

LEIGH PARISH COUNCIL

MINUTES OF THE LEIGH PARISH COUNCIL MEETING HELD IN THE SMALL VILLAGE HALL, HIGH STREET, LEIGH ON MONDAY 5TH AUGUST 2024 AT 8.00PM

PRESENT: Cllr J. Kaye (Chairman), Cllr A. Backlog, Cllr G. Rogers, Cllr G. Marchant and Cllr B. Williams
APOLOGIES: Cllr R. Britain, Cllr A. Holt, Cllr S. Smith and District Cllr M. Silander
IN ATTENDANCE: Mrs L. Kleinschmidt (Clerk).

Open Session

Report by District Cllr Silander

In the absence of District Cllr Silander, the Clerk read his report:

“There was a full Sevenoaks District Council meeting since the last Parish Council meeting, with the following to report:

- Sencio / Leisure Centre: a four page report had been published that summarises the SDC / leisure centre failures over its 19 year agreement. Despite not addressing all aspects in its four pages, a motion to appoint an independent external audit/report with the view to fully learn all lessons was defeated by vote.
- Housing Allocation Policy: this has changed, with the result being more likely that people will be removed from the register if they reject the first offer of accommodation proposed. This will decrease the numbers seeking housing from an external perspective but do nothing to address the needs of those living in the district that require housing. Again, a motion to alter this policy was defeated by vote.
- A motion to consider a central procurement function was defeated by vote.
- Climate Change: Net Zero by 2030 is no longer considered a realistic ambition and so has been removed. A motion to offer an alternative policy was rejected by vote.
- There has been no update on the application for land south of Greenview Avenue.”

Closed Session

- 57. Apologies for absence** were received from Cllr Britain, 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 Silander.
- 58. Declaration of Disclosable Pecuniary Interest / Non-Pecuniary Interest on matters to be discussed**
None.
- 59. The minutes of the Leigh Parish Council Meeting held on 1st July 2024** were approved and duly signed. Proposed by Cllr Marchant, seconded by Cllr Rogers, and all were in favour.
- 60. To report a new vacancy on the Parish Council**
The Clerk reported that Cllr Satterley has resigned from the Parish Council with immediate effect. The Clerk will notify SDC and commence the process for co-opting a new member. Members thanked Cllr Satterley for his interest and help with parish matters whilst serving as a member.
- 61. Planning**
 - To consider applications received
 - SE/24/01150/FUL: Hall Place, Penshurst Road, Leigh TN11 8HH - proposed storage building with hardstanding and landscaping. Amended: BNG Habitat plan and calculations provided. Members had no comment to make on the amendment.
 - SE/24/01533/HOUSE and SE24/01534/LBCALT: Oak Cottages, High Street, Leigh TN11 8RW - erection of garden building. Members had no comment to make on this application.

- iii. SE/24/01835/LDCEX: Land East of Eggpie Cottage, Egg Pie Lane, Sevenoaks Weald TN14 6NP - confirmation of Commencement of Permission 21/01766/FUL. The applicant is asking for a formal legal determination from SDC as to whether a particular use or development is lawful under planning law. We can only consider matters of fact, such as the historic use of the site or property, rather than views about the possible impact. Planning Committee to consider application.

The Clerk reported that since the last Parish Council meeting, the Planning Committee considered the following application:

- iv. SE/24/01016/FUL and SE/24/01017/LBCALT: Ramhurst Barns, Ramhurst Manor, Powder Mill Lane, Leigh TN11 9AS - change of use of barn with alterations, first floor extension to a single 5-bed dwelling house. Air Source Heat Pump. Landscaping and parking. Amended: reduction in rooflights, removal solar panels, resiting airsource heat pump, guest annex removed and building retained as existing, provision of 4 parking spaces. Members supported this amended application.
 - v. SE/24/01745/WTCA: Orchard Lodge, The Green, Leigh TN11 8QJ - Beech (*Fagus sylvatica*) - remove all deadwood and reduce crown by 40%. Fell one *Leylandii*. Members had no objection to this application but suggested that a condition be imposed on any approval that the felled *Leylandii* should be replaced with a native broad leafed tree.
 - vi. SE/24/01579/MMA and SE/24/01748/MMA: 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: new drawings. Members had no comment on the amendment.
- ii. To hear update on potential planning breaches in the parish
Members discussed a potential planning breach and Clerk to contact landowner to discuss.

