

LEIGH PARISH COUNCIL

MINUTES OF THE LEIGH PARISH COUNCIL MEETING HELD IN THE SMALL VILLAGE HALL, HIGH STREET, LEIGH ON MONDAY 6TH NOVEMBER 2023 AT 8.00PM

PRESENT: Cllr R. Britain, Cllr A. Holt, Cllr G. Marchant, Cllr G. Rogers, Cllr S. Smith and Cllr B. Williams
APOLOGIES: Cllr J. Kaye (Chairman) and County Cllr M. McArthur
ABSENT: Cllr A. Backlog and Cllr S. Satterley
IN ATTENDANCE: Mrs L. Kleinschmidt (Clerk). District Cllr M. Silander and one member of the public attended the Open Session only. One member of the public attended the meeting until 8.35pm.

In the absence of Cllr Kaye, members agreed that Cllr Smith would chair the meeting.

Open Session

Report by County Cllr McArthur

In the absence of County Cllr McArthur, the Clerk reported that KCC's recent focus has been on budget considerations mainly and there is nothing further to report this month.

Report by District Cllr Silander

District Cllr Silander reported as follows:

- Finance is being discussed at the district council and savings are being considered.
- Newly identified Green Belt sites for proposed development have been considered for inclusion in the new Local Plan, and there are none in the Leigh and Chiddingstone Causeway ward. The draft Local Plan will take 18 to 24 months to be adopted. D.Cllr Silander said that he is investigating how Green Belt sites that have come forward prior to the adoption of the new Local Plan will be affected. Cllr Williams asked what the feedback has been so far to the draft proposals and D.Cllr Silander said that it is mixed as the sites put forward by developers could be developed into 10,000 new homes, these are mainly in Edenbridge, Swanley and Sevenoaks. These proposals will be subject to consultation that will commence on 23rd November 2023.
- Land at The Forstall will be sold at auction. He has been copied into correspondence between John Batchelor and Tom Tugendhat MP, who investigated this and received an email response from SDC.

Questions from members of the public

1. A resident asked whether there are any sites currently under consideration for a scheme of affordable housing. The Clerk replied that unfortunately there are not at present.
2. A resident raised the issue of flooding in Powdermill Lane, and it was agreed that the Clerk will try and arrange a site visit with the drainage officer, Cllr Marchant and the resident.

District Cllr Silander and one member of the public left the meeting at 8.25pm.

Closed Session

81. **Apologies for absence** were received from Cllr Kaye and his reason for absence was accepted by the Parish Council. Cllr Backlog and Cllr Satterley were absent. Apologies for absence were also received from County Cllr McArthur.
82. **Declaration of Disclosable Pecuniary Interest / Non-Pecuniary Interest on matters to be discussed**
None
83. **The minutes of the Leigh Parish Council Meeting held on 2nd October 2023** were approved and duly signed. Proposed by Cllr Marchant, seconded by Cllr Rogers, and all were in favour.

84. Planning

i. To consider applications received

- i. SE/23/03105/NMA: Hawthorns, Egg Pie Lane, Sevenoaks Weald TN14 6NP - non material amendment to SE/22/01794/FUL (to demolish existing five bedroom detached house and detached double garage. Replace with four bedroom detached house and detached garage over a part cellar/basement). Revised plans to omit cellar/basement, and to amend description to read; "Demolish existing five bedroom detached house and detached double garage. Replace with four bedroom house and detached garage." Members had no comment to make on this application.
- ii. SE/23/03046/HOUSE: 33 Penshurst Road, Leigh TN11 8HL - two storey front extension. Loft conversion. Rooflights and fenestration alteration. Roof alterations. Removal of existing chimney and installation of a flue. Members had no comment to make on this application.
- iii. SE/23/02145/HOUSE and SE/23/02146/LBCALT: Hall Place, Penshurst Road, Leigh TN11 8HH - new two storey replacement extension. Refurbishment of existing building. New chimney. Internal alterations. Alterations to fenestration. New Patio. Roof lantern. Amended application with the following documents: Preliminary Ecological Appraisal, Planning covering letter, Design & Conservation Response Statement and Revised elevation and floor plans. Members supported the comment submitted by Historic England and Cllr Williams undertook to draft a response for approval by the Planning Committee.
- iv. SE/23/02808/HOUSE and SE/23/02809/LBCALT: 1 Forge Square, The Green, Leigh TN11 8QR - off street parking bay with formation of vehicular access. Electric car charging point. New Fence and landscaping. Porous hardstanding. Amended to include: Missing elevation/details and measurements on site plan do not measure to the dimensions. Members still objected to this application and reiterated their previous comments, namely: "Members strongly objected to this application on the following grounds (i) there would be a significant reduction in the number of car parking spaces on the road for the other dwellings. (ii) sight lines would be impacted from the proposed driveway due to the bend in the road and the parked cars adjacent to the proposed new driveway. (iii) cars would cross the pavement which would create safety hazards for pedestrians. (iv) the loss of hedgerow and green areas in the existing garden is a concern on environmental grounds. (v) there would be a negative visual impact on this area which is part of the Leigh Conservation Area."
- v. SE/23/03103/WTCA: Old Kennards, Hildenborough Road, Leigh TN11 8RE - various works to trees in a Conservation Area. Removal of 2 leylandii from boundary of Old Kennards with Hedgerows. Removal of 2 leylandii from boundary of Old Kennards with Ingelnook. Pollard two willows by pond at Old Kennards and on boundary with The Forstall. Members had no objection to this application.

