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**Minutes of the Council Meeting of Chevening Parish Council, held at 7.30pm  
on Monday 11<sup>th</sup> February 2019  
at the Recreation Ground Pavilion, Chevening Road, Chipstead TN13 2SA**

Present:	Mr A Clark	Chairman
	Mr J Branton	Vice-Chairman
	Ms R Burgess	Councillor
	Mr N Clark	Councillor
	Mr A de Turberville	Councillor
	Mr H Dilley	Councillor
	Mr J Eastwood	Councillor
	Mrs L Weavers	Councillor
	Mr N Williams	Councillor (from 7.35 pm)
In Attendance:	Mrs J Hayton	Clerk
	Mr J London	Sevenoaks District Council (from 8.30 pm)
	Mr N Chard	Kent County Council
	Members of the Public	8

- 15. Apologies and Absences** – there were no apologies – a full Council attended the meeting
- 16. Declarations of interest or lobbying** – There were no declarations of interest or lobbying
- 17. Co-option onto the Council of Nigel Williams** It was resolved to co-opt Mr Williams to the Council. Cllr Williams joined the rest of the meeting
- 18. Minutes of Previous Meeting** - the minutes of the meeting on 7-1-19 were resolved by the Council and signed by the Chairman and Vice Chairman.
- 19. Questions from the Public** – the members of the Public attended the meeting to question items 21 and 23 and their questions are reflected in those minutes
- 20. Open Spaces**
- Open Space Inspection** – no issues were raised from the open spaces inspections
  - Playground Inspection** – no issues raised on the weekly playground inspections
  - Defibrillator** The Council resolved to pay for the updates required to the defibrillator. As the Football Club kindly provided it and it is now an asset for all the Community to use in an emergency, the Council felt it was only appropriate that we provide for it's upkeep rather than asking the Football Club to do so
  - Football Hut on Chipstead Common** It was resolved to repair the missing slat and 2 coats of stain on the whole Football Hut at a cost of £320
- 21. Fort Halstead** Following the pre application consultation held in January – Cllr Dilley raised concerns about the traffic implications of the building of 700 houses at Fort Halstead. Originally the plan was for a single entry and exit to the site. Cllr Chard advised that the Highways engineers recommend that best practice for the increased density of housing is to have 2 entrances on the site rather than 1. The increased traffic utilising Polhill should not cause issues in terms of slippage on the hill. The Chairman questioned the value of all the assurances originally given concerning 450 houses when the developers have now reapplied and the access points have now changed despite the ongoing concerns of the traffic on Star Hill. Cllr London confirmed that the developers are well aware of the

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pressure SDC are under to build more houses and therefore they have taken the opportunity to expand the development. All members of the Public present confirmed the danger of having that volume of traffic utilising the entrance onto Star Hill. Additionally a Member of the Public raised that as soon as you create outlets to both sides of the development you create a “rat run” of additional traffic using the route as a short cut in addition to the vehicles from the development and it will be highly dangerous. The developers have identified that the shortest route for accessing the M25 westbound is to go down Star Hill, Sundridge Road and down Chevening Road and through Chipstead. All attendees at the meeting agreed this was an impossible situation. Cllr Chard confirmed he does robustly push back to the Highways Engineers in order to represent his constituents – but they are the technical experts and any planning appeals which fail if the Highways objections are rejected is a cost to KCC (and therefore the Public).

A member of the Public raised that since the development is being promoted as a “Community” are there plans for schools and medical facilities. Cllr Chard confirmed that KCC cannot insist there is provision made for schools if there is availability at local Primary Schools.

Cllr London confirmed that there are issues with the provision of health services simply because Doctors cannot afford to live locally. The same happened at the Rycroft development in Dunton Green where a donation was made to the NHS trust rather than the provision of a GP practice.

It was resolved the Chairman would respond to the Developer, summarising the point raised and also share with Knockholt and Halstead Councils

**22. Update on potentially extending the 20mph limit past Chevening School** The Clerk confirmed that KCC have commissioned speed and traffic count as the first stage of the process to see whether the 20 mph could be implemented without traffic calming. The Council confirmed that this was a priority in terms of extending the limit. The previous advice had been we cannot go directly from National Speed limit to 20 mph however we have now been informed that this is not a legislative requirement. If the extension of the limit necessitates traffic calming it will cost of over £10k in total to extend the limit. The Chairman stated that in his opinion the ideal would be to have 30mph from the Crossroads then 20mph from the current 30mph but the 20mph to the school is the first priority. Cllr Chard confirmed he would take up the matter of extending the limit but will focus on the extension of the 20mph only at this time. The Clerk will provide Cllr Chard with a detailed map of the existing limit and where it should be extended to.

