



CHEVENING PARISH COUNCIL

Minutes of the Council Meeting of Chevening Parish Council, held at 7.30pm on Monday 11th September 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 H Dilley	Councillor
	Mr J Eastwood	Councillor
	Mrs L Weavers	Councillor
In Attendance:	Mrs J Hayton	Clerk
	Mr J London	Sevenoaks District Council
	Mr N Chard	Kent County Council (from 8.15 p.m.)
	Members of the Public	1
Apologies	Ms R Burgess	Councillor
	Mr A de Turberville	Councillor
	Mrs B Ide	Councillor

90. **Apologies and Absences** – Cllrs Burgess, De Turbeville and Ide

91. **Declarations of interest or lobbying** – Cllr Weavers declared her interest in The Thatched Cottage as next door neighbour

92. **Minutes of Previous Meeting** - The minutes of the meeting on 11-7-17 were agreed and signed by the Chairman

93. **Questions from the Public** - None received

94. **Open Spaces**

- a) **Open Space Inspection** Following reports of illicit activity in the Recreation Ground Car Park the Clerk picked up 12 discarded helium canisters on the morning of the meeting. Regular checks will take place over the coming days
- b) **Playground Inspection** The Playground Annual Inspection took place in July and no issues were identified
- c) **Bicycle Rack on Sailing Club Road** The bicycle racks and planters have been installed and were welcomed by the Council
- d) **Holmesdale Anglers** - Following the Council's walk around the land, it was confirmed by Chris Backer that the offer of Social Membership to all Parishioners in exchange for a grant from the Council of £4000 that this could not include creating a path from Sailing Club Road to Chesterfield Drive. The council resolved 5:1 not to grant the sum to the Anglers.

The Council thanked Mr Becker for his admirable determination in all he does for the Anglers and the community and the Chairman suggested he may want to put a proposal to the council at another time concerning the potential access to the North Shore of the lake.

- e) **Overhanging trees on Sailing Club Road** – It was resolved to cut back overhanging trees in Sailing Cub Road

95. **Refurbishing the bench in Chesterfield Drive.** It was resolved to refurbish the bench in Chesterfield Drive using the handyman who built the planter in Sailing Club Road Clerk
96. **Cemetery Software** – Following a demonstration of the Cemetery software it was resolved to purchase the 1 year’s software licence from Scribe Software Clerk
97. **CIL Infrastructure** – The Council resolved there are two items which may be put forward to bid for CIL money from the Central SDC pot
- The introduction of a Hydroelectric facility on the weir on Chevening Road (Chairman to pursue and recommend) Chairman
 - The introduction of low level lighting along Sailing Club Road (Cllr Dalton to pursue and recommend) Cllr Dallton
98. **Family Fun Day** - Cllr Dalton reported on the huge success of the Fun Day.- there were around 180 children who attended and the money raised from the sale of tea and cakes is being put towards the refurbishment of the playground tile surround.
99. **Meeting Dates for 2018.** The meeting dates for 2018 were resolved (Appendix 3)
100. **SDC – Local Plan Consultation** The Council’s comments to feed into the Local Plan Consultation were resolved. The comments will additionally be posted on the website Clerk
101. **20 mph limit.** The signage for the 20 mph was deemed to be inadequate. It was agreed that the scope of the 20mph limit must remain as it is (despite a strong desire to extend past the schools - Chevening and Amhurst) and additional signage must be arranged. Marchants will provide 20mph markings on the road more cheaply than KCC providing KCC will give permission. Additional signage on posts along the route are also required. We need confirmation from KCC of which signs we should be using as we have been informed that under no circumstances should we put up non approved 20mph signs (ie the ones with red circles) as they are not legal and will invalidate the 20mph limit. Clerk
102. **Planning Process**
- a) Concerns have been raised about the apparent disconnect between the Planning recommendations from the Parish Council and the opinions of neighbours and decisions made by the Planning Dept. Recent examples being 1 Woodfields and 59 High Street Chipstead where the views of all objecting parties appear to have been overruled. The value of the Parish Council’s actions in the comments made are therefore called into question and Parishioners are naturally perplexed when no opportunity to speak at a planning meeting is given to them or to the Parish Council.
- It was resolved to invite Robert Piper from SDC to explain to the next PC meeting the role of the Parish Council in any planning application process and the value that we are perceived to add to the process