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

- vi. SE/23/02477/HOUSE: Barnetts Mead, Powder Mill Lane, Leigh TN11 8PY - amended. Single storey rear kitchen extension with lantern rooflight, new patio. Members had no objection to the amended proposal.

ii. To report SDC planning application decisions:

- SE/23/02216/LDCEX: 1 Home Farm Close Leigh Tonbridge Development - Lawful development is sought for existing use of the land as residential land use. Application approved.
- 23/02612/WTCA: Wildhatch, Greenview Avenue, Leigh TN11 8QT - works to trees in a Conservation Area: reduce and reshape 2 Cherry trees and 1 Apple tree by 2m (20%). No Objection Lodged
- SE/23/02730/WTCA: Oak Cottage, The Green, Leigh TN11 8QL - works to trees in a Conservation Area: repollard 6 Lime trees on side neighbouring boundary, fell Ash to ground level self set in barn boundary hedge. No Objection Lodged.
- SE/23/02268/HOUSE and SE/23/02269/LBCALT: Waterworks House, Kiln Lane, Leigh - internal and external alterations to layout and fenestration. New replacement roof windows. Applications approved.

- The application for a Tree Preservation Order on an oak tree on land south of The Oaks, Greenview Avenue, Leigh, has been confirmed as at 13.10.23.
- iii. To report SDC planning applications that have gone to appeal
SE/23/00738/FUL: Land West of Oakfield Farm Powder Mill Lane Leigh Kent TN11 8PZ: Subdivision of land for the erection of a detached four bedroom dwelling, together with access and landscaping including a pond. Appeal Ref: 23/00086/RFPLN.
- iv. To discuss SDC Local Plan sites which will be subject to consultation from 23rd November 2023
The Clerk reported that the sites put forward for development that are in the Green Belt have been circulated to Town and Parish Councils as part of the agenda for the SDC Cabinet meeting. There are currently no sites in this parish.
- v. To hear update regarding the porosity tests in Greenview Avenue
Cllr Marchant updated members on this matter.

One member of the public left the meeting at 8.35pm.

