



CHEVENING PARISH COUNCIL

Minutes of the Council Meeting of Chevening Parish Council, held at 7.30pm on Monday 12th February 2018 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 A de Turberville	Councillor
	Mr H Dilley	Councillor
	Mr J Eastwood	Councillor
	Mrs B Ide	Councillor
	Mrs L Weavers	Councillor
In Attendance:	Mrs J Hayton	Clerk
	Mr J London	Sevenoaks District Council
	Members of the Public	35

15. Apologies and Absences – None received

16. Vacancy in the Council following resignation of Cllr Dalton The Clerk confirmed the end of the Statutory Notice Period (6th February) and no Parishioners had requested an election. The Council can now co-opt a new member if it wishes to do so.

17. Declarations of interest or lobbying – The Chairman declared an interest in the Planning Application at 6 Martins Shaw and took no part in the discussion or the vote.

18. Minutes of Previous Meeting - the minutes of the meeting on 8-1-18 were agreed and signed by the Chairman

19. Questions from the Public

- a) Concern was raised over the culvert at the corner of Chipstead Rec where there used to be a fence. It is regularly used by children from the School as a cut through and it is dangerous. It was resolved to reinstate the fence as soon as possible
- b) The question of safety in Cold Arbor Rd was raised by 2 Parishioners. The Clerk confirmed it was as a result of an email from a resident, but no clear solution to the problem had been offered. It was agreed the road is very dangerous but the Chairman reconfirmed that lack of funding meant Highways would take no action

20. Playground on Chipstead Common.

The majority of Members of the Public were present for this issue. The Chairman confirmed he agreed to an address from the Chairman of the local residents association (Chris Stewart) and would take written submission from anyone, however only Chevening Residents could address the Council.

The Chairman began by reading his email to Mr Stewart and the District Councillors who had become involved, Mr Stewart then read his statement (Appendix 1).

Mr Stewart said he had surveyed 43 houses with 42 against the proposal. He confirmed to the chairman that no one expressed concern about the impact on house prices as their reason for objection.

Two Chevening residents spoke to express concern over the proposal and what the next steps. Another resident expressed amazement at the strength of negative feeling generated for a children's play area.

The Chairman confirmed the Council had a responsibility to the whole Parish, not just those in the immediate proximity of Chipstead Common.

The Council debated the issue as to the next steps and timeframes. It was resolved to include within the Chairman's letter a voting slip for residents (and this voting slip would also be available to the residents of Barnfield Road Chipstead Lane and Witches Lane who were residents of Riverhead Parish).

The Clerk will get clarity on the Covenant issue and whether this is something which would prevent the proposal going ahead.

The Clerk will also write to the 2 neighbouring schools (Amhurst and Riverhead) and Monique's Day Nursery to gauge their views on the proposal

21. Security at Chipstead Recreation Ground after break ins to Football and Cricket storage and equipment having been stolen

Alan Black and Les Draper attended on behalf of the Football and Cricket Clubs respectively. The tractor was the main item which was stolen and has subsequently been recovered by the Police. The Clubs asked whether the container could be sited in the Car Park and therefore closer to houses so someone might notice any potential break in – the council voted 6/1 against such a move.

They are moving all their valuable equipment into a single container and putting posts inside the container to prevent any further break ins. Cllr de Turbeville confirmed that equipment had also been stolen from the Cheshire Home over the past few weeks.

22. Open Spaces

a) Open Space Inspection

Cllr Dilley requested that the next delivery of wood chippings be deposited at the Sailing Club end of the path to prevent having to barrow them so far.

b) Playground Inspection

No issues reported

c) Update on Footpaths – The Footpath Warden supported the proposal to put some sort of firmer surface down the path, however local residents expressed concern they would not want any sort of tarmac path to make it an easy path for cyclists as it is too narrow to accommodate both walkers and cyclists. Clerk to contact Rev Smith to find out whether there is support from the School in terms of feasibility and funding and if they would open their rear gates to use it.

23. Fixing our Electricity Supply pricing for Streetlighting for the next 3 years

The quote from our existing suppliers E-On has been received and is an increase of 41%. It transpires the pricing we received 3 years ago anticipated an annual usage 400% higher than our actual usage and therefore we have been dramatically underpaying for the past 5 years. The Clerk has contacted 2 further suppliers (N Power and SSE). The Council resolved to sign up to the cheapest deal, with the E-On price as the ceiling and therefore maximum budget number for the next 3 years.