- The Chairman will also be writing to Pav Ramewal concerning the lack of response to emails sent to the Planning Dept **Chairman**
- b) The issues with parking at 59 High St have been resolved
- 103. Kent Highways** There was a discussion between the Council and Nick Chard concerning the state of the roads, specially Homedean Road where the repairs were highlighted in white paint 3 months ago and nothing further has happened. Nick asked to be copied in on all emails concerning road repairs (& the 20 mph correspondence). The lack of signage and road marking at the George & Dragon was also raised. Any Parishioners finding roads and road markings needing repairing should be encouraged to report them on the KCC portal and advise the Clerk who will also record them via the Parish Portal. A note should be put in the Chevening Mailer as a reminder **Clerk**
- 104. PCSO's** – The Parish Council would not be interested in contributing towards a shared dedicated PCSO resource
- 105. Correspondence Received and General Issues**
It was resolved not to maintain an unmown area to create a Wildflower meadow on PC open spaces
- 106. General Information and proposals for Future Agenda Items**
- 107. Finance – Appendix 1**
- a) **Income Received and Cheques Payable** – to approve the payments for September and formally resolve the payments for August (agreed by email) & review payments and receipts for July & August.
- 108. Planning Applications – Appendix 2**
- a) Notices received
- b) Applications Granted or Refused – Circulated for information and Chairman to report

Appendix 1

Payments to be ratified – August 2017

		Santander Payments			
	MDH Horticultural				
204	Services	Monthly Open Spaces Maintenance	£1,130.80	226.16	£1,356.96
205	HMRC	Tax & NI	£138.06		£138.06
206	J Hayton	Salary	£1,047.68		£1,047.68
	MDH Horticultural				
207	Services	Monthly Gang Mowing	£233.33	£46.67	£280.00
208	J Hayton	Expenses phone and dog poo and no parking signs	£21.73		£21.73
209	edf Energy	Electricity bill - Football Hut (bill to be reimbursed by Riverhead Angels)	£46.42	£2.32	£48.74
210	PKF Littlejohn	Annual Audit Fee	£300.00	£60.00	£360.00
211	Streetlights	Q2 Maintenance contract for streelighting	£594.75	£118.95	£713.70
212	Play Place	Activities for Summer Fun Day	£592.21		£592.21
213	St John's Ambulance	Dragon Boat Festival	£124.20	£24.84	£149.04
214	Play Inspection Company	Playground Inspection Chipstead Rec	£85.00	£17.00	£102.00
215	H2O Pressure Washing	Pressure washing benches and bases	£603.00		£603.00
			£4,917.18	£495.94	£5,413.12

Signed as a true record

9th October 2017

Appendix 1

Payments and Receipts for July 2017

	Opening Balance		£62,011.02
22/07/2017	INTEREST PAID AFTER TAX 0.00 DEDUCTED	£4.96	
31/07/2017	FASTER PAYMENTS RECEIPT REF. WELHAM JONES FROM WELH JON LTD	£605.00	
31/07/2017	BANK GIRO CREDIT REF HMRC BARCLAYS BACS, 720746	£3,039.45	
31/07/2017	BANK GIRO CREDIT REF SDC GENERAL ACCOUN, PRECEPT	£34,697.33	
07/07/2017	CHARGES FROM 2017-05-22 TO 2017-06-21	£7.50	
11/07/2017	TRANSFER VIA FASTER PAYMENT TO MUSKETEER SERVICES REFERENCE 48662 2845	£177.60	
11/07/2017	TRANSFER VIA FASTER PAYMENT TO KENT PLAYING FIELDS ASSOCIATION REFERENCE CHEVENING PC	£20.00	
11/07/2017	TRANSFER VIA FASTER PAYMENT TO BSP SKIP HIRE REFERENCE 104945	£240.00	
11/07/2017	TRANSFER VIA FASTER PAYMENT TO SEVENOAKS DISTRICT COUNCIL REFERENCE 142309	£624.00	
11/07/2017	TRANSFER VIA FASTER PAYMENT TO J HAYTON REFERENCE TRANSFER	£77.94	
11/07/2017	TRANSFER VIA FASTER PAYMENT TO MDH HORTICULTURAL REFERENCE 1074	£280.00	
11/07/2017	TRANSFER VIA FASTER PAYMENT TO J HAYTON REFERENCE TRANSFER	£1,047.68	
11/07/2017	TRANSFER VIA FASTER PAYMENT TO HMRC REFERENCE 577PV00161414	£138.26	
11/07/2017	TRANSFER VIA FASTER PAYMENT TO MDH HORTICULTURAL REFERENCE 1073	£1,356.96	
17/07/2017	DIRECT DEBIT PAYMENT TO E.ON REF 013977153500A, MANDATE NO 0001	£344.41	
	Closing Balance		£96,043.41

