

LEIGH PARISH COUNCIL

MINUTES OF THE LEIGH PARISH COUNCIL MEETING HELD IN THE SMALL VILLAGE HALL, HIGH STREET, LEIGH ON MONDAY 7TH FEBRUARY 2022 AT 8.00PM

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

APOLOGIES: Cllr A. Holt, Cllr S. Smith and District Cllr Osborne-Jackson

IN ATTENDANCE: Mrs L. Kleinschmidt (Clerk). 19 members of the public attended the meeting for the Open Session only and 2 members of the public attended the meeting until 10.15pm.

Open Session

Report by District Cllr Osborne-Jackson

In the absence of District Cllr Osborne-Jackson, Cllr Kaye read his report: "I have sent a letter to Buckingham Palace to congratulate HM The Queen for 70 years in reign.

- A former Member of Sevenoaks District Council (my ward neighbour to the North) Anna Firth is now the Member of Parliament for Southend West. Anna will continue to build on Sir David Amess' legacy.
- Last Monday I chaired the Covid-19 Scrutiny Working Group and we heard from Cllr Peter Fleming, leader of the council.
- I have attended a number of committee meetings and I am sure members will be pleased to hear that I voted against an application at planning committee as I felt it was too over intensified for a brownfield site. I am pleased that the vote was carried and the application was refused.
- This month will see SDC Full Council take place with the budget being presented to members, with a vote taking place.
- Last Thursday I had my monthly 1-2-1 with the Head of Housing at West Kent.
- I have worked with the Head of Community Safety on a sensitive matter within Leigh. I am working hard to ensure the best outcome for all involved.
- I continue to work on casework and as always, welcome contact from members and residents - I am always happy to have a one to one meeting to discuss matters."

Questions from members of the public

Several members of the public attended the meeting in order to raise their concerns around a possible development on the field at the end of Greenview Avenue. Although no planning application has yet been made, the developers, Whitehall Homes LLP, do have a sketch of a possible development on their website which is causing obvious interest and raising multiple questions. The Parish Council has queried why and on what basis this is on their website at all, and they said that this is normal procedure. The developers have said that they will hold an open public meeting in the Large Hall in the near future in order to show the plans to the Parish Council and members of the public, and to answer questions or concerns. Two members said that they share some of the concerns raised by residents but until a planning application is received there is no formal action that can be taken.

Closed Session

- 156. Apologies for absence** were received from Cllr Holt and Cllr Smith and their reasons for absence were accepted by the Parish Council. Apologies for absence were also received from District Cllr Osborne-Jackson.
- 157. Declaration of Disclosable Pecuniary Interest/Non-Pecuniary Interest on matters to be discussed**
Cllr Croft declared a DPI in item 175(iii) as he has presented an invoice for payment.
Cllr Britain declared a NPI in item 164(ii) as drainage work has been carried out which had a positive impact on his property.

158. The minutes of the Leigh Parish Council Meeting held on 10th January 2022 were approved and duly signed. Proposed by Cllr Britain, seconded by Cllr Croft and all were in favour.

159. To co-opt a new member of Leigh Parish Council

The Clerk reported that SDC advised the Parish Council that no requests were made by the electors of the parish for an election to be held. The Parish Council therefore can fill the vacancy by co-option. Cllr Kaye advised that Bruce Williams was selected as part of an interview process. Cllr Rogers proposed that Mr Williams be co-opted onto the Parish Council with immediate effect, this was seconded by Cllr Marchant and all were in favour.