- 24. Chipstead Lake - access for a footpath north of the Lake** – response to Cllr Dilley from Mrs Gilbert. The Council resolved that it had explored every possibility with regard to putting a footpath around the North Shore and it was not worth taking any further action at the present time. The Chairman thanked Cllr Dilley for all his hard work in trying to progress this item.
- 25. Annual Letter to Parishioners** The 1st draft of Chairman’s letter to Parishioners was reviewed. The inclusion of the questionnaire mentioned in item 20 was added together with a survey which Cllr Burgess will create for suggestions as to what the Parish would like to see the Council spending time and resources on.
- 26. Data Protection** – Cllr Burgess and the Clerk have reviewed immediate steps to be taken. Clerk will set up email address for all Councillors (@cheveningparishcouncil.gov.uk) and begin the Data Audit to see what information is stored and in what form. A retention and Privacy Policy will then be created. Cllr Burgess will run a training session for Councillors and will invite Mick Ryan in his role as editor of the Mailer
- 27. First World War Commemorations & War Memorial** Cllr de Turbeville has started to receive quotes for restoring the War Memorial. A complete renovation will cost in the region of £5000. It was resolved that this was a sensible approach as no upkeep (apart from a hose clean) has taken place on the Memorial for at least 20 years. Cllr de Turbeville will gather other quotes and revert at the next meeting. The issue of the WWI commemorations was discussed. The Council very much want to be involved in commemoration. Clerk to ask Chevening Estate if they are having a beacon and whether we can build an event around that.
- 28. Correspondence Received and General Issues**
- a) A donation to Sevenoaks Volunteer Transport of £100 was resolved
 - b) The Council resolved it would allow metal detecting on the woodland on Sailing Club Road only
 - c) The Council felt that the concerns raised about the low posts on Chipstead Green Concern that they are a trip hazard in the dark were only an issue for Light Up a Life. Clerk will look to put some form of lighting on them to make them visible for that evening
 - d) Safety in Cold Arbor Road Concerns about road safety from the residents of Cold Arbor Road – Covered under 19b
 - e) The death of Millicent Wallworth. Mrs Wallworth had contributed greatly to the Parish and it was felt that recognition at the Annual Assembly would be appropriate. Cllr Weavers will provide the Chairman with details.
- 29. General Information and proposals for Future Agenda Items**
- a) A request for Parking Restrictions onto the bridge up Chevening Road (parents dropping children at school parking and turning on the hill where there is restricted visibility was discussed. It was resolved that enquiries/complaints of this sort should be addressed to the School in the first instance for their response
 - b) Volunteer litter picking group. There are a number of people who currently litter pick – Ian Udell and Chris Becker for example.

- c) Advertising Hoarding Birchwood Road. A member of the Public had raised concerns about the hoardings up Star Hill will Sevenoaks District Council. The Parish Council were advised for awareness.

30. Finance

- a) **Income Received and Cheques Payable** –the payments for February and review the Payments and Receipts for January were resolved (Appendix 2)
- b) **Spending of CIL Money & Reserves** - suggestions for the most effective use of CIL money to put to Annual Meeting were covered under item 25 to be included in Cllr Burgess’s questionnaire

31. Planning Applications

- a) Notices received and resolved (Appendix 3)
- b) Applications Granted or Refused – Circulated for information and Chairman to report

The meeting closed at 22.15

Appendix 1 - Agenda Item 20

From: Andrew Clark <

Subject: Chipstead Common Children's Play park

Dear all, having seen or been on the receiving end of considerable comment on the above subject (not all well informed) I thought I might send a brief note to provide a little clarity.

May I first say that the idea is no more than that, an idea. In response to well founded suggestions that Chevening Parish Council is sometimes a little "Chipstead centric" in its thinking and allocation of resources, we are looking at a potential site for a new children's play area. The corner of Chipstead Common, surrounded by trees, presents itself as a potentially suitable site.

The idea as it stands is to build a facility identical to that which is presently at Chevening Road Rec, i.e. Swings, a roundabout, a slide and climbing frame. The Chipstead facility is mounted on a rubberised surface as per the latest Health and Safety requirements and is universally popular with children and parents. It in no way represents "the thin end of the wedge" with further development planned. I can not see any way in which it would interfere with the present use of the Common. At approximately 10 by 20 metres, and fully enclosed within the existing trees, it would not prevent anyone from walking their dog, jogging, flying kites and the like as has been suggested. It would also have zero impact on any of the structured use of the Common, such as football matches or the Riverhead Carnival.

The idea has not been formally adopted by Chevening Parish Council as a project to pursue to a full Planning Application. We are merely consulting and at some stage in the future will have a meeting to decide whether to pursue it or not. Whilst we will discuss the matter at monthly meetings we are no where near a position where we can make a formal decision to support it and apply for planning permission.