62. The Green

- i. To discuss the specialist bracing report on the Veteran Oak Tree
Members discussed the specialist bracing report as prepared by Absolute Arboriculture in July 2024. It was agreed that the survey is sensible and carefully prepared by a professional arboriculturalist, Max Ferretti, who has a National Diploma in Arboriculture and is a Technician Member of the Arboricultural Association. The report gives positive and detailed description of the tree and the recommendations are as follows:
 - i. To install two, 8 tonne, non-shock absorbing Cobra systems, located on the dominant and most central stem at a height of 10m and with shallow angles to attachment points both east and west and at 9.5m to 10m and 8m respectively. The system must be installed with some slack to allow for future growth and consideration must be given to the weight of the braches regarding foliage and wind conditions at the time.
 - ii. All other Cobra systems should be removed and the older static cables should remain.
 - iii. The report states that due to the significant decay within the trunk and first limbs at crown break, static bracing is not the right option for this tree and has therefore been discounted as a viable bracing option due to insufficient strength for secure bracing.
 - iv. Bracing work should be carried out by a person/company who has previous experience with installing these systems and is familiar with both the European Cabling and Bracing Standard and the guidance notice published by VETcert.
 - v. Installation of new bracing should be carried out within a 12 month timeframe and records and scheduled inspections of the system must take place no longer than every 2 years by a suitably qualified arboriculturalist.

The Veteran Tree Report prepared by Treework Environmental Practice recommended (see June 2024 Parish Council minutes item 29(i):

- i. To carry out a crown reduction back to previously pruned points. This should be done in the short term and also regularly in future. This is considered sufficient to increase the Basic Safety Factor to acceptable levels irrespective of the bracing system. This work has been approved and there is a tree work application currently under consideration with SDC.
- ii. Woodchip mulch should be reapplied to a depth of 100mm. This has been approved and the contractor instructed to proceed.

- iii. A board or other appropriate material should be installed at the base of the tree to prevent entry via the cavity at ground level. This has been approved and is under discussion with the contractor.

The Parish Council carries out annual surveys of all trees on Parish Council land and the results are documented and discussed by the Parish Council with recommendations for work considered and undertaken. The Parish Council also has an up-to-date risk assessment that is annually reviewed.

Members agreed that two professional independent reports have been commissioned and it is important for public safety and the longevity of the tree that advice from professional arboriculturalists is sought and followed. Cllr Backlog proposed that the Parish Council accept the recommendations as provided by Absolute Arboriculture as set out above. This was seconded by Cllr Williams and at show of hands all members were in favour. Clerk to seek a quote for the work from Absolute Arboriculture for discussion at the September Parish Council meeting. Clerk to request copies of the calculations of the applied load and branch mass when the installation is carried out, and for the provision of full written details, with photographs, of the installed system for reference. Clerk to ask the contractor to inspect the wire cabling clips and replace as required and re-install all clips so that the dead end of the wire (cut end) is at the top with the live end at the bottom on the saddle and tightened to the correct torque.

- ii. To discuss correspondence from a resident regarding the Veteran Oak Tree

Members discussed the request by a resident for the details of the Parish Council's insurance policy and members agreed to advise that this is Zurich Municipal, as can be found in the Parish Council minutes, but not to disclose the policy number as this is a party-to-party arrangement.

63. Finance:

To approve list of payments

Cllr Marchant proposed that the list of payments be approved. This was seconded by Cllr Backlog and all were in favour.

64. Items for reporting or inclusion in future agenda

- i. Cllr Marchant reported that the roadway to the church by Porcupine House is now dry enough to be swept as previously approved and undertook to book a contractor to carry out the work.
- ii. The path between Kiln Lane and Well Close will be discussed at the September Parish Council meeting.
- iii. The Clerk reported that the Leigh Play Event is on Friday on The Green from 10.30am to 1.30pm.

The next Parish Council Meeting will be on Monday 2nd September 2024 in the Small Village Hall at 8.00pm

The meeting closed at 8.50pm.

**LEIGH PARISH COUNCIL
LIST OF PAYMENTS
August 2024**

Date	Payment Number	Payee	Detail of payment	Amount Inc. VAT	VAT
05.08.24	781	Clerk	Salary	£1,221.03	
05.08.24	482	HMRC	PAYE	£497.57	
05.08.24	783	Clerk	Mileage & reimbursement costs	£142.90	
05.08.24	784	KCC	Pension contribution	£687.07	
05.08.24	785	Absolute Arboriculture	Bracing Survey Leigh Oak	£396.00	£66.00
05.08.24	786	Teambase	Stationery	£73.90	£12.32
05.08.24	787	A Boughtflower	Entertainer play event 09.08.24	£275.00	
05.08.24	788	Hever Landscapes Ltd	Maintenance of The Green and areas	£624.00	£104.00
05.08.24	789	KALC	Biodiversity Net Gain event BW/SS	£120.00	£20.00
				<u>£4,037.47</u>	<u>£202.32</u>

Signed

Date