160. Planning

i. To consider applications received

- i. SE/22/00026/CONVAR: Sevton, Powder Mill Lane, Leigh TN11 9AR - variation of condition 13 (landscaping) of 20/02892/FUL the alter specification for the hedge. Members had no objection to this application.
- ii. SE/22/00131/HOUSE: Ivy Cottage, The Green, Leigh TN11 8QN - two storey side extension. Amended application to show alterations to the materials proposed, including tile hanging on the side elevation and render to the rear. Members supported this application.
- iii. SE/22/00130/HOUSE: 22 Barnetts Road, Leigh TN11 8QH - part single, part two storey rear extension and internal alterations. Members wished to carry out a site visit of the property.
- iv. SE/22/00159/WTCA: Kiln Lane, Leigh TN11 8RT - dismantle and fell to ground level the end Conifer closest to the road, ground out stump. This will be replaced with a 225mm-250mm Thuja Plicata and cut remaining hedge to tidy but without bearing brown. Leylandii hedge on left hand side just past the newly planted Thuja hedge. Reduce the height of the first section of hedge to match neighbour's and Trim back remainder to neat, without bearing brown. Leigh Parish Council is the applicant. Members supported this application.
- v. SE/22/00187/FUL: Hawthorns, Egg Pie Lane, Weald TN14 6NP - demolish existing 5 bedroom detached house and a detached garage. Replace it with a 4 bedroom detached house and a detached garage, within a 50% increase in floor area over a part cellar basement. Members supported this application.
- vi. SE/22/00182/AGRNOT: Leigh Park Farm, Coppings Road, Leigh - extension of agricultural building. Members supported this application.
- vii. SE/22/00222/WTPO: The Old Burial Ground, High Street, Leigh TN11 8RQ - various works to trees. Leigh Parish Council is the applicant. Members supported this application.
- viii. SE/21/04107/FUL: 4 The Green Lane, Leigh TN11 8QX - part demolition and alterations to existing Police House. Demolition of existing garage. Conversion of the former Police Office to garage with pitched roof and change of use for the formation of a new residential curtilage. Erection of one additional detached dwelling at 4 The Green Lane. Alterations to vehicular access. Alterations to fenestration. Planning Committee to consider this application.
- ix. SE/22/00281/HOUSE: Ramhurst Oast, Powder Mill Lane, Leigh TN11 9AS - rear infill extension; side first floor extension; front infill extension to convert car port into habitable room; relocation of front entrance door and hallway. Conversion and front extension to existing garage to create ancillary accommodation. Planning Committee to consider this application.

ii. To report SDC planning application decisions:

- SE/21/03878/HOUSE: 12 Burton Avenue, Leigh - demolition and removal of existing carport and construction of new single storey side extension with garage at ground floor level and home office above within roof space with dormer window/s to front & rear elevations. Application approved.
- SE/21/03702/HOUSE: The Woods Cottage, Hildenborough Road, Leigh - installation of temporary ground mounted PV array. Application approved.

- SE/21/03944/HOUSE: 1 Mill Stream Rise, Leigh - loft conversion with two pitched roof dormers to the front elevation. Rooflights to rear elevation. Application approved.
 - SE/21/03994/HOUSE: 21 The Green Lane, Leigh - installation of domestic foul treatment plant. Application approved. Members noted that a formal easement agreement has not been made with SDC as owner of the land, and there is no evidence of consent to discharge from the Environment Agency. Clerk to request a copy of the correspondence referred to in the officer's report with Building Control and the Environment Agency.
- iii. To discuss residents' concerns about the draft proposal for development of land at the end of Greenview Avenue for which there is no planning application at the current time
Further to comments made in the Open Session, members agreed that they will consider any planning application submitted in the normal way. Members agreed that if residents wished to form a working party to take professional advice regarding this application, a couple of members of the Parish Council could join this working party, but would have to bear in mind that they would then not be able to vote at Parish Council level if a planning application is submitted. Members were mindful of pre-determination and impartiality.

