

LEIGH PARISH COUNCIL

MINUTES OF THE LEIGH PARISH COUNCIL MEETING HELD REMOTELY VIA ZOOM MONDAY 7TH SEPTEMBER 2020 AT 8.00PM

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

APOLOGIES: Cllr S. Smith

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

Open Session

Report by District Cllr Osborne-Jackson

District Cllr Osborne-Jackson reported as follows:

- i. A petition has been organised in Leigh by local residents to try and persuade Greene King to retain the current tenants in the Fleur de Lis public house. This petition raised 278 signatures, and was presented to Tom Tugendhat last week. D.Cllr Osborne-Jackson said that he will liaise with Tom Tugendhat about writing to Greene King to try and find out more information.
- ii. A pop-up camp site appeared at Sevton Farm, Powder Mills, on Sunday which was of concern to local residents. He and Cllr Skipper went to have a look and meet the landowner, who said that he believed that a landowner could have a camp site for 28 days before permission is required. D.Cllr Osborne-Jackson said that he has referred this matter to SDC Enforcement and Environmental Health officers as the number of pitches in use exceeds the number allowable under the 28 day rule.
- iii. He is now a member of the Development Control Committee and the Scrutiny and Audit Committee.
- iv. SDC and Kent Police have been working to ensure that the impact of people gathering at Ensfield Road bridge over the summer is controlled. Kent Police is responsible for antisocial behaviour. Cllr Rogers said that antisocial behaviour should not just be the responsibility of the police as local authorities in other areas have proved to have better results dealing with antisocial behaviour. D.Cllr Osborne-Jackson said that he would look into this and report back to the Parish Council. He will be attending a Joint Transportation Board meeting next week and will raise the request for double yellow lines at the bridge at the meeting and ask that it is considered by the board. He will update the Parish Council after the meeting.
- v. He confirmed that he will attend the Friends of Leigh Cricket Pavilion meeting on Monday.

Report by County Cllr Lake

County Cllr Lake reported as follows:

- i. Kent Highways seem to be determined to stop speeds being reduced in our villages and are totally dismissive of the parishes' concerns, saying that traffic is going too fast to allow them to bring speeds down. Michael Payne and Catherine Rankin have both emailed refusing to consider a speed reduction on the B2027. C.Cllr Lake is urging all the Parish Councils in his ward to send an email to Tom Tugendhat requesting a review of the speed limit through their parishes.
- ii. He is waiting for a formal request for a grant from his member's fund from the Friends of Leigh Cricket Pavilion but he is happy to earmark some funds as he is determined to support the refurbishment if he can. He is keen to pay this grant as soon as possible as KCC's budget is being stretched due to Covid related funding and funding for asylum seekers coming into Kent. Cllr Rogers said that the group is not yet registered as a charity and will advise C.Cllr Lake as soon as the charity status is confirmed.
- iii. Please let him know if any children are having difficulty getting to or from school by bus or train. KCC has put on more buses and made the trains longer in order to ensure children can travel safely to school.
- iv. KCC will do all it can to mitigate bad behaviour and the police are there to stop people causing trouble. He said that he would support the Parish Council's request to divert the footpath at Ensfield Road bridge. D.Cllr Osborne-Jackson said that antisocial behaviour has a multi-agency approach as each agency has limited powers.

Questions from members of the public

A resident attended to discuss the ownership of a piece of land adjacent to his house on Powdermill Lane. Cllr Kaye reported that the resident asked whether the Parish Council owned the land and the Clerk carried out a Land Registry search, which showed that the land is unregistered. The resident said that he asked both KCC and SDC to come and clear the ditch but they said that it was not their responsibility as the land does not belong to them; however in the end as a goodwill gesture KCC came and cleared the ditch with a digger. The ditch is now running well. The land had been neglected over the past few years and the resident said that he has been clearing and tidying it for the past four years, and parks his car there. He said he will check the deeds of his house to see if there is any mention of land ownership of this adjacent small area. The law says that if land is unregistered and someone looks after the land for 12 years or more he/she can claim ownership. Cllr Kaye thanked the resident for keeping the area tidy, and members had no other comments.