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9th October 2017

Appendix 1

Payments and Receipts for August 2017

Opening Balance		£96,043.41
30/08/2017	CHEQUE PAID IN AT SEVENOAKS HS	£145.00
29/08/2017	FASTER PAYMENTS RECEIPT REF.RAFC ELEC JUL 2017 FROM R.A.F.C	£48.74
22/08/2017	INTEREST PAID AFTER TAX 0.00 DEDUCTED	£7.01
15/08/2017	TRANSFER VIA FASTER PAYMENT TO H2O PRESSURE WASHING REFERENCE CHEVENING PC	£603.00
15/08/2017	TRANSFER VIA FASTER PAYMENT TO PLAY INSPECTION COMPANY REFERENCE 27251	£102.00
15/08/2017	TRANSFER VIA FASTER PAYMENT TO ST JOHN S AMBULANCE REFERENCE SP17010980	£149.04
15/08/2017	TRANSFER VIA FASTER PAYMENT TO PLAY PLACE REFERENCE JS CHEVENING 0717	£592.21
15/08/2017	TRANSFER VIA FASTER PAYMENT TO STREETLIGHTS REFERENCE 8925	£713.70
15/08/2017	TRANSFER VIA FASTER PAYMENT TO PKF LITTLEJOHN REFERENCE SB20170172	£360.00
15/08/2017	TRANSFER VIA FASTER PAYMENT TO EDF ENERGY REFERENCE 673 109 647 889	£48.74
15/08/2017	TRANSFER VIA FASTER PAYMENT TO J HAYTON REFERENCE TRANSFER	£21.73
15/08/2017	TRANSFER VIA FASTER PAYMENT TO MDH HORTICULTURAL SERVICES REFERENCE 1095	£280.00
15/08/2017	TRANSFER VIA FASTER PAYMENT TO J HAYTON REFERENCE TRANSFER	£1,047.68
15/08/2017	TRANSFER VIA FASTER PAYMENT TO HMRC REFERENCE 577PV00161414	£138.06
15/08/2017	TRANSFER VIA FASTER PAYMENT TO MDH HORTICULTURAL SERVICES REFERENCE 1096	£1,356.96
15/08/2017	DIRECT DEBIT PAYMENT TO E.ON REF 013977153500A, MANDATE NO 0001	£355.88
07/08/2017	CHARGES FROM 2017-06-22 TO 2017-07-21	£7.50

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9th October 2017

Closing Balance

£90,467.66

Appendix 1

Payments to be ratified – September 2017

		Santander Payments			
216	MDH Horticultural Services	Monthly Open Spaces Maintenance	£1,130.80	226.16	£1,356.96
217	HMRC	Tax & NI	£138.26		£138.26
218	J Hayton	Salary	£1,047.68		£1,047.68
219	MDH Horticultural Services	Monthly Gang Mowing	£233.33	£46.67	£280.00
220	J Hayton	Expenses (Mobile phone)	£6.00		£6.00
221	SLCC	Annual Subscription	£139.00		£139.00
222	Streetlights	Repair - Nursery Place No 34	£97.75	£19.55	£117.30
223	Streetlights	Repair - Nursery Place No 43	£60.25	£12.05	£72.30
224	Scribe	Cemetery Software	£145.00	£29.00	£174.00
225	Chevening Estates	Allotment Rental	£60.00		£60.00
226	VC Handyman	Installation of bike rack and planter	£410.00		£410.00
			£3,468.07	£333.43	£3,801.50

Signed as a true record

9th October 2017

Appendix 2

Planning Responses at the Parish Council

SE/17/02644/HOUSE	55 Chipstead Lane, Sevenoaks TN13 2AJ	Erection of a single storey side and rear extension with roof terrace and rooflights; conversion of garage into habitable room; expanding the front porch and alterations to fenestration	No comment
SE/17/02767/FUL	The Thatched Cottage, Chevening Cross Road, Chevening TN14 6HE	Erection of a replacement dwelling and demolition of ancillary residential stable block	There is no evidence that SDC have granted the previous application (change of use of stable block to residential space). If that application has been granted this permission is for the biggest property it would be possible to build subject to the assumptions and mathematics are correct. The Council resolved to make no comment