161. The Green

- i. To hear update regarding the proposal to extend the footpath on The Green by Porcupine House
Cllr Kaye reported that he has had an email discussion with Rachel Glenny and her architect about the possibility of extending the path on The Green by Porcupine House, in a straight line to join the junction of the lane to the church. This would be 1m in from the edge of the road. Members agreed that a formal proposal would be required from Rachel Glenny and/or the Church with a costing analysis.
- ii. To discuss an application for a memorial bench on The Green in memory of Basil James Spillett
The Clerk reported that there has been a request to have a commemorative bench overlooking the village green. This would be funded by Anthony Spillett. Members agreed to allow a new bench to be placed on The Green to replace one that has recently been removed near the horse trough. Clerk to invite Mr Spillett to come and look at the location and discuss the requirements, such as a concrete plinth and style of bench. Clerk to ensure that Mr Spillett discusses this proposal with members of his family and agreement is reached in advance.
- iii. To discuss the Coffee Caravan visits to Leigh 2022
The Clerk reported that the Coffee Caravan wishes to come back to The Green in Leigh, dates to be agreed.
- iv. To discuss Leigh Historical Society's request to plant a tree as part of the Queen's Green Canopy scheme
The Clerk reported that the Leigh Historical Society would like to commemorate the Queen's platinum jubilee by planting a tree under the Green Canopy scheme. Members said that they would support the planting of an oak tree on the area of grass at the entrance to Well Close, providing the necessary approvals are in place.
- v. To hear update on the Leigh in Bloom's List of Projects
- i. The Clerk reported that the Leigh in Bloom team has got an estimate for the new gravel area they would like to add next to the existing one. They are seeking a grant towards this project. As this request was received too late for this meeting, members agreed that it should be added to the agenda for the March Parish Council meeting.
 - ii. The Clerk reported that Jane Steare has asked if the hedge around the triangle could be cut soon. Members agreed that Peter Croft would cut the hedge so that it is level with the top of the fence, and work to be completed before the end of March. Debris must be removed from the site.
- vi. Email from resident regarding the traffic on the lane around The Green, which is becoming increasingly hazardous. Members agreed to consider this further.
- vii. The Clerk reported that a Thai food van will visit Leigh on Wednesdays, parking opposite the war memorial on Powdermill Lane.
- viii. Cllr Marchant asked if the Leigh Car Club could arrange a display of vehicles on The Green on the Horticultural Society show day. Members agreed.

162. To discuss the future maintenance of the parish defibrillators and the licence for the new defibrillator at Powder Mills

- i. The Clerk reported that she's contacted the Secamb First Responder to thank him and accept his offer of maintaining the defibrillators. He said that he would provide a report when he has visited all pad sites.
- ii. The Clerk reported that Bellway has sent a draft licence for the new defibrillator in Powder Mills, which is being discussed with the 1811 Management Company who employ Gateway to manage the site.

163. To discuss tree works in The Old Burial Ground and on Well Close

The Clerk reported that the applications for tree works have been submitted to SDC for consideration. The application for tree works on Well Close has been approved and Clerk to instruct RWE Rural Services to proceed.

164. Highways

- i. Kent Highways: urgent road closure - Egg Pie Lane, Weald from 14th February for up to 4 days between Scabharbour Road and Philpots Lane for carriageway patching work to be carried out by KCC.
- ii. Cllr Britain reported that the Ensfield Road drains have been thoroughly cleansed and repaired and the drain at the entrance to Penshurst Estate land has also been cleansed by Network Rail.

165. Powder Mills

None.

166. Charcott

Clerk to ask the Redleaf Trust if the area beside the road which is used for parking could be improved with road planings.

167. Aged Persons Dwellings

- i. The Clerk reported that the Landlord's Gas Safety check has been carried out at No.1 The Bungalows. The gas appliances were found to be safe to use. No.2's will be done in April.
- ii. The Clerk reported that there was a problem with the guttering and down pipe at No.2, this has been repaired by Peter Croft and Cllr Marchant at a cost of £145. Cllr Marchant said that if the drain gets blocked again, it will need digging up.
- iii. The Clerk reported that there is an amount of £224.16 due for the restricted perils endorsement on No.2 The Bungalows to cover the period that the property was vacant.