County Cllr Lake, District County Cllr Osborne-Jackson and the member of public left the meeting at 8.35pm.

Closed Session

45. **Apologies for absence** were received from Cllr Smith and members accepted her reason for absence.
46. **Declaration of Disclosable Pecuniary Interest / Non-Pecuniary Interest on matters to be discussed**
Cllr Croft declared a DPI in item 60(v) as he has a payment to be approved by the Parish Council.
47. **The minutes of the Leigh Parish Council Meeting held on 6th July 2020** were approved and duly signed. Proposed by Cllr Marchant, seconded by Cllr Rogers, and all were in favour.
48. **To hear report of the Leigh Parish Council Volunteers Group**
Cllr Rogers reported that the volunteers agreed at a meeting a few weeks ago that the details of the volunteers would be kept and archived until March 2021 in case there is a second wave of coronavirus. At that point, the volunteers would all be contacted to see if they wanted to stay on the list or be removed. Cllr Kaye said that the volunteer effort was a huge success for the parish and thanked everyone who helped. It was agreed that this item will now be removed from future agendas unless the volunteer group is resurrected.
49. **Planning**
 - i. To consider applications received
 - i. SE/20/02440/HOUSE and SE/20/02441/LBCALT: Home Farm Cottage, Hildenborough Road, Leigh TN11 8NA - Demolition of lean-to extension and construction of new kitchen extension with link building and external paving works. Deadline: 22.09.20. Cllr Marchant undertook to study the plans and make a recommendation to the Planning Committee.
The Clerk reported that since the last meeting the Planning Committee has considered the following applications:
 - ii. SE/20/01948/AGRNOT: Leigh Park Farm, Coppings Road, Leigh - new straw barn. Members had no comment to make on this application.
 - iii. SE/20/01629/HOUSE and SE/20/01630/LBCALT: Ramhurst Manor, Powdermill Lane, Leigh TN11 9AS - Removal of delapidated balcony, replacement of two external doors and window in altered openings with finishes made good to match existing. Amended plans to take into account initial feedback from Conservation Officer. The proposed arrangement of the openings now shows the proposed ground floor door in the position of the existing window to reduce the loss of historic fabric. Members had no additional comment to make on this application.
 - iv. SE/20/01818/HOUSE: Ranmore, Lower Green, Leigh TN11 8RU - Extended vehicular access. Members supported this application.
 - v. SE/20/01785/MMA: Land south of Hollow Trees, Hollow Trees Drive, Leigh TN11 8QA - Minor Material Amendment to SE/18/03599/FUL (retrospective) To increase width of dormer window on north elevation and replace chimney stack with a flue. Members had no comment to make on this application.

- vi. SE/20/01898/HOUSE and SE/20/01899/LBCALT: South View, The Green, Leigh TN11 8QR - Removal of 3 windows, insertion of replacement double glazed units to match existing. Members supported this application.
- vii. SE/20/01848/FUL and SE/20/01849/LBCALT: Hall Place, Peshurst Road, Leigh TN11 8HH - Re-building of part of collapsed driveway wall and infilling with stock fencing. Members said that they will leave the decision to the Conservation Officer.
- viii. SE/20/01875/HOUSE: 2 Donkey Field, Leigh TN11 8HJ - Reduce the lawn on the front garden to create hard standing suitable for a parking area. Members supported this application.
- ix. SE/20/02078/HOUSE and SE/20/02079/LBCALT: 14 Home Farm Close, Leigh TN11 8SB - Ground floor extension with sky lights. Members had no objection to this application subject to planning policy, and the views of the Conservation Officer and adjoining residents.
- x. SE/20/02220/HOUSE and SE/20/02221/LBCALT: The Paddocks, Peshurst Road, Peshurst TN11 8HY - Construction of summer house within curtilage of listed building. Members had no comment to make on this application.
- xi. SE/20/02281/FUL: Land west of Meadow Bungalow, Powdermill Lane, Leigh TN11 9AS - Proposed erection of a stable block (comprising 3 stables, hay store and tack room) above concrete hardstanding, and 2 manure stores for private equestrian use and proposed change of use of land to equestrian use. Members had no additional comment to make on this application.