85. The Green

- i. To hear update on the cancelled event to light the beacon on Saturday 4th November
The event was cancelled due to adverse weather conditions.
- ii. To discuss proposal to increase the bracing on the Veteran Oak Tree and approve costs
The Clerk reported that two quotes have now been received for the improved bracing on the Oak tree, one from Original Tree Surgeons who have maintained the tree on the Parish Council's behalf for many years and who have installed the existing bracing, and one from RWE Rural Services, who said "After carrying out a visual tree assessment on the Ancient Oak on Leigh Green, especially to older cable bracing which has been installed for some time, the tree has started to put a large amount of reactive growth around the fixing eyes. This is not a bad thing as it shows the tree is still capable of generating new tissue. The cobra webbing bracing has been installed very well and is doing its job. The only issue we have is the limb on the south west corner has not been braced and this is the largest load bearing limb. We would recommend installing another section of cobra bracing. This will help counteract any individual movement of this limb which could result in a failure." The Clerk said that a meeting was held on Saturday with Cllr Kaye and Cllr Marchant with a resident, and it was agreed to request a meeting with Original Tree Surgeons to suggest a brace from the South-West limb to the South-East limb, and one from the South-East limb to the north limb, and a third from the north limb to the South-West limb.
- iii. To hear update on removal of metal fencing adjacent to Barden Cottages
The Clerk reported that the fencing has been removed and Cllr Marchant said that he has added some soil to the site.
- iv. To discuss application by Shayler's Fun Fair to visit Leigh from 14th to 21st August 2024
The Clerk reported that an application has been received for the fun fair to visit Leigh in August 2024. The Cricket Club have a lot of matches at that time and moving off the home pitch would have a detrimental impact on league promotion and relegation. The Club also hosts a touring side that weekend. Members agreed that these dates cannot be accommodated next year. It was also agreed that residents should be asked to comment on whether they would like the fun fair to return, and Clerk to mention in the parish magazine.
- v. To consider quote for maintenance of The Triangle
The Clerk reported that Hever Landscapes has quoted £145 + VAT to cut the hedge and re-shape the shrubs, including reducing in height by two-thirds the Escalonia shrub which has a lot of deadwood (hoping this would rejuvenate next season) rather than re-planting. All resulting debris would be removed. Members approved the quote.
- vi. To discuss issues raised by a resident for consideration
Members discussed the email received and asked the Clerk to respond to say that the comments are noted and the Parish Council will take action on matters where necessary and within its remit.
- vii. Leigh Football Club
The Clerk reported that an email has been received from Mike Parker, who is the new manager of Leigh Football Club, requesting to use The Green for some training sessions. Members approved.

Mr Parker also said that he hopes to take forward some junior football opportunities in the village, which members supported.

viii. Memorial Tree Planting on The Green

Members discussed and approved the planting of a tree on The Green in memory of Colin Stratton-Brown. This will replace the recently felled Chestnut Tree. Clerk to discuss species with The Original Tree Surgeons.

ix. Annual Tree Survey

The Clerk reported that this is booked for Thursday 23rd November at 10am.

86. Highways & Rights of Way

i. Drains on Powdermill Lane

See Open Session above.

ii. Parking in the High Street

Cllr Rogers reported that a resident has had a note put on her car saying that parking is for residents of the nearby properties only. There was concern about some possible vandalism to her car. Cllr Rogers undertook to contact the resident to ensure that this matter is reported to the police. It was agreed that as this is public highway, there is no restricted parking.

iii. Temporary Road Closures

- Scabharbour Road, Hildenborough from 27th November for 3 days outside Priory Farm Cottage. The closure is required for the safety of the public and workforce while a new water connection is undertaken by South East Water. See <https://one.network/?tm=135454702>
- Coppings Road - this has re-opened but the work has not been finished. Clerk to obtain more information.

iv. Tonbridge 10km Run

The Clerk reported that a complaint has been received about this event which had a lot of runners coming though Leigh. Members asked that the organisers contact the Leigh Parish Magazine in order to give residents due warning of the event next year, and in the future.

87. To hear report of the Coffee Corner project held in the Leigh Scout Hut

The Clerk reported that the Coffee Corner held on 20th October was a success with a good turnout. The next dates are Fridays 17th November, 8th December (Leigh Ladies Choir), 19th January, 16th February and 15th March.

88. Aviation

Invitation to the AEF AGM on 27th November from 2pm to 4.30pm at The Hellenic Centre, 16-18 Paddington Street, London W1U 5AS.

89. Affordable Housing

None.

90. Charcott

To hear update on the provision two new Charcott signs

The Clerk reported that she asked Batcheller Monkhouse in July for permission to erect the signs, but has not heard back yet, despite chasing. Cllr Holt undertook to speak to a member of the family.

91. Aged Persons Dwellings

i. To hear report of the new tenancy of No.1 The Bungalows

The contracts were signed and the tenancy commenced on 6th November. There was an issue with the boiler but this was rectified by British Gas under agreement. There is now an issue with the heating in the bathroom, the outside light is not working, and there are some holes in the wall in the hallway where a shelf was removed. Luke Saunders will undertake the necessary repairs.

ii. To discuss the lease renewal for No.2 The Bungalows

The Clerk reported that the rental was agreed with the tenant, contracts have been signed and the new term starts on 1st December.

