

## LEIGH PARISH COUNCIL

### MINUTES OF THE LEIGH PARISH COUNCIL MEETING HELD IN THE SMALL VILLAGE HALL MONDAY 10<sup>TH</sup> JANUARY 2022 AT 8.00PM

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**PRESENT:** Cllr J. Kaye (Chairman), Cllr R. Britain, Cllr P. Croft, Cllr A. Holt and Cllr G. Rogers  
**APOLOGIES:** Cllr S. Satterley, Cllr S. Smith and District Cllr Osborne-Jackson  
**ABSENT:** Cllr G. Marchant  
**IN ATTENDANCE:** Mrs L. Kleinschmidt (Clerk). County Cllr McArthur and 1 member of the public attended the Open Session only.

#### Open Session

##### Report by County Cllr McArthur

County Cllr McArthur reported as follows:

1. KCC has managed to balance the budget for the next financial year and have had to take some tough decisions, although it has been helped by the Government's higher than expected grant. There will be a consultation and scrutiny before the final approval is made.
2. The Household Waste and Recycling Centres consultation has closed and there was a good response of some 10,500 responses. Some people who responded were happy with continuing with the bookings system as there are some positives such as less cars queuing and people going less often but taking more items. The operatives at the sites have more time to help people and therefore more items are able to be recycled. The centres will be open 7 days a week, 362 days a year. Currently next day bookings can be made but by the end of the month it is hoped that same day bookings will be possible.

Cllr Holt asked whether C.Cllr McArthur has had any contact with the school regarding the Ofsted inspection. C.Cllr McArthur agreed to be in contact with the headteacher.

County Cllr McArthur left the meeting at 8.10pm.

##### Questions from members of the public

The resident thanked the Parish Council for coming back to him regarding the possible development on land at the end of Greenview Avenue. He said that the details about the proposal are vague but the developer's website shows a plan of the development. Cllr Kaye said that the developers have not submitted a planning application and so there is no formal plan at the current time. The Parish Council has advised the developer that if he intends to take this proposal to the next stage and apply for planning approval, he would be advised to hold a public meeting so that residents have the opportunity to view and comment on the proposals.

The member of the public left the meeting at 8.15pm.

#### Closed Session

- 134. Apologies for absence** were received from Cllr Satterley and Cllr Smith and their reasons for absence were accepted by the Parish Council. Apologies for absence were received from District Cllr Osborne-Jackson. Cllr Marchant was absent.
- 135. Declaration of Disclosable Pecuniary Interest / Non-Pecuniary Interest on matters to be discussed**  
Cllr Holt declared a DPI in item 145 as she works at The Greyhound in Charcott, and item 154(iv) as she is a parent at the school.
- 136. The minutes of the Leigh Parish Council Meeting held on 6<sup>th</sup> December 2021** were approved and duly signed. Proposed by Cllr Britain, seconded by Cllr Rogers and all were in favour.
- 137. To discuss vacancy on Leigh Parish Council following the resignation of Cllr Skipper**  
The Clerk reported that the vacancy has been advertised and SDC will advise the Parish Council tomorrow, 11<sup>th</sup> January, as to whether there has been a request to hold an election by ten electors.

If not the Parish Council can co-opt. Members agreed to hold informal interviews next week if SDC advise that there is no requirement for an election. The successful candidate will be co-opted at the February Parish Council meeting.

### 138. Planning

Cllr Kaye proposed that Cllr Holt be co-opted onto the Planning Committee. This was seconded by Cllr Britain and all were in favour.

i. To consider applications received

None. The Clerk reported that since the last meeting, the Planning Committee discussed the following application and submitted comments:

- i. SE/21/03994/HOUSE: 21 The Green Lane, Leigh TN11 8QX - installation of domestic foul treatment plant. Members had a strong objection to this application and submitted the following comments: "Leigh Parish Council strongly object to this application on the following grounds: The application states that the proposed discharge from the new treatment plant is into a ditch / drain, however on inspection there does not appear to be a ditch on the application side of the road. There is a ditch on the opposite side of Green Lane however this is unacceptable for discharge as it does not flow with water all year round as required by the 'General Binding Rules' set down under the regulations by the Environment Agency. If there is any form of ditch or surface water pipework on the application site's side of the road then that too must flow all year round and it is clear that this is not the case. All the ditches and surface water drains local to this site flow into a catchment pond in the middle of the nearby houses which is static / stagnant most of the time. Any introduction of discharged effluent into this would be unacceptable and likely to cause pollution, smell, and nuisance to the residents of the surrounding houses. Since it appears clear that a treatment plant discharge cannot meet the 'General Binding Rules' such a discharge would be an offence under the Environmental Permitting (England and Wales) Regulations 2010. The Parish Council is of the opinion that if SDC therefore approves this application, it is possible that the council is committing a strict liability offence of knowingly causing or permitting a water discharge activity not in accordance with a waste water exemption. In addition, even if the ditch or piped surface water drain flowed throughout the year (which it does not) but is not on the applicants property it would require an easement from the owner of the land and permission from the owner of the pipe. In this case possibly SDC. It appears that the applicant has the following alternative options: (a) apply to the Environment Agency for a Waste Water Discharge Permit (unlikely to be approved for the above reasons) and get permission from the owner to use the ditch / pipe, or (b) carry out percolation tests within the curtilage of the property and obtain a certificate from a 'competent person' and submit this to Building Control with a design for a drainage infiltration system to meet the British Standard BS6297.2007 (not likely to be possible given the nature of the subsoil) or (c) install a cesspool, which can be done under a Building Regulations Notice, or (d) there may be a further option of pumping the foul water into the main drains. This option may have been removed by the applicant's prior sale of his property, unless he can gain permission and an easement from the new owners, or the owners of an adjacent property.

The Parish Council also supports the neighbour's comments, which states that The Green Lane and the western ends of some of the gardens of houses on Greenview Avenue regularly suffer from flooding. Discharging the garage surface water and the purified water from the proposed treatment tank into the existing 'surface water drain/ditch" could exacerbate the problem.

- ii. SE/21/04057/LDCPR: 21 The Green Lane, Leigh TN11 8QX - installation of pipework in trench to property and base to Air Source Heat Pump. Members had a strong objection to this application and submitted the following comments: "Leigh Parish Council strongly objects to this application for permitted development due to the proposed siting of the Air Source Heat Pump. The application shows the siting to be in the corner farthest away from the dwelling obviously to reduce the impact. However, this will have a negative impact on neighbours as it will be located closer to their properties.

“These pumps, whilst clearly advantageous from an environmental viewpoint, do have a very audible noise when running and expel a great deal of very cold air. The Parish Council is of the view that the pump should be positioned closer to the 21 The Green Lane and away from neighbours' properties.”

ii. To report SDC planning application decisions:

- SE/21/03308/FUL: Kettles Barn, Tonbridge Road, Chiddingstone Causeway - replacement of existing dwelling and boundary treatment. Application withdrawn.
- SE/21/03345/HOUSE: White Cottage, Tonbridge Road, Leigh - double storey side extension with single-storey projection to the rear. Application approved.
- SE/21/03173/HOUSE: Woodside House, Peshurst Road, Peshurst - removal of existing temporary entrance gate, and construction of new boundary wall with gates along existing site boundary. Application approved.
- SE/21/03567/LDCEX: The Piggery Annexe, Brampton House, Scabharbour Road - use of former piggery outbuilding as a self-contained permanent dwelling. Application approved.
- SE/21/03313/FUL and SE/21/03314/LBCALT: Applebys, Tonbridge Road, Chiddingstone Causeway - the redefinition of boundaries between three separate dwellings within an entirely residential site. Application approved.
- SE/21/03337/LBCALT: The Coach House, Ramhurst Manor, Powder Mill Lane - hearth in lounge, new cast iron balustrade, remove 2 posts and cupboard. Application approved.
- SE/21/03668/FUL: The Pool House Annexe, Brampton House, Scabharbour Road, - retrospective change of use from former pool house to single family dwelling. Application approved

iii. Whitehall Homes

Cllr Kaye said that no planning application has been received for the site at the end of Greenview Avenue and, until such a time as an application has been submitted, the Parish Council cannot comment about these proposals.