ii. To report SDC planning application decisions

- SE/20/01283/CONVAR: Forge Cottage, The Green, Leigh - removal of condition 3 (use as holiday let only for 3 weeks at one time) application 98/801 for the conversion of butchers shop to holiday let. Application approved.
- SE/20/01605/LBCALT: Old Lodge, High Street, Leigh - re-instatement of section of boundary wall demolished by vehicle accident. Application approved.
- SE/20/01948/AGRNOT: Leigh Park Farm, Coppings Road, Leigh – new straw barn. Prior approval not required.
- SE/20/01629/HOUSE and 20/01630/LBCALT: Ramhurst Manor, Powder Mill Lane, Leigh - removal of dilapidated balcony, replacement of two external doors and window in altered openings with finishes made good to match existing. Application approved.
- SE/20/01663/HOUSE: Old School House, Powder Mill Lane, Leigh - erection of a single-storey summerhouse. Application approved.
- SE/20/01818/HOUSE: Ranmore, Lower Green, Leigh - extended vehicular access. Application approved.
- SE/20/01875/HOUSE: 2 Donkey Field, Leigh - reduce the lawn on the front garden to create hard standing suitable for a parking area. Application approved.

iii. To discuss the Planning White Paper

The new draft Planning White Paper was published for comment on 6th August and the consultation closes on 29th October. The key points are as follows:

- Planning will move from a discretionary to a rules based system – no longer will decisions be made on a case by case basis
- Plans will allocate three types of land
 - Growth – for substantial development (to be defined)
 - Renewal – for gentle densification
 - Protection – restricted (includes Green Belt, AONB and Conservation Areas)
- Local Plans will contain rules rather than policies, including design codes
- Public engagement encouraged at Local Plan making stage and then streamlined thereafter
- The test of soundness and duty to cooperate will be abolished
- The single test will be one of 'sustainable development'
- Local Planning Authorities will have 30 months from the legislation coming into force to produce a Local Plan, or face intervention
- Each Local Planning Authority will have a Chief Officer for Design & Placemaking
- CIL and S106 will be replaced by a new Infrastructure Levy, which will be a value based flat rate charge and will include Affordable Housing

- A new nationally determined housing requirement will be allocated to each Local Planning Authority (300k houses pa divided up)
- A move to digital – no more site notices on lampposts and press notices
- Green Belt Policy will remain
- There will be three main application types – reserved matters, a local development order and a development consent order
- Consent will be granted if the requirements in the Local Plan are met
- Proposing something that differs from the Local Plan will require a planning application – by exception
- Planning applications will remain for development in protected areas
- A big push for data rather than documents Digital ; Interactive ; Visual
- Neighbourhood plans will be retained.
- Enforcement powers will be strengthened

The full document is available via the following link:

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/907216/MHCLG_Planning_Consultation_Document.pdf

- iv. Proposed parking area adjacent to The Old School House
See Open Session above. Members had no further comments.

50. The Green

- i. To discuss fencing around the perimeter of The Green including estimate for work
Cllr Kaye reported that stark warnings have been made by other Town and Parish Councils and SDC about how difficult and expensive it is to remove an unauthorised encampment, legal and enforcement action, clear-up and de-contamination, with costs quoted in excess of £10,000. He and the Clerk are meeting an officer from SDC to look at The Green next week, and he will advise about the merits and/or necessity of protecting The Green and what the best method would be. The Clerk has sought an estimate for the installation of estate fencing around the perimeter of The Green but it was agreed to defer this discussion until the October Parish Council meeting. Cllr Britain asked whether this is an insurable risk, and Clerk undertook to investigate before the next meeting. Cllr Rogers said that some of the London Boroughs have sought injunctions that prohibit unauthorised encampments and fly-tipping, and said that one means of securing the area would be a grass mound which could be considered an alternative to a fence. Cllr Kaye said that the Parish Council must give this due consideration even if a decision is made not to secure the land.
- ii. To discuss future maintenance of The Green
Cllr Kaye reported that he attended a meeting on The Green with Cllr Marchant, the Clerk, and representatives from the Cricket Club and Football Club, who both feel that improvements could be made to the maintenance contract. For example, the football pitch only is fertilised and spiked but it would benefit the whole Green to have this done. Ian Bishop has offered to prepare a plan of maintenance required to be discussed at the next Parish Council meeting. Cllr Croft said that he has been told by a resident that the cricket square has increased in size. Members agreed that this needs to be kept an eye on as the Parish Council own The Green for the enjoyment of the whole village.