You will obviously be aware that even if Chevening Parish Council do decide to apply for planning permission any decision on approval will rest with the District Council.

If there is a planning law, bylaw or covenant which renders illegal the building of a children's play area on any part of Chipstead Common then clearly it will not happen.

On the subject of Riverhead Parish residents not having any say in the matter, this is simply not true. Anyone may make a written submission to Chevening Parish Council and it will be borne in mind. What we will not permit is for any number of residents from outside Chevening Parish to speak at our meetings. The meeting would become unmanageable and soon descend into chaos, and I am not prepared to permit that to happen. A meeting held in public is not the same as a public meeting. Sevenoaks District Council and Kent County Council would not permit any number of individuals to turn up and speak at one of their meetings, and neither will we.

In conclusion then, I would be grateful if you and those who you speak with on this matter would note that it is being considered by Chevening Parish Council in a balanced, rational and impartial way. The process will necessarily take time (we are not paid) and will not progress unless or until we conclude that it is in the wider public interest for it to do so.

Yours Faithfully,

Andy Clark. Chairman, Chevening Parish Council.

Signed as a true record 12th March 2018

BULLFINCH LANE, WITCHES LANE & BARNFIELD ROAD AREA RESIDENTS ASSOCIATION

46 Bullfinch Lane
Riverhead
Sevenoaks
Kent
TN13 2EB
Tel 01732 457744

PROPOSED PLAY AREA ON CHIPSTEAD COMMON

1. There are 5 local play grounds:- Chipstead, Dunton Green, Tesco Estate and two in Pontoise Close
2. Common Land since 1835 – it means free, uninterrupted access
3. To be used **“as an open space.”**
4. Now designated a **Common** and is in a **Conservation Area**
5. Which **“raises the awareness to the quality of their surroundings ... intended to encourage an active interest in the care and maintenance of ... surrounding land, ... fostering a sense of communal pride”** our residents care about the Common and are getting involved
6. **“The public should be kept fully aware of ... any changes in their area”** Delegating this to RPC is not complying with this
7. **“The local planning authority will assessthe desirability of preserving or enhancing the character or the appearancethe cohesive character and integrity of the area”** How does building play equipment achieve this?
8. The Common Land was transferred to Chevening Parish Council with covenants
9. These are in the Land Registry Title number K884112 and state: **“not at any time hereafter to use the piece of land ...for any purpose other than an open space” and “not ... to ... permit ... artificial structure upon the land...whereby the views ...shall ...be interrupted or diminished.”**
10. Have alternative sites been considered:- Bullfinch Close and Chesterfield Drive have grass areas suitable and large enough
11. We already have twice daily school runs with traffic/parking/noise/ and also youths/vandalism/rubbish/weekend football congestion/blocked drives and swearing from drivers
12. This area provides all the creative play opportunities required for children but with pleasing views
13. Edmund Burke defined society as a partnership between the dead, the living and the unborn.
14. We thank the dead benefactors who gave us the Common. We wish to keep the Common in its present state to enjoy and pass on to the unborn as a beautiful present
15. PLEASE SAVE OUR CHIPSTED COMMON – NO PLAY INSTALLTION AREA AND ADULT EXERCISE EQUIPMENT - NO UGLY CARBUNCLE

Thank you for your time

Chris Stewart – Chairman Residents Association

Signed as a true record 12th March 2018

Appendix 2

Payments and Receipts for January

	Opening Balance	£74,375.11
06/01/2018	CHARGES FROM 2017-11-22 TO 2017-12-21	£7.50
09/01/2018	TRANSFER VIA FASTER PAYMENT TO VC HANDYMAN REFERENCE VC 4 12 17	£40.00
09/01/2018	TRANSFER VIA FASTER PAYMENT TO J HAYTON REFERENCE TRANSFER	£44.47
09/01/2018	TRANSFER VIA FASTER PAYMENT TO HMRC REFERENCE 557PV00161414	£79.62
09/01/2018	TRANSFER VIA FASTER PAYMENT TO ANDY CLARK REFERENCE PLANTER	£170.86
09/01/2018	TRANSFER VIA FASTER PAYMENT TO MDH HORTICULTURAL REFERENCE TRANSFER	£280.00
09/01/2018	TRANSFER TO DRM TREES REFERENCE 6 12 17	£325.00
09/01/2018	TRANSFER VIA FASTER PAYMENT TO PHASE ELECTRICAL REFERENCE P14245AB	£561.60
09/01/2018	TRANSFER VIA FASTER PAYMENT TO SDC REFERENCE TRANSFER	£624.00
09/01/2018	TRANSFER VIA FASTER PAYMENT TO J HAYTON REFERENCE TRANSFER	£1,047.68
09/01/2018	TRANSFER VIA FASTER PAYMENT TO MDH HORTICULTURAL REFERENCE TRANSFER	£1,356.96
09/01/2018	TRANSFER VIA FASTER PAYMENT TO CHEVENING PARISH COUNCIL REFERENCE TFR TO NAT WEST	£30,000.00
16/01/2018	DIRECT DEBIT PAYMENT TO E.ON REF 013977153500A, MANDATE NO 0001	£358.62
22/01/2018	INTEREST PAID AFTER TAX 0.00 DEDUCTED	£4.40
25/01/2018	Burial Ground fees paid by cheque	£445.00
30/01/2018	FASTER PAYMENTS RECEIPT REF.WELHAM JONES FROM WELH JON LTD	£1,210.00
	Closing Balance	£41,138.20