Planning Decisions made by SDC

SE/17/01535/HOUSE	7 Larkfield Road Bessels Green TN13 2QH	Erection of a two storey side extension, new dormer and a rebuild of existing porch with a canopy	Support We have spoken with both neighbours who have been consulted and have no problems. A councillor has previously met with Mr. & Mrs. Meggs the applicants when they made contact over parking problems in Larkfield Road. They mentioned then the earlier refusals and Parish Council objections and feel they have scaled back to reflect earlier comments. There have been a number of "comparable" developments in Larkfield Road of late and this is exactly the sort of low-	Allan	Granted
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			grade property a young couple can make a start with and enhance to meet the needs of a growing family.		
SE/17/01594/LBCALT	3 Chevening Road Chipstead TN13 2RY	Repaint Northern and Western elevations with two coats of Dulux smooth masonry paint - subtle ivory. Fascias and downpipes to be repainted with black gloss	Support - the wall looks shabby and needs painting.	John B	Granted
SE/17/01701/HOUSE	156 Chesterfield Drive Sevenoaks TN13 2EH	Removal of tile hung elevation. Insulate and replace with composite cladding	No Comment	John E	Granted
SE/17/01604/HOUSE	Bessels House Bessels Green Road Bessels Green TN13 2PS	Demolition of existing garage/storage building and the construction of a replacement garage/storage building with ancillary accommodation in the roofspace	No Comment	Trish	Withdrawn
SE/17/01775/FUL	59 High St Chipstead TN13 2RW	Demolition of existing garage and construction of a two storey three bedroom dwelling with new access for 59 High Street	Object - The site is in the Conservation Area and the proposal does nothing to enhance or add to its character. The new dwelling is in a cramped space and its appearance lacks character, thereby detracting from the street scene. The Council is concerned about the two new accesses which are on a bend making turning right from the properties problematical. Indeed, the proposed arrangements will make it likely that cars will	Andy	Granted

			back out onto the road thereby causing a hazard to other road users.		
SE/17/01814/HOUSE	Parklands 14 Westerham Road Bessels Green TN13 2PU	Single storey side extension, conversion of garage into a habitable room, with lantern light over with alteration to fenestration	No comment	Robbie	Granted
SE/17/01575/HOUSE	214 Chesterfield Drive Riverhead TN13 2EH	Erection of a front and side extension to create a porch	No comment	John E	Granted

SE/17/02048/HOUSE	52 High Street Chipstead TN13 2RR	Single storey side & rear extensions following the removal of existing side lean-to, rear extension and rear conservatory. Demolition of 3 chimneys and garage	<p>The property is one of a run of four detached bungalows along a high level slip road next to Bank House. The property is small with a warren of small rooms and earlier efforts with a lean - to rear extension and conservatory have been piecemeal attempts at gaining more space. The current plan rationalises these efforts and considerably opens up the accommodation and should make the living space much more light and airy. The applicants have lived in the property since February this year and clearly bought with a view to making much better use and we feel sure this will represent a major improvement.</p> <p>As we find so often the garage is not used for vehicle storage - it is small (probably tailor- made for nothing larger than an Austin Seven.) The plan is to demolish the garage "before it falls down" and not replace it - in reality adding one more car space on the drive.</p> <p>We feel this is a sensible improvement to very tired housing stock probably only affordable because work was urgently needed. We think this is likely to act as a model for how these properties can be made much more useful and therefore "SUPPORT".</p>	Allan	Granted
SE/17/01978/FUL	60 Westerham Rd Bessels Green TN13 2PZ	Demolition of existing 4 bedroom detached dwelling and erection of a replacement 7 bedroom detached dwelling	No comment	Howard	Granted

Appendix 3
Chevening Parish Council
Meeting Dates 2018

Monday	08 January 2018	PC Meeting
Monday	22 January 2018	Planning Meeting (if required)
Monday	12 February 2018	PC Meeting
Monday	26 February 2018	Planning Meeting (if required)
Monday	12 March 2018	PC Meeting
Monday	26 March 2018	Planning Meeting (if required)
Monday	09 April 2018	PC Meeting
Monday	23 April 2018	Annual Assembly
Monday	14 May 2018	Annual Meeting
Monday	28 May 2018	Planning Meeting (if required)
Monday	11 June 2018	PC Meeting
Monday	25 June 2018	Planning Meeting (if required)
Monday	09 July 2018	PC Meeting
Monday	23 July 2018	Planning Meeting (if required)
Monday	10 September 2018	PC Meeting
Monday	24 September 2018	Planning Meeting (if required)
Monday	08 October 2018	PC Meeting
Monday	22 October 2018	Planning Meeting (if required)
Monday	12 November 2018	PC Meeting
Monday	26 November 2018	Planning Meeting (if required)
Monday	03 December 2018	PC Meeting & Light Up a Life Ceremony
Monday	17 December 2018	Planning Meeting (if required)