

CHEVENING PARISH COUNCIL

Minutes of the Meeting of Chevening Parish Council, held at 7.30pm on Monday 13th February 2017 at the Recreation Ground Pavilion, Chevening Road, Chipstead TN13 2SA

Present:	Mr A Clark	Chairman
	Mr J Branton	Vice Chairman
	Mrs T Dalton	Councillor
	Mr A de Turberville	Councillor
	Mr H Dilley	Councillor
	Mr J Eastwood	Councillor
	Mrs B Ide	Councillor
	Mr R Surrey	Councillor
	Mrs L Weavers	Councillor
In Attendance:	Mrs J Hayton	Clerk
	Mr James London	Sevenoaks District Council (from 8 pm)

- Action**
11. **Apologies and Absences** – None
 12. **Declarations of interest or lobbying** - None
 13. **Minutes of Previous Meeting** - the minutes of the meeting on 9-1-17 were resolved and signed by the Chairman
 14. **Questions from the Public** – None
 15. **Open Spaces**
 - a. **Open Space Inspection**

Cllr Dilley raised that a brand new rope swing has been placed on a tree on Parish Council land. It is attached to a sturdy branch but he raised concerns as to the Insurance position for the PC. Clerk to investigate and report back **Clerk**

The new hardstanding in Sailing Club Rd is working well, but people are now turning further down the road causing the verge to be dug up. Clerk to investigate **Clerk**
 - b. **Playground Inspection** Nothing to report
 - c. **Sailing Club Road** – Cllr Dalton has investigated the possibility of having lighting installed in Sailing Club Rd. Simply to install (without including running costs) would be a minimum £10k. The Chairman thanked Cllr Dalton for her work to date but the Council resolved not to allocate funds to this at this time. Consideration is being given to raising this at the AGM
 - d. **Burial Ground** – It was resolved to arrange for a skip to be on site for one day to clear the “tip” from the Burial Ground **Clerk**
 - e. **CFC use of Chipstead Common.** CFC have requested use of Chipstead Common if Riverhead Angels are using it less. CFC are asked to provide details of which teams will be playing there and the frequency of their matches **Clerk**
 16. **Update on 20 mph in village.** The design work has been completed and the 20 mph zone should be in place within the coming months

- 17. Annual Report** The first draft of the Annual Report was circulated and comments received. Final draft and covering letter will be reviewed at the meeting 13th March. The allocation of a maximum spend of £200 towards refreshments at the Annual meeting will be on the agenda 13th March
- Chairman**
- Clerk**
- 18. Green Belt & Brownfield Site development** – the PC recommended putting forward Flemings Yard Larkfield Road and Turvins Farm as potential brownfield site for development. Any potential development of the two areas of Green belt has already generated negative feedback from Parishioners
- Clerk**
- 19. Parish Plan** The update document will be put on the website. Chairman contacted Rivermere (Sunrise) to see how we might work with the new owners to the mutual benefit of them and the Paris but has not yet received a response. Cllr Dalton will develop a “welcome pack” for new residents
- Cllr Dalton**
- 20. Chipstead Lake** –The Chairman reported that he had held a lengthy meeting with the Mick Ryan and Katharine Draper to discuss the Parish Plan. During that meeting it had emerged that the Chipstead Lake Association had never intended to raise the necessary funds to purchase the Lake, rather that they wished to identify a method by which the funds could be raised and then look to the Parish Council to take the matter forward. The Chairman had confirmed to them the view of the Parish Council that as things stood sufficient funds had not been realised and were unlikely to be in the near or medium future. The Parish Council is not disposed to invest further time or resources in the idea at the moment, but is happy to reassess the situation should any new funds or realistic proposals become available.
- The proposal for the Council to apply for a further six month restriction on buying the Lake was declined by a 7/2 majority. The Council will need to consider in 2019 whether to reapply to make the Lake an asset of Community Value again.
- 21. Correspondence Received and General Issues** None received
- 22. General Information and proposals for Future Agenda Items** None other than previously minuted
- 23. Finance**
- 24. Income Received and Cheques Payable** –the February payments to be made & payments and receipts for January were resolved and the payments signed by the Chairman & Cllr Eastwood– Appendix 1
- 25. Planning Applications**
- a) Notices received – see Appendix 2
- b) Applications Granted or Refused

The meeting closed at 21.29

Payments and Receipts – January 2017

	Opening Balance		£87,195.09	
09/01/2017	MDH Horticultural Contractors	123	£1,311.07	Monthly Maintenance
09/01/2017	HMRC	124	£147.97	Monthly Salary J Hayton
09/01/2017	Judith Hayton	125	£1,038.52	Monthly Salary
09/01/2017	Judith Hayton	126	£18.28	Phone £5.08 stamps £13.20
09/01/2017	MDH Horticultural Contractors	127	£239.40	Monthly Gang mowing
09/01/2017	Sevenoaks District Council	128	£475.80	Emptying dog waste bins
10/01/2017	Santander	Chgs	£7.50	Bank Charges
11/01/2017	Chevening Estates	22127	£60.00	Allotment rental - cheque issue Dec 16
12/01/2017	KCC	22128	£399.68	20 mph through village - cheque issue Dec 16
10/01/2017	E.ON	DD	£355.68	Streetlights - January 2017
			£4,053.90	
21/01/2017	R Jollye		£435.00	Burial fees 517 & 508
24/01/2017	Amherst School		£371.82	Q4 Rental of Chipstead Common
26/01/2017	Mr P C Dawson		£255.00	Interment Dawson B482
28/01/2017	Welham Jones		£215.00	Stiff - 79
30/01/2017	Santander		£6.46	Bank interest
			£1,283.28	
	Closing Balance		£84,424.47	