A member of the Public asked about Roundels. The Clerk confirmed KCC have promised these within the next few months

A member of the public then raised the road markings by the George and Dragon. This has been reported to KCC on many occasions. The Clerk confirmed that members of the public can use the KCC Highways site to record road issues, it doesn't have to be the Parish Council alone who raise them

**23. Heathrow airspace and flightpath consultation** A member of the Public has raised concerns about the number of flights proposed to be going over Chevening Parish with the increased Heathrow traffic. Currently there are approx. 200 flights a day over the Parish – the worst case scenario under the new proposals is 97 flights per hour. The website is misleading in that the limit for perceived impact is 7000 ft. By the time the planes reach Westerham (for landing or take off) they are at 7000 ft – but over Sevenoaks they are marginally higher and therefore it is perceived there will be no impact on Residents. Cllr Chard that KCC had not been alerted to issues with Heathrow, but he will ensure they will respond. The Parish Council resolved the Chairman is to write to both Sir Michael Fallon and Heathrow to register the concern of the impact of the number of flights over the Parish at the lowest end of the flight envelope (just above 7000ft). The Member of the Public will produce some further detail to go in the Chevening Mailer to encourage Residents to contact Sir Michael as he currently believes the District is not impacted.

**24. CIL Money** – The Council debated whether it was appropriate to make CIL money available to organisations within the Parish. The following criteria were proposed by the Chairman and resolved:-

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- Is the sum of money requested available and affordable within the Parish Council CIL reserves? (We cannot support with money we do not have, and it would be rare to approve a bid which takes 95% of the total reserves.)
- Is the project which requires the money sustainable? The Council will have to be satisfied that the project has been well thought out, realistically costed, and is viable.
- Has the bidder secured funding of their own to at least match the donation sought? (CIL money cannot be used to totally fund projects, only support them.)
- Is the Council satisfied that the project assists, supports or otherwise benefits a sufficiently broad section of Chevening Parishioners?

Cllr Dilley proposed the Council should have some control over how the money is spent. This may mean allocating the money to a specific part of the proposal, or that the Council has a seat on the Steering Committee for any development and that funds are kept in a separate ring fenced account rather than being subsumed into the general funds of the organisation

Clerk will develop an application form referencing the Lottery Funding rules which may cover this type of grant.

A member of the Public asked whether CIL money could be used to maintain a footpath which is on private land but is not being maintained by the landowner. The Council felt that once the criteria and application form has been created, the application would be considered in accordance with the criteria

**25. Questionnaire for Annual Assembly** – Cllr Burgess presented the first draft of questionnaire to be sent with the Chairman’s Annual letter. She has amended the questions to gauge the support for various initiatives based on the amount of spend Residents are willing to commit to in order to achieve them. Cllr Burgess confirmed the form would be downloadable from the website and facebook page and sent via the Mailer and can then be returned to the Clerk electronically.

**26. Election timetable** The election timetable was discussed. It was confirmed that each Councillor requires 2 sponsors from the Parish in order to be confirmed and they then submit their papers to SDC for verification. Until the nomination period closes (3<sup>rd</sup> April) we will not be aware of whether an election is required as we will be unaware of whether any other Members of the Public wish to stand for the Council or not

**27. Correspondence Received and General Issues**

a) **Request for funding** – It was resolved to donate £100 to Sevenoaks Volunteer Transport Group

**28. General Information and proposals for Future Agenda Items**

- a) The Chairman will have a draft of his letter to Parishioners for final review. The Annual Assembly is confirmed at 29<sup>th</sup> April. It was felt that inviting the local Police was useful in terms of maintaining relationships, as the chairman knows the Chief Constable he will extend an invitation to him. Cllr London suggested inviting someone from the NHS Trust given concerns about local Doctor’s surgeries and patient numbers.
- b) The Chairman will create a copy of his Hydro proposal whereby Hydro electric energy can be generated from the weir next to the Recreation Ground. Chevening Estates have confirmed their Riparian responsibility for the water running through the Estate land. The Environment Agency have confirmed that introducing an energy generator will not increase any flood risk.

**29. Finance**

a) **Income Received and Cheques Payable** –the payments for January were resolved and Payments and Receipts for December were reviewed

**30. Planning Applications**

a) Applications Granted or Refused were circulated and reviewed.

Payments to be agreed at the meeting

		Santander Payments			
416	MDH Horticultural Services	Monthly Open Spaces Maintenance	£1,170.37	234.07	£1,404.44
417	HMRC	Tax & NI	£98.23		£98.23
418	J Hayton	Salary	£1,053.04		£1,053.04
419	J Hayton	Expenses Flowers. Padlocks 20 mph signs	£90.87	£16.68	£107.55
420	MDH Horticultural Services	Monthly Gang Mowing	£240.33	£48.07	£288.40
421	Sevenoaks Volunteer Transport	Donation	£100.00		£100.00
422	Samaritains	Donation	£100.00		£100.00
423	EDF Energy	Electricity for Football Hut	£78.26	£3.91	£82.17
424	Newlands Nursery	Christmas Tree	£141.67	£28.33	£170.00
425	Streetlights	Quarterly Maintenance Contract	£612.59	£122.52	£735.11
426	John Branton	Set up email account	£25.00		£25.00
427	Locum Locks	New locks and keys for Chipstead Pavilion	£290.58	£58.12	£348.70
			£4,000.94	£511.70	£4,512.64

