Hildenborough Road, Leigh

None.

iii. To discuss the proposal to erect a new bus shelter on Camp Hill

The Clerk reported that she has contacted Batcheller Monkhouse, the agents for the landowner, who has asked for a copy of the exact location of the proposed bus shelter so that she can ask the correct family member whether the Trust's previous comments still stand. These were: "With the principle of a new bus shelter now agreed, to progress matters please would you provide:

1) Confirmation that the Parish Council will meet all of the costs incurred by the Trustees in dealing with this matter. I anticipate the costs to the Trustees will be predominantly in the form of professional fees. The fees will be calculated on a time basis so it will be difficult to estimate at this early stage. It will include our fees acting as the Trustees Agent and legal fees incurred for agreeing the surrender of the subject land from the farmer's tenancy and potentially the fees for handling the sale of the land to the Parish Council, if this is deemed to be the most appropriate way to enable the project to go ahead.

2) A HM Land Registry compliant plan identifying the location of the new bus shelter along with the proposed design."

Clerk to ask Cllr Lake to find out how many people would use the bus shelter, if provided, as costs could be high.

iv. To discuss requests made by the Leigh in Bloom team including the removal of the stumps by Jessica's Hall

The Clerk reported that Cllr Croft pulled up the stumps by Jessica's Hall so there is nothing further to report at this time.

v. To discuss localised flooding and the maintenance of ditches, drains and culverts

The Clerk reported that she ordered a map showing the Southern Water waste water pipes in Powdermill Lane and The Green area, cost £25 + VAT. Members approved the cost. Clerk to report blocked drains at the end of Hollow Trees Drive and the drain that feeds into the pond at Crandalls. Four residents have emailed with concerns about surface water flooding. Cllr Smith undertook to contact these residents and ensure that their concerns have been lodged with Kent Highways and Southern Water, who is responsible for surface water.

vi. To discuss Original Tree Surgeons quote for work to two Lime trees in The Old Burial Ground

The Clerk reported that she met Bob Noakes from The Original Tree Surgeons, Harry Walker from SDC and Cllr Croft on site and it was agreed that the works required are: to fell the ground level the two limbs that lean away from the main group of the lime coppice towards the neighbour's garden (price: £120 + VAT) and to remove the two large dead limbs from the crown of a second lime tree (price: £60 + VAT). Formal approval will be required from SDC. Members approved the quotes.

vii. To discuss the bulk refuse freighter visit: 7th March 2020

The Clerk reported that the bulk refuse freighter will stop in Crandalls on Saturday between 12.45pm and 1.30pm.

viii. Coffee Caravan

The Clerk reported that ACRK run the coffee caravan which is an initiative to combat loneliness. They have asked to come to Leigh this summer, between April and the end of October, one session a month for 2 hours, 10.30am to 12.30pm. They set up their caravan with some chairs and offer refreshments to anyone who stops by for a chat. Members agreed that the coffee caravan could be set up near the pavilion and if it proves popular it could possibly be run out of the pavilion when the coffee caravan stops coming to Leigh.

ix. Well Close Hedge

Cllr Britain reported that the tree at the end of Kiln Lane is overhanging the highway. Clerk to report.

x. The Green Lane trees

The Clerk reported that she asked SDC to look at the trees in The Green Lane, one of which is leaning. The road belongs to SDC but SDC say that they do not own the tree line.

SDC has carried out a basic visual inspection of the leaning tree and can see no evidence that winds had caused any basal movement causing an immediate danger. A resident of Greenview Avenue carried out some tree work at his own cost in 2016, but it is unclear who actually owns the trees. Clerk to carry out land registry searches to check property boundaries.

184. Rights of Way

None.

185. To discuss the refurbishment of the Leigh Cricket Pavilion

Cllr Satterley reported that there will be a soft launch of the proposals at the VE Day event and then hopefully plans can be displayed at the Annual Parish Meeting on 18th May.

186. Affordable Housing

Cllr Kaye reported that a meeting was held with the landowner and his agent at Hall Place, attended by himself, Cllr Marchant and the Clerk. It was agreed that the Clerk will arrange a meeting with ERHA and SDC Housing and Planning Policy officers to take this further.

187. Aviation

- i. The Clerk and Mr Colin Stratton-Brown attended the GAL meeting held on Wednesday 19th February about to hear more about Gatwick's Northern Runway. There is 198m between the two runways and GAL will move the centre line of the northern (emergency) runway by 12m. The northern runway will only be used for departures of smaller aircraft. Use of this northern runway will increase air traffic movements from 55 per hour to 70, which will be 377,000 air traffic movements per annum. There would be a small extension to the existing terminal and new car parking and hotels. Projected growth on the single runway by 2038 is 316,000 atm with 61m passengers per annum. Projected growth with dual runways by 2038 is 377,000 atm with 74m passengers per annum. There would be 20,000 new jobs and apparently £2bn of value added to economic benefit. GAL is applying for a development consent order which will take 18 months. Full consultation will start in March 2020 and the Secretary of State's decision is likely in autumn/winter 2022.
- ii. The Clerk and Mr Colin Stratton-Brown then attended the GACC AGM afterwards.

188. Aged Persons Dwellings

None.

