



Chevening Parish Council

Minutes of the Ordinary Meeting of the Parish Council held on Monday 4th September 2023 at 7.30pm at the Pavilion, Chipstead Recreation Ground Chevening Road Chipstead TN13 2SA.

Present:	Mr J Firmager	Chairman
	Mr A de Turberville	Councillor
	Mr J Eastwood	Councillor
	Mr J Jarrett	Councillor
	Mr J London	Councillor
	Ms J Nielsen (from item 117)	Councillor
	Mrs V Woodruff	Councillor
	Ms M Alger	SDC
	Mrs J Hayton	Clerk
	Members of the Public	8
Apologies	Mr N Williams	Councillor
	Mrs L Weavers	Councillor

114 Apologies and Absences

Apologies were received from Cllrs Weavers and Williams and were duly accepted by the Chairman

115 Declarations of interest or lobbying

Cllr Jarrett declared an interest in item 124 concerning the Football Club

116 Minutes of Previous Meeting

The minutes of the meeting on 3rd July 2023 previously agreed by email were signed by the Chairman as a true record

117 Co-option onto Parish Council.

The Parish Council voted unanimously to co-opt Jane Nielsen onto the Parish Council

118 Updates from KCC.

Cllr Chard did not attend the meeting

119 Updates from SDC

Cllr Alger had come from completing first response and resilience training at the District Council. She also presented highlights of a paper from Cllr Robinson concerning her proposals for Chipstead Lane (Riverhead). A member of the public stated that they appeared to be being described as using it as a “rat run” when from an environmental and fuel efficient perspective, the best way to go from Chipstead Common to Riverhead is down Chipstead Lane as the alternative routes are much further. The Council expressed disappointment that Cllr Robinson was unable to attend as she had written to KCC opposing any suggestion of restricting HGV’s through Chipstead (which is in her ward) as she did not perceive it as a problem, but actively supported it as part of her 12 page document presenting solutions for Chipstead Lane Riverhead which is outside of her ward.

The Clerk confirmed that 20 mph is not an enforceable speed limit as far as Kent Police are concerned so you can’t have any flashing speed signs. The Council questioned the point of making Chipstead Lane Riverhead into a 20 mph limit as it is incredibly difficult to do more than 20mph due to the volume of parked cars

The Council also expressed surprise that she seems to be unaware of the problems in the Parish caused by traffic and having by her own admission over 40 years of interest in road safety issues and having lived in Chipstead for over 23 years

120 Questions from the Public

Chevening News

Some of the founder members of the Chevening News attended the meeting to thank the Parish Council for their support in getting the Chevening News back up and running again. They are still looking for both subscribers and advertisers. There is the option to collect copies from the Bricklayers Arms rather than having them delivered by hand. It is a quarterly publication and submissions for Christmas are invited

Covers Farm

A member of the Public advised the Council that the Planning Application for Covers Farm will be heard by KCC in Maidstone on 11th October. The Campaigners from "Keep Westerham Green" are arranging a coach to take members of the public to the planning meeting and everyone is invited to attend to show the strength of local feeling

121 Open Spaces

Japanese Knotweed

Cllr Eastwood raised the concerns of a resident of Chesterfield Drive concerning Knotweed The Japanese