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## Payments and Receipts for January

	Opening Balance		£61,785.04
07/01/2019	Burial Fees Coomes 444	£525.00	
09/01/2019	CIL transfer from Co-op	£780.00	
22/01/2019	Interest paid after tax 0.00 deducted	£3.77	
24/01/2019	KCC Bus shelter Grant	£2,000.00	
29/01/2019	VAT Refund October - December	£2,917.20	
30/01/2019	Burial Fees Mitchell 457	£110.00	
31/01/2019	Burial Fees Miles 390	£415.00	
07/01/2019	Charges From 2018-11-22 To 2018-12-21		£7.50
08/01/2019	Transfer Via Faster Payment to Streetlights Reference 10131		£49.50
08/01/2019	Transfer Via Faster Payment to HMRC Reference 577pv00161414		£98.23
08/01/2019	Transfer Via Faster Payment to J Hayton Reference Transfer		£99.19
08/01/2019	Transfer to DRM Trees		£140.00
08/01/2019	Transfer Via Faster Payment to VC Handyman Reference 27.12		£160.00
08/01/2019	Transfer Via Faster Payment to Oasis Landscapes Reference 020119		£165.00
08/01/2019	Transfer Via Faster Payment to MDH Horticultural Services Reference 1551		£288.40
08/01/2019	Transfer Via Faster Payment to Oasis Landscapes Reference 020119		£331.06
08/01/2019	Transfer Via Faster Payment to Bourne Sport Reference 560		£374.40
08/01/2019	Transfer Via Faster Payment to SDC Reference 152226		£643.20
08/01/2019	TRANSFER TO DRM Trees		£850.00
08/01/2019	Transfer Via Faster Payment to J Hayton Reference Transfer		£1,053.04
08/01/2019	Transfer Via Faster Payment to VC Handyman Reference 27.12		£1,100.00
08/01/2019	Transfer Via Faster Payment to MDH Horticultural Services Reference 1550		£1,404.44
08/01/2019	Transfer Via Faster Payment to Littlethorpe Of Leicester Reference 1940		£8,328.00
25/01/2019	Direct Debit Payment to Southern Electric Ref 910036741, Mandate No 0005		£440.04
	Closing Balance		£53,004.01

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SDC Decision on Previous Planning Applications					
18/03423/FUL	43-44 Bullfinch Close Sevenoaks KENT TN13 2BB	Demolition of pair of two storey semi-detached dwellings with associated buildings; erection of pair of two storey plus roof accommodation detached dwellings, parking and associated works.	Support - It is a joint application by the two owners. The pair of semis are original council stock of breeze block type construction and look pretty awful. Several of these in the road have already been demolished and rebuilt. Both dwellings will have considerably increased floor space but this is largely due to habitable space being made in the roof space and rear extensions. The height of the new houses remains as existing. We support as the street scene will be enhanced	John E	Granted
18/03287/HOUSE	Nightingale Cottage Wheatsheaf Hill Ide Hill KENT TN14 6BW	Demolition of existing Garage, Stable and Log store, Tractor Store and Greenhouse. Erection of a replacement Garage and a Home Office/Studio with solar pannels. Infil to porch.	No objection	Robbie	Withdrawn
18/03550/HOUSE	Ireton Packhorse Road Bessels Green KENT TN13 2QR	Construction of single storey rear extension with rooflight. Changes to existing windows and doors to the rear elevation and new window to Utility. Widening of existing entrance and driveway including ramp to front door and finishes suitable for wheelchair use.	Support - This proposal is making improvements for the benefit of the occupants and is well shielded from the road.	John B	Granted
18/03591/HOUSE	The Grange Chipstead Place Gardens Sevenoaks KENT TN13 2RD	Demolition of existing conservatory. Erection of single storey rear extension with rooflights. Conversion of garage into habitable space and loft conversion with dormer windows. Alterations to fenestration.	No objection	Howard	Granted
18/03647/HOUSE	30 Nursery Place Chipstead KENT TN13 2RH	Single storey rear extension with skylights. Alterations to fenestration	No objection	Nick	Granted
18/03786/HOUSE	6 Martins Shaw Chipstead KENT TN13 2SE	Single storey rear and side extension	While the PC does not object to the scale or appearance of the proposed application, it is concerned that rules regarding proximity to adjacent properties may be breached by this application	Robbie	Granted
18/03780/HOUSE	Crofters Mead 16 Witches Lane Riverhead Kent TN13 2AX	Single storey rear extension	No objection	Allan	Granted
18/03854/HOUSE	The White House Windmill Farm Chevening Road Chipstead KENT TN13 2SA	Single storey rear extension and alterations to part of the roof structure to raise eaves and ridge height. Installation of dormer windows and velux windows.	No objection	John B	Granted

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