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

The Clerk reported that the Parish Council's insurance company has advised that events on Parish Council land with up to 1,000 attendees are covered under the public liability cover, and if above that number, the Parish Council should notify the insurance company. The Clerk asked whether the Parish Council wants to take out a separate, one-off event cancellation insurance to reimburse if it is cancelled or postponed? Cllr Skipper said that the events will be held in the halls if it's raining, and agreements will hopefully be made with the bands etc in the event of all events having to be cancelled due to the Coronavirus.

190. 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 6: Tom Tugendhat MP – Newsletter excerpt “It was great to chair my first meeting of the Gatwick Co-ordination Group. This group brings together MPs who are impacted by the noise and environmental impacts of flights approaching Gatwick Airport. The first item on the agenda was Gatwick's proposed expansion. I continue to be opposed to this as it would harm the economic prosperity and environmental sustainability of Tonbridge, Edenbridge and surrounding villages affected by aircraft noise. It was good to work together again with neighbouring colleagues on this crucial issue for both our local area and the wider country.”
- ii. Item 7: SDC News Release: Sevenoaks District Council has secured £71,961.98 of funding for a community bus service.

The allocated money will go towards a 'Go 2' Demand Responsive Bus Service. 'Go 2' is part of 'Go Coach', Kent's largest independent bus operator. The Council-raised funding will pay for four public transport vehicles for residents with accessibility problems and will be run in partnership with Go Coach Ltd, Go Taxi Hire Ltd, Age UK (Sevenoaks and Tonbridge) and SDC. The buses will help connect communities and go towards preventing social isolation and loneliness, especially for those residents who live in rural communities. The buses will initially run in the Sevenoaks area and, if successful, could be rolled out to other parts of the District. The money, which was applied for by Go Taxi Hire Ltd, has been raised by SDC's Community Infrastructure Levy (CIL), a charge collected by SDC from home builders on new developments in the District.

- iii. Item 8: Email from Richard Morris: "Steve Whitehead has been appointed to the position of Planning Enforcement Manager. Many of you will know of Steve, and the great work he has been doing for us over the past year or so, and we are delighted to have him on board in a permanent position."
- iv. Item 11: SDC's mapping and property history search tools are available to Town & Parish Councils with permission to put the links on their parish websites. Members agreed.
- v. Item 12: Invitation for the Lord Lieutenant of Kent's Civic Service 2020 being held at Canterbury Cathedral on Tuesday 17th March 2020 commencing at 11.00 am
- vi. Item 13: KALC events:
 - a) Tuesday 3 March – Section 106 Agreements and CIL Workshop, Lenham.
 - b) Saturday 7 March – Dynamic Councillor Workshop, Lenham.
 - c) Friday 13 March – Annual Planning Conference, Lenham.
 - d) Thursday 9 April – Suicide Awareness workshop, Dover
 - e) Thursday 23 April – Suicide Awareness workshop, Lenham
- vii. 15: Kent Police:
 - The Compasses, Leigh - on Tuesday 4th February around 12:00am, windows of a vehicle and the tyres have been slashed.
 - Charcott Green Cottages, Leigh - on Monday 17th February between 3:00pm and 7:30pm, somebody stole a blue Hyundai I20 Classic LD11*** parked in the road.
- viii. Item 21: SDC: KCC has confirmed the Date for VE day closures – all information to be received by KCC no later than the end of the week commencing 16th March.
- ix. Item 22: Kent Police & Crime Commissioner newsletter, which states: Community policing and crime prevention will receive a significant boost under budget plans being put forward by Kent's Police and Crime Commissioner Matthew Scott. Kent will have 3,813 police officers by March 2021, with 181 more being recruited thanks to funding from the Home Office. That compares to 3,787 in March 2010; or 3,181 when Mr Scott took office in 2016. And Mr Scott is looking to raise money through local council tax to fund dozens more Police Community Support Officers (PCSOs) and civilian staff too.

191. Finance:

- i. To consider application for grant of £1,500 towards the Leigh VE events
See item 173 above.
- ii. To approve membership renewal to GACC and to set up a standing order for £10 per annum
Members agreed to renew this membership and Clerk to set up annual standing order payment.
- iii. 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 authorise the online payments.

192. Items for reporting or inclusion in future agenda

None.

The meeting closed at 10.20pm.

Signed

Date

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

Date	Payment Number	Payee	Detail of payment	Amount Inc. VAT	VAT
02.03.20	218	British Gas	Homecare renewal No.1 The Bungalows	£435.43	
02.03.20	219	British Gas	Homecare renewal No.2 The Bungalows	£412.75	
02.03.20	220	Clerk	Salary - March	£797.12	
02.03.20	221	HMRC	PAYE - February	£318.11	
02.03.20	222	Clerk	Mileage, petty cash, work from home allow	£162.95	£5.00
02.03.20	223	KCC	Pension contribution	£321.44	
02.03.20	224	Chiddingstone Parish Council	Annual shared office costs	£561.84	
02.03.20	225	RWE Rural Services	Mulching around veteran oak tree	£1,158.00	£193.00
02.03.20	226	South East Water	Final water bill No.1 The Bungalows	£104.69	
02.03.20	227	GACC	Membership renewal (set up standing order)	£10.00	
02.03.20	228	Peter Croft	Removing stump by Jessica's Hall	£40.00	

£4,322.33 £198.00