51. Highways

- i. To discuss the speed of vehicles along the B2027
See Open Session above. Cllr Kaye and the Clerk undertook to prepare a letter to Tom Tugendhat.
- ii. To discuss request for dropped kerbs in The High Street
The Clerk reported that a request has been made for dropped kerbs at the junction with Lower Green Road, by the school and The Green. There are already dropped kerbs in these locations, but there isn't one at Saxby Wood so residents on mobility scooters can't get onto the pavement. They feel it's too dangerous to cross at the junction at the Fleur. Cllr Croft said that there are two or three people living at Saxby Wood who have mobility scooters. It was agreed that the Clerk should contact KCC and suggest meeting on site to see what the best option would be.

iii. To discuss parking location of visiting food vans

Cllr Kaye reported that the Parish Council successfully managed to move all the mobile food vans to Powdermill Lane, this now provides a consistent service for the residents of Leigh. However, one resident has said that the generators are disturbing his peace and has asked that the location of the vans is rotated. Members said that they have not noticed a noise problem from the vans and as autumn is approaching hopefully there will not now be a problem. The vans are well used by local people and have provided a much needed service during the lockdown period.

52. Affordable Housing: to discuss a second Call for Sites

Due to the current national uncertainty with the coronavirus, it is not possible to meet in person or have site visits, therefore it was agreed to postpone the second Call for Sites until Spring 2021.

53. To hear update regarding the refurbishment of Leigh Cricket Pavilion

Cllr Rogers reported that local residents are helping with fundraising, project management and the legal side of the project, and the Friends of Leigh Cricket Pavilion are working towards charity status. Public consultation on the refurbishment is being considered and in time the vehicle for managing the building in future will also need to be decided. Cllr Kaye thanked Cllr Rogers and the team for all their hard work, and Cllr Satterley for his work in preparing the logo and website.

54. Rights of Way

i. To discuss the use of the bridge and river on Ensfield Road and the resulting safety and litter issue

See Open Session above. Members agreed to pursue the installation of double yellow lines.

ii. To consider an application to divert SR427 to join SR426 between Killick's Bank Cottage and Ensfield Road

The Clerk reported that the Parish Council's application to Kent PROW to temporarily close the footpath was refused as a footpath can only be closed in this way for work on the path or the road. Members were all in favour of making an application to divert the path permanently. If this is successful, then the Parish Council, SDC and Kent Police can work on stopping people from accessing the field, possibly using a Public Space Dispersion Order which will make this a criminal offence.

55. Powder Mills

Cllr Skipper reported that D.Cllr Osborne-Jackson has reported the pop-up camp site at Sevton Farm to SDC Environmental Health and Enforcement Officers (see Open Session above).

56. Charcott

i. To discuss the oak tree on Charcott Green

Cllr Lake reported that the telegraph poles and lines have been replaced on Charcott Green which has improved the service for residents. Cllr Marchant suggested that the crown of the oak tree be lifted, and Clerk undertook to obtain a quote.

ii. To hear update regarding the installation of oak posts around Charcott Green

Cllr Lake reported that the new posts have been installed and there has been positive feedback from residents. He said that he would scatter grass seed on the bare patches. The Clerk said that the contractor had cut off the old posts at ground level and Cllr Marchant said that the specification did not include digging out the old posts.

iii. Cllr Lake asked if the provision of a bus shelter on Camp Hill could be revisited.