168. Affordable Housing

- i. To discuss the results of the Leigh Second Stage Housing Needs Survey
The Clerk reported that the HNS report has been received, and Leigh's new need is 16. This is split as follows:
5 x single people
3 x couples without children
8 x families
4 of the 16 households include older people seeking affordable housing
14 of the 16 households currently live in Leigh and 2 live outside but have local connections.
The survey also identified a need for 1 owner occupier wanting to downsize / move to more suitable housing for their needs, this was: 1 x single person who currently lives in Leigh, requiring a 2 bed property.
The mix of housing would be as follows: 4 x 1 bed, 9 x 2-bed and 3 x 3-bed, split by tenure as follows
Affordable rental units
3 x 1-bed (1 of which is for an older household)
4 x 2-bed (1 of which is for an older household)
Shared ownership
4 x 2-bed (2 of which are for an older households)

3 x 1-bed

First Homes

2 x 1-bed

First Homes or Shared Ownership (respondents indicated either option and were eligible for both)

1 x 2-bed

1 x 3-bed

Clerk to send the report to Alison at ERHA and ask for comments on the affordability section.

ii. To discuss the Parish Council's Call for Sites

The Clerk reported that she viewed two sites that were raised by residents from the Call for Sites, both were discounted. The Clerk has been in contact again with the agent for Hall Place and hopes to arrange a meeting soon, and Alison at ERHA said she will contact the landowner for the Moorden site.

169. Aviation

The Clerk reported that the GACC Newsletter has been received

170. To discuss the Leigh Village Halls

Cllr Satterley reported that Paula Beresford has said that she will resign as Chairman of the Trustees at the AGM this year. New trustees are being sought. Cllr Satterley undertook to look into the lease with the doctor's surgery. The Clerk reported that Paula Beresford has said that the Trustees will start online banking with Alan Johnston still being responsible for the cheques.

171. 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 4: Leigh School – thank you email for the grant towards the book corner.
- ii. Item 5: Kent Police: Charcott: on Thursday 20th January between 01:00 and 02:00, somebody broke into a shed at a residential property and stole a Quadbike which they set alight in a nearby field. Crime Report No. 46/12742/22
- iii. Item 7: Kent Police: monthly report for January: "Kent Police has 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. Please sign up at www.mycommunityvoicekent.co.uk.
Leigh and Chiddingstone – We have been keeping an eye on the Powder Mill area of Leigh after reports of a homeless male that we are aware has been causing issues. The police community support unit have engaged with the male, checked on his welfare and put him in touch with housing authorities. The male refused housing and we have been informed that bailiffs have moved the male on. If you have any concerns regarding this, please do let us know via 101 or live chat. PCSOs also visited the reception class at Leigh Primary School to give a talk about our job and what we do. The children got the chance to speak to PCSOs about who we are and what we do, and also got to ask any questions they had, try on some police kit and even got to sit in the police car, see the blue lights and hear the siren. Both the children and PCSOs enjoyed the afternoon, and we hope to pay a visit to the school again. There have been door-step thefts in Chiddingstone with shopping having been stolen from a doorstep. In order to help prevent this, try to arrange to be in when your shopping/parcels are delivered (particularly with high value parcels that you would not want left unattended), or if this is not possible, perhaps arrange a suitable, hidden place with your courier that they can leave your parcel/shopping. You could also consider the use of Ring Doorbells or something similar to catch anyone who approaches your property.
- iv. Item 8: "SDC has been working with KCC along with a number of other Kent Local Authorities on the *Solar Together Kent* scheme. This is a group-buying scheme, aiming to bring households together to access high quality solar panels at a competitive price and which is supported by Cllr Peter Fleming, Leader of the Council and Cllr Kevin Maskell, Portfolio Holder, Housing & Health.

The scheme is designed to help lower residents' energy bills by generating their own clean electricity. *Solar Together Kent* aims to offer residents high-quality solar panels, helping them to save money while reducing the districts carbon footprint."

172. To discuss the Bulk Refuse Freighter Service and Leigh Litter Pick

Bulk Refuse Freighter next dates 5th March, 2nd July and 10th September.
Litter Pick next date will be Saturday 19th March.

Two members of the public left at 10.15pm.

173. To discuss the Queen's Platinum Jubilee 2nd to 5th June 2022

Members agreed to have a beacon on The Green on Thursday 2nd June off the cricket square and cricket pitch as much as possible. The Green will be repaired afterwards. Clerk to contact Chase Fencing to see if they have any pallets (wood only) that could be donated. The Clerk reported that there is a cricket match on The Green on Saturday 4th June, but if there is an event on The Green, they could possibly start early. The Sunday cricket fixture could possibly be changed.