**139. The Green**

i. To hear update on the Leigh in Bloom's List of Projects

The Clerk reported that the Christmas Tree was a great success and Jane Steare said that she has received a lot of favourable comments.

ii. To discuss the annual tree survey and approve quote for work required

The Clerk reported that the annual tree survey was carried out on Friday 17<sup>th</sup> December and there were the following recommendations:

i.	English Oak T7: remove deadwood	£25.00
ii.	English Oak T8: remove deadwood	£40.00
iii.	English Oak T10: remove deadwood	£70.00
iv.	Lombardy Poplar T16: remove dead stubs	£6.00
v.	9 Hornbeam T17-T25: remove dead stubs @ £6.00 each	£54.00
		<u>£195.00</u>

This work does not require approval from SDC. Members approved the work and Clerk to ask the Original Tree Surgeons to timetable the work.

**140. To discuss the location and future maintenance of the parish defibrillators**

The Clerk reported that the parish defibrillators are located:

- i. Leigh Village Hall
- ii. 15 The Forstall
- iii. Charcott telephone box
- iv. Leigh Railway Station (owned and maintained by Network Rail).

The Clerk reported that there was a request to move the defibrillator on the wall of 15 The Forstall to the Cricket Pavilion. Members agreed that the defibrillators should stay in their current location.

The Clerk reported that there has been an offer made by a resident who is a First Responder for Secamb to take over the maintenance of the parish defibrillators. Members agreed and thanked the resident for taking this on.

#### 141. To discuss quote for maintenance of The Old Burial Ground

The Clerk reported that the following quote has been received from RWE Rural Services:

- Canopy raise Laurel and the adjacent Field Maple up to approximately 3m.
- Mulch bramble area on rear boundary to tidy.
- Yew tree opposite the gate on rear boundary, canopy raise up to 3m and reduce back lateral growth by approximately 1m to tidy.
- Japonica behind large Laurel. Dismantle and fell to ground level.
- Large Laurel along the rear boundary, canopy raise and cut back to open up the area and tidy.
- Yew tree on right hand boundary when walking down the length of the graveyard next to house. Crown lift by reducing back to source the first four branches. Laurel at the end of the graveyard. Canopy raise and cut back to open up the area and tidy.
- Pile of wood material in the centre of the graveyard. Remove.

Price: £500 + VAT. This will need approval from SDC as in Conservation Area.

Members agreed to proceed and approved the quote. Clerk to obtain the necessary approvals.

#### 142. To discuss quote for maintenance of the trees on Well Close

The Clerk reported that the following quote has been received from RWE Rural Services:

- Well Close Leylandii hedge on the left hand side past the newly planted Thuja hedge
  - Reduce height of the first section of hedge to match the height neighbour's have cut to.
  - Trim back face hard to neaten, but without bearing brown.
- Second section of hedge
  - Dismantle and fell to ground level the end tree closest the road and grind out the remaining stump as access allows.
  - Trim new growth hard from height and both faces of the remaining hedge to tidy, but without bearing brown.
- Supply and plant 1 Thuja Plicata at the end of the hedgerow where the Leylandii has been removed: Price: £150 + VAT
- Supply and plant 1 Thuja Plicata 225m-250m to replace dead plant in new hedgerow: Price: £150 + VAT

This will need approval from SDC as in Conservation Area.

Total cost: £800 + VAT

Members agreed to proceed and approved the quote. Clerk to obtain the necessary approvals.

#### 143. Highways

The Clerk reported that she met the KCC Drainage Officer Lewis Sutton and discussed:

- The drains at the junction of Powdermill Lane and The Forstall. The Drainage Officer has the following plan in place to improve drainage to remove the surface water:
  - 11<sup>th</sup> January, a team will cleanse and jet two gullies (one on the junction of The Forstall and one located 5m into the road)
  - 13<sup>th</sup> January, the gully grate and frames will be replaced and lowered with some patching around to alleviate ponding.
  - 14<sup>th</sup> January, a bigger vehicle will attend to complete Barnett Way to The Green, cleaning all gullies and chambers.
- The lack of a drain at the corner of Powdermill Lane and The Green, outside No.1 The Bungalows. The Drainage Officer is going to consider what can be done, possibly digging a trench and laying shingle. This cost may not be covered by Highways and alternative funding arrangements may be required. On 14<sup>th</sup> January, the pipe will be cleared on the corner.
- Ensfield Road railway bridge. The Drainage Officer is going to chase up the cleansing teams. He will put a request in to kerb around the two drains next to the adjacent garden to help the flow into the drain. There will be a road closure and the cleansing team will attend at the same time. The team will also fill in the holes in the road under the bridge and at the end of the track to Penshurst Estate land just south of the railway bridge.