Signed as a true record Date 13th March 2017

Payments to be Agreed – February 2017

		Santander Payments			
129	MDH Horticultural	Monthly Maintenance	£1,092.56	218.51	£1,311.07
130	HMRC	J Hayton Tax & NI	£147.97		£147.97
131	J Hayton	Monthly Salary & Expenses	£1,038.52		£1,038.52
132	J Hayton	Expenses	£5.08		£5.08
133	MDH Horticultural	Gang mowing	£257.50	£51.50	£309.00
134	Wybone	New litter bin for Burial Ground	£214.99	£43.00	£257.99
135	Streetlights	Maintenance Contract	£571.88	£114.38	£686.26
136	Steve Wilson	Replace 3 posts on Chipstead Common	£90.00		£90.00
137	Samaritans	Donation	£100.00		£100.00
138	Sevenoaks Volunteer Transport Group	Donation	£100.00		£100.00
			£3,618.50	£427.39	£4,045.89

Signed as a true record Date 13th March 2017

Planning Items for Discussion

Reference	Address	Proposal	Due Date	Comment	CIlr
SE/16/02515/HOUSE	4 Darent Close Chipstead Kent TN13 2RX	Demolition of existing garage, utility room and car port. Erection of a two storey side extension and conversion of roof space in living accommodation.	15/02/2017	Support. The previous owner had a larger plan approved. This proposal is smaller than the previous one and in keeping with other developments in the road	Andy
SE/17/00195/FUL	Land South of Orchard Cottage Chevening Road Chipstead TN13 2SA	One detached infill dwelling land south of Orchard Cottage	16/02/2017	Object. Nothing has changed since our previous comments on the proposal (<i>SE/12/01225/FUL - Objection - due to over-development of the site</i>)	John B
SE/17/00196/HOUSE	15 Westerham Road Bessels Green TN13 2PX	Erection of a two storey side extension in line with the existing principal roof and extension to existing rooms in the roof, a single storey rear extension and new front porch	21/02/2017	Object. We do not feel the proposed adjustments address our original concerns (<i>SE/16/02066/HOUSE The revised proposal differs only marginally from the last version – dropping the proposed new front porch and reordering some of the ground floor. There is no alteration to the footprint and we have not been presented with any alteration to the proposed Eastern elevation overlooking the neighbouring property. On this basis nothing has been done to allay our concerns and our previous objections stand. Whilst we have every sympathy with the requirements of a growing family we are concerned to what extent this might lead to normal planning rules being set aside</i>)	Allan
SE/17/00246/house	Tall Trees Chipstead Lane Sevenoaks TN13 2RF	Changes to the front façade to include: a porch extension, alterations to gables and demolition of existing chimney. Erection of a two storey rear extension. Changes to external fenestration. Addition of one rooflight to the West and East elevation	23/02/2017	No Comment	Lela

SE/17/00278/LBALT	29-31 High Street Chipstead TN13 2RW	Replacement of window with Victorian style french doors in victorian extension at the rear of the property. Installation of two conservation style rooflights in the back elevation of new games room in victorian extension at the rear of the property	24/02/2017	The proposal is not visible to any other neighbours – no comment	
SE/17/0298/CBALT	1 Morants Court Morants Court Road Dunton Green TN14 6HD	Replace two pairs of French doors one double hung sash window and one casement window	02/03/2017	Support – as our comments before. <i>(SE/16/02028/FUL - Support - This application is to replace French Windows, that are wood-framed and leaking, and to replace kitchen windows to be more efficiently situated.)</i>	Richard John B

SDC Decisions on Previous Applications						
Reference	Site	Development	Date Due	PC Decision	Cllr	SDC Decision
6/03430/CAN	BT Telephone Box North of Junction with Larkfield Rd Westerham Road Bessels Green TN13 2PZ	Removal of BT public payphone	06/12/2016	No Objection	John B	No objection lodged
SE/16/03659/HOUSE	28 Witches Lane Sevenoaks TN13 2AX	Demolition of detached garage & store and the erection of a detached garage with integral office and store. Extension to the parking area.	28-Dec	Support - This application relates to the replacement of a detached garage at 28 Witches Lane, with an enlarged building incorporating a home office and cycle store. The new building will be approximately 50% bigger than the existing one, and is located side on to the house within the substantial front garden. The existing garage is an ugly and dated concrete slab construction, too small for a modern vehicle and in any case dilapidated. It is quite frankly an eyesore. I have spoken with the neighbour at no. 30, adjacent to the garage, who supports it. The application is one of the most thorough I have ever seen, in particular for a garage. Care has been taken to preserve mature trees and the new garage building will definitely be a significant improvement on the existing shack. There is ample room for vehicles to turn within the plot, so no impact on street traffic by reversing vehicles. I have no hesitation in recommending that we support this sensible and modest improvement.	Andy	Granted

SE/16/03625/HOUSE	Shonrie Witches Lane Sevenoaks TN13 2AX	Alterations and raising of roof to facilitate loft conversion to habitable accommodation with roof lights, front and rear first floor windows. Plans amended to correct scale and lower floor to remain facing brick	22/12/2016	No comment	Andy	Granted
SE/16/02066/HOUSE	15 Westerham Road Bessels Green TN13 2PX	Erection of a two storey side extension, a single storey rear extension and a new front porch Revised drawings submitted	02/01/2017	The revised proposal differs only marginally from the last version – dropping the proposed new front porch and reordering some of the ground floor. There is no alteration to the footprint and we have not been presented with any alteration to the proposed Eastern elevation overlooking the neighbouring property. On this basis nothing has been done to allay our concerns and our previous objections stand. Whilst we have every sympathy with the problems experienced with the children’s medical conditions we are concerned to what extent this might lead to normal planning rules being set aside	Allan	Refused