174. Leigh Easter and Summer Family Fun Play Events

The Clerk reported that there will be an event in the Easter school holidays on 8th April 10am to 2pm. The summer event will be on Friday 12th August from 2pm to 5pm. David Bennie has said he can do refreshments on both days. The Clerk has asked the school if we can have access to Jessica's Hall in case of bad weather. Clerk to book the circus skills entertainer with giant bubbles again.

175. Finance:

i. To discuss the application for grant from Leigh School towards CCTV

The school has requested a grant of £1074.71 for two CCTV cameras. Cllr Rogers undertook to look at the school CCTV policy. There would be one just outside the front door. This would be set to only have view of the outside entrance, pavement and a small area of the green opposite the school. The playgrounds will be blacked out as the cameras will not be recording children on the main school grounds. The second camera will be placed on the left corner of building as you face it near the entrance to the back playground. Both cameras are to capture who is approaching and entering the school premises for safeguarding reasons. The second camera will only view the pavement up to Jessica's hall, and will not record the private driveway or the pavements which lead to Crandalls. The cameras are for monitoring who is approaching, entering and leaving the site only. Cllr Marchant proposed that a grant of £1,074.71 be given providing the policy is acceptable, this was seconded by Cllr Britain and all were in favour. This grant will be an eligible use of CIL funding.

ii. To discuss and approve CIL projects for 2021/22

The Clerk reported that the Parish Council's CIL funding currently stands at £14,517.81. The following projects have been agreed:

1. Refurbishment of existing litter bins **£1,050**
2. Provision of some hardstanding (grasscrete) / pavement around our village green **£10,650**
3. New parish website **£1,450**
4. Christmas tree **£167.50**
5. CCTV grant **£1,074.71**

Total £14,392.21

Cllr Marchant reported that there is one more litter bin in his workshop in Weald, and this will be added to the list.

iii. To approve list of payments

Cllr Marchant proposed that the list of payments be approved. This was seconded by Cllr Satterley and all were in favour. Cllr Kaye and Cllr Britain to authorise the online payments.

176. Items for reporting or inclusion in future agenda

- i. Cllr Croft reported that there is a pothole in The Green Lane, Clerk to report to SDC.

- ii. Cllr Croft reported that there may be a folk festival being held in Eggpie Lane. Clerk to check that the necessary licence approvals are in place.
- iii. Cllr Marchant reported that the footpath from Old Kennards to Powdermill Lane requires some improvement. Cllr Kaye advised that he will lay some type 1 to improve the surface.
- iv. Cllr Marchant reported that MT46 was closed but is now open as a permissive path. There is a notice at the path that states that the land is private and the landowners have kindly permitted walkers to use the path at their own risk. The path could be closed temporarily or permanently at any time, this is in accordance with the Highways Act 1980 s.31(3). Clerk to raise with PROW at KCC.

Next meeting Monday 7th March 2022 in the Small Village Hall at 8.00pm

The meeting closed at 10.35pm.

Signed

Date

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

Date	Payment Number	Payee	Detail of payment	Amount Inc. VAT	VAT
07.02.22	438	Clerk	Salary	£867.65	
07.02.22	439	HMRC	PAYE	£346.36	
07.02.22	440	Clerk	Mileage, work from home allowance & reimbursement for purchase of new shower for No.2 The Bungalows	£301.89	
07.02.22	441	KCC	Pension contribution	£449.54	
07.02.22	442	Kade Gas Services Ltd	Fitting new shower for No.2 The Bungalows	£108.00	£18.00
07.02.22	443	SDC	Hire Bulk Refuse Freighter 15.01.22	£83.32	£13.89
07.02.22	444	Peter Croft	Guttering work at No.2 The Bungalows	£145.00	
07.02.22	445	Leigh School	Grant towards CCTV camera	£1,074.71	
				<u>£3,376.47</u>	<u>£31.89</u>