- iii. To discuss work to downpipe at No.2 The Bungalows
Cllr Marchant reported that he has looked at the downpipe and will add a piece of pipe to stop the water from the downpipe splashing on the outside wall.

92. The Old Burial Ground

Members agreed to move the bench from The Green to the Old Burial Ground. The area has been strimmed twice which is sufficient for now. Clerk to investigate a further grant towards the new path from the UK Prosperity Fund.

93. 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: Grant application from We Are Beams. Members did not feel it is appropriate to give a grant to this organisation at this time.
- ii. Item 5: RACE (Rural and Community Housing Enabling Service): invitation to a one-hour online session on Wednesday 8th November 12.30pm to 1.30pm to introduce you to the RACE service and to hear how they undertake housing needs surveys and develop affordable housing schemes.
- iii. Item 6: KALC: Annual General Meeting at the Ditton Community Centre on Saturday 18th November 2023.
- iv. Item 11: Kent Police October Newsletter. Leigh and Chiddinstone Causeway: A positive and open line of communication has been developed with the Parish Clerk and will continue to be established regarding any issues within the parish. There has been an increase in patrol in the area, at this stage primarily in marked vehicles. Unfortunately, most crime within the beat code seems to be from vehicle crime. Please remember to stay vigilant with personal vehicles, look to invest in faraday boxes to store keys to prevent keyless thefts of vehicles. If possible, install Ring doorbell cameras and even bright sensored flood lights as a deterrent.
- v. Item 8: Item 12: Emails from John Batchelor and Tom Tugendhat MP regarding the sale of the green area at the entrance to The Forstall.

94. Finance:

- i. To hear update regarding the opening of the second Parish Council bank account
The Clerk reported that an instant access account and a current account are being opened at Unity Trust Bank.
- ii. To approve refund in rental of £78.90 to Mrs Bodle
Members approved.
- iii. To consider application for grant from Leigh PCC towards magazine costs: £375
Members asked that a breakdown on costs be requested and item to be discussed at the next Parish Council meeting.
- iv. To approve subscription renewal to Kent County Playing Fields Association: £20
Members approved.
- v. Community Infrastructure Levy
The Clerk reported that £3,088.34 has been received in respect of development at Priory Farm Cottage, Scabharbour Road.
- vi. To approve list of payments
Cllr Holt proposed that the list of payments be approved. This was seconded by Cllr Rogers and all were in favour.

95. Items for reporting or inclusion in future agenda

- i. Cllr Smith said that there is very sad news about the passing away of Colin Stratton-Brown. There will be a memorial service on 22nd November at 2pm.
- ii. Cllr Marchant reported that the RBL Club has appointed a new steward.
- iii. Cllr Rogers reported that the carol singing will take place on 13th December.

Next Parish Council Meeting will be on Monday 4th December 2023 in the Small Village Hall at 8.00pm
The meeting closed at 9.50pm.

**LEIGH PARISH COUNCIL
LIST OF PAYMENTS
November 2023**

Date	Payment Number	Payee	Detail of payment	Amount Inc. VAT	VAT
06.11.23	665	Clerk	Salary	£1,134.76	
06.11.23	666	HMRC	PAYE	£480.48	
06.11.23	667	Clerk	Mileage, petty cash inc Zoom renewal and half cost new phone	£280.33	
06.11.23	668	KCC	Pension contribution	£648.13	
06.11.23	669	Leigh Scouts	Hall hire	£20.00	
06.11.23	670	Hever Landscapes Ltd	Maintenance of The Green and areas August	£768.00	£128.00
06.11.23	671	Knockout Print	Beacon event sign	£30.00	£5.00
06.11.23	672	Helen Breeze Property	Re-letting charge for No.2 The Bungalows	£120.00	£20.00
06.11.23	673	Helen Breeze Property	New let to Mrs Bodle and to Mr Linstead No.1 The Bungalows	£1,120.00	£320.00
06.11.23	674	Mazars LLP	External Auditor's fee	£378.00	£63.00
06.11.23	675	Weld Done	Removal of metal fencing	£75.00	£12.50
06.11.23	676	Leigh in Bloom	Grant (approved Sept 2023)	£400.00	
06.11.23	677	Kent County Playing Fields Association	Subscription	£20.00	
06.11.23	678	Mrs Bodle	Refund on rental No.1 The Bungalows	£78.90	
				<u>£5,553.60</u>	<u>£548.50</u>