Signed as a true record 12th March 2018

Payments resolved to be made in February

Cheque No	Payee	Reason	Net	VAT	Total
Santander Payments					
268	MDH Horticultural Services	Monthly Open Spaces Maintenance	£1,170.37	234.07	£1,404.44
269	HMRC	Tax & NI	£79.82		£79.82
270	J Hayton	Salary	£1,047.68		£1,047.68
271	J Hayton	Expenses	£6.00	£46.67	£52.67
272	MDH Horticultural Services	Monthly Gang Mowing	£240.33	£48.07	£288.40
273	Samaritans	Donation	£100.00		£100.00
274	Newlands Nursery	Christmas Tree	£200.00	£40.00	£240.00
275	Streetlights	Maintenance and repairs	£771.75	£154.35	£926.10
276	EDF Energy	Football Hut	£49.43		£49.43
					£0.00
					£0.00
			£3,665.38	£523.16	£4,188.54

Signed as a true record 12th March 2018

Appendix 3

Planning Decisions Resolved at the Meeting

SE/18/00125/FUL	Turvins Farm, Sundridge Road, Dunton Green TN14 6HB	Change of use from Agricultural to B1 light industrial of two redundant farm buildings including alterations to access	25/01/2018	14/02/2018	Support subject to no road safety issues	John B
SE/18/00166/HOUSE	6 Martins Shaw Chipstead TN13 2SE	Erection of a two storey side extension	27/01/2018	15/02/2018	We object on the issues of the proximity of the building to the boundary	Robbie

Previous Planning Decisions from SDC

SE/17/03439/HOUSE	30 Chipstead Park Sevenoaks TN13 2SN	Demolition of chimney. Erection of an infill to the front and raising the roof for a loft conversion with dormers to the front. Alterations to fenestration	No objection providing the issue of sufficient off street parking is address		Trish	Granted
SE/17/023648/HOUSE	56 High St Chipstead TN13 2RR	Erection of a porch, single storey rear extension, loft conversion and associated works (roof and fenestration alterations, solar panels new dormers lantern roof lights)	No objection providing SDC are satisfied that there are no issues concerning loss of light		Andy	Refused
SE/17/03638/HOUSE	6 Martins Shaw Chipstead TN13 2SE	Erection of a two storey side extension	We object on the issues of the proximity of the building to the boundary		Robbie	Withdrawn
SE/17/03748/HOUSE	91 Chesterfield Drive, Riverhead TN13 2EQ	Front porch infill extension, garage conversion and rooflights to side elevation. Alterations to fenestration	Chevening Parish Council offers No Objection to the above planning application, provided the Council is satisfied that the loss of parking space complies with current regulations		John E	Granted
SE/17/03906/HOUSE	3 Larkfield Rd Bessels Green TN13 2QH	Erection of a part single storey rear & two storey rear and side extension. Front extension to hall beneath existing canopy roof	The Council is concerned that the side bedroom window will cause overlooking to the neighbouring property and that there may be loss of light to the same neighbours. We would also like assurance that the extension will be at least 1 metre from the neighbouring property.		Barbara	Granted
SE/17/03942/HOUSE	3 Sandilands Sevenoaks Kent	Demolition of Garage. Erection of a single storey side/part rear extension.	No objection provided the applicants adhere to the requirements detailed in the Tree Report		Allan	Granted
SE/12/2790/R4	Dunbrik Household Waste Recycling Centre, Main Road, Sundridge,	Details of a dust and odour suppression system pursuant to condition (4) of planning permission SE/12/2790 for a new waste transfer station with replacement Household Waste Recycling Centre	Support		Howard	Granted