#### **144. Powder Mills**

None.

#### **145. Charcott**

To discuss the possibility of a new car park for the pub and associated costs

Cllr Holt reported that the pub does not feel that parking is necessarily a problem but if the village or the parish wish to contribute some funding towards a parking area to ease congestion, the landlords of the pub will be willing to contribute.

#### **146. Aged Persons Dwellings**

The Clerk reported that the tenant moves into No.2 The Bungalows on Thursday 13<sup>th</sup> January and she took the lease from 1<sup>st</sup> December. Peter Croft has been asked to clear the gutters but there appears to be a blockage where the gutter goes into the ground. To be investigated further.

#### **147. Affordable Housing**

- i. Cllr Kaye proposed that Cllr Holt be co-opted onto the Affordable Housing Committee. This was seconded by Cllr Britain and all were in favour.
- ii. The Clerk reported that the deadline for returns of the Second Stage Housing Needs Survey was 15<sup>th</sup> December. Feedback and the report from Action with Communities in Rural Kent has not yet been received. To be discussed next month.

#### **148. Aviation**

The Clerk reported that the CAA has today launched a 12-week consultation on a refreshed Airspace Modernisation Strategy which will:

- extend the strategy out to 2040
- place integration of all airspace users at the core of the strategy, including accommodating new aerial vehicles like drones, advanced air mobility and spacecraft
- aim for simpler airspace design and supporting regulations
- introduce sustainability as an overarching principle to be applied through all modernisation activities, including better managing noise and helping achieve government commitments to net zero emissions
- align delivery of the strategy with the ICAO Global Air Navigation Plan and provide a clear strategic path for rulemaking activities, now that the UK has left the EU and the European Aviation Safety Agency.

<https://consultations.caa.co.uk/policy-development/draft-airspace-modernisation-strategy-2022-2040>.

The consultation closes on 4 April 2022.

#### **149. To discuss the Leigh Village Halls**

None.

#### **150. To discuss correspondence received**

The Clerk reported that the list of correspondence received has been circulated, and drew members' attention to the following:

- i. Item 3: Kent Police: Well Close, Leigh - on Sunday 12<sup>th</sup> December between 12:00 and 13:16, somebody broke into a residential property and stole a broadband router and the keys to the property. Crime Report No. 46/255940/21
- ii. Item 4: SDC regarding the Making it Happen Community & Voluntary Awards, which are due to take place at St Nicholas's Church on Wednesday 9 March. The deadline for nominations is Sunday 2 January 2022. This year's categories are:
  - Charity Project of the Year
  - Community Arts or Sports Group of the Year
  - Youth Group/Young Person of the Year
  - Best Business in the Community
  - Local Hero - Outstanding Individual Community Champion
  - Carer of the Year

- Lifetime Achievement
- Volunteer Group of the Year
- Older Person's Group/Older Person of the Year
- Contribution to the Environment
- Healthy Living Award

Nominations can be made by visiting [www.sevenoaks.gov.uk/communityawards](http://www.sevenoaks.gov.uk/communityawards) or emailing [communities@sevenoaks.gov.uk](mailto:communities@sevenoaks.gov.uk) or by calling us on 01732 227000."