57. To consider draft letter from the Parish Council to Greene King regarding the Fleur de Lis public house

Cllr Kaye reported that, since the agenda was distributed, he had emailed Greene King in order to confirm the points discussed during two telephone calls. Greene King has confirmed the points raised and said that the brewery has no intention to sell the pub and they are interviewing potential tenants. Members agreed that the Parish Council cannot get involved in the commercial arrangements of the pub but it can make representation for the pub to remain open as a pub.

58. To discuss correspondence received

- i. Item 6: Update from SDC.
- ii. Item 7: Email from resident regarding the 210 bus service and Clerk advised that this was sent onto C.Cllr Lake.
- iii. Emails from Gatwick Airport Ltd – the airport has now resumed 24 hour operations but there may be job losses for approximately 600 members of staff, which is 24% of the current workforce. Flights are operating from the north terminal only at present and the airport is operating at around 20% of its capacity.

59. To discuss whether there is a requirement for Parish Councillors to have a Disclosure & Barring Service check

Cllr Rogers asked whether the Parish Council, which has a position of trust, should carry out DBS checks on members. Members agreed that the Parish Council does not currently carry out any functions with children or vulnerable people and, therefore, it is not necessary to carry out DBS checks on members at this time. It was agreed to review this annually in May.

60. Finance:

- i. To approve membership renewal to Kent County Playing Fields Association: £20
 - ii. To give retrospective approval for the purchase of two defibrillator batteries: £510 + VAT
 - iii. To consider application for grant by Leigh PCC towards the production of the Leigh Directory: £300
 - iv. To approve interim payment to The Toad Hall Company towards refurbishment of village sign
- Members approved (i) to (iv) above. Proposed by Cllr Rogers, seconded by Satterley, and all in favour.
- v. To approve list of payments: Cllr Skipper 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.
 - vi. Cllr Kaye reported that Reverend Kevis has asked whether the Parish Council will pay half the cost incurred in the repair of the church clock. Members were concerned that the volume of the chime has reduced and Cllr Kaye undertook to let Reverend Kevis know. Payment to be approved at the next meeting.

61. Items for reporting or inclusion in future agenda

- i. Cllr Marchant asked for an update on the work to the outfall drain on Paul's Hill. Clerk to chase.
- ii. Cllr Marchant reported that the drain at the bottom of Scabharbour Road isn't working properly and water is draining across the road. Clerk to report.
- iii. Cllr Britain reported that the drains are blocked under the railway bridge on Ensfield Road. Clerk to report.
- iv. Cllr Rogers reported that the oak tree at the entrance to The Forstall is now very large. The Clerk reported that ownership was investigated previously and the land is unregistered. WKHA asked a tree specialist to check the tree and it was sound at the time.
- v. Cllr Rogers reported that the drains on Powdermill Lane are full with debris from the oak tree. Clerk to report.
- vi. Cllr Rogers reported that the cover over the water meter on Ensfield Road by the railway bridge has not been repaired. Clerk to chase.
- vii. Cllr Britain reported that the trees are still hanging over the highway at the end of Kiln Lane. Clerk to chase.

The meeting closed at 10.06pm

Signed

Date

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

Date	Payment Number	Payee	Detail of payment	Amount Inc. VAT	VAT
07.09.20	271	Imperative Training Ltd	Purchase two defibrillator batteries	£612.00	£102.00
07.09.20	272	Clerk	Salary	£839.80	
07.09.20	273	HMRC	PAYE	£331.46	
07.09.20	274	Clerk	Mileage & work from home allowance	£170.74	£5.99
07.09.20	275	KCC	Pension contribution	£445.83	
07.09.20	276	Kent County Play Field Ass	Membership renewal	£20.00	
07.09.20	277	The Toad Hall Company	Village sign deposit & materials	£404.78	
07.09.20	278	PCC of Leigh	Grant towards village directory	£300.00	
07.09.20	279	Peter Croft	Mowing	£270.00	
07.09.20	280	Boxtree Designs Ltd	Installation of posts on Charcott Green	£1,400.00	
Total				<u>£4,794.61</u>	<u>£107.99</u>