- iii. Item 5: Email from Kathy Aucott, The Environment Agency, attaching the collated questions and answers which were raised prior to the Hildenborough event.
- iv. Item 7: AEF and the Aviation Communities Forum (ACF) will combine under the AEF structure with ACF becoming the Airspace and Noise Community Forum of the AEF. Existing AEF and ACF members are invited to a virtual meeting on 12th January 2022 between 10am and 12pm to discuss the initiative and the planned activities for 2022.
- v. Item 10: Kent Police: monthly report: "Police have started using a social media system called My Community Voice. This allows members of the public to contact officers, ask questions and raise concerns and receive updates/alerts sent out by Kent Police. We would encourage people to use this and sign up to My Community Voice at [www.mycommunityvoicekent.co.uk](http://www.mycommunityvoicekent.co.uk). Leigh and Chiddingstone – PCSOs continue to patrol the area of Leigh and are pleased to report that after various measures and extra patrols the issue of the ASB bikes in Leigh seems to have died down and is no longer an issue. If you do see the bikes or encounter or are the victim of any ASB, please report this to us as soon as possible by calling 101 or via the live chat, however patrols in the area will continue. We have also had reports of a homeless male living in a tent near the Plough Pub in Leigh. Police are aware of the matter. We have spoken to the male and are working with the council to get this male rehomed as soon as possible."

**151. To discuss the Bulk Refuse Freighter Service**

The Clerk reported that the Bulk Refuse Freighter will visit Crandalls, Leigh on Saturday 15<sup>th</sup> January from 13.30 to 14.15. The following dates will be 5<sup>th</sup> March, 2<sup>nd</sup> July and 10<sup>th</sup> September.

**152. To discuss nominations for the KALC Community Award Scheme 2022**

Members discussed and agreed the nomination for the KALC Community Award Scheme 2022.

**153. To discuss the Queen's Platinum Jubilee 2<sup>nd</sup> to 5<sup>th</sup> June 2022**

Members discussed possible arrangements for the commemoration events and more details next month.

**154. Finance:**

- i. To hear report of the Finance Committee meeting held on 4<sup>th</sup> January 2022  
The Finance Committee met to discuss the Actual vs Budget figures and next year's budget and precept requirements.
- ii. To discuss the 2021/22 Actual vs Budget and Earmarked Reserves, and the 2022/23 Budget  
This year's budget vs actual is on track apart from an overspend on APD, which will be transferred from Reserves.
- iii. To set the level of the 2022/23 Precept  
The Finance Committee recommend a 2.98% increase in the Parish Council's portion of the Council Tax from £48,000 to £50,500. Proposed by Cllr Croft, seconded by Cllr Rogers, and all in favour.
- iv. To discuss the application for grant from Leigh School  
The Clerk reported that the School has requested a grant to help aid reading in KS1. The Finance Committee has recommended that the Parish Council give a grant of £1,920 to pay for an enclosed book corner in the Year 1/2 classroom, with a seating area and shelves for books, two display stands and a reading rug. There would be a request that this funding is specifically earmarked for this project. Cllr Britain proposed that this grant request be approved, seconded by Cllr Croft and all were in favour.

- v. To discuss and approve CIL projects for 2021/22  
Members discussed the CIL projects for this year.
- vi To approve list of payments  
Cllr Croft proposed that the list of payments be approved. This was seconded by Cllr Holt and all were in favour. Cllr Kaye and Cllr Britain to authorise the online payments.

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

Members discussed and approved the meeting dates for 2022.

The next Parish Council meeting will be held on Monday 7<sup>th</sup> February 2022 in the Small Village Hall at 8.00pm.

The meeting closed at 10.00pm

Signed .....

Date .....

**LEIGH PARISH COUNCIL  
LIST OF PAYMENTS  
January 2022**

Date	Payment		Detail of payment	Amount	
	Number	Payee		Inc. VAT	VAT
10.01.22	430	Clerk	Salary	£1,964.37	
10.01.22	431	HMRC	PAYE	£1,119.43	
10.01.22	432	Clerk	Mileage, petty cash & work from home allowance	£110.40	
10.01.22	433	KCC	Pension contribution	£1,088.38	
10.01.22	434	Weld Done	Christmas Tree stand	£100.00	
10.01.22	435	SDC	Hire Bulk Refuse Freighter 06.11.21	£83.32	£13.89
10.01.22	436	Vision ICT Ltd	Hosting of email parishcouncil@leighkent.org.uk from March 2022 to February 2023	£21.60	£3.60
10.01.22	437	Leigh School	Grant towards Yr1/2 reading corner	£1,920.00	
				<b><u>£6,407.50</u></b>	<b><u>£17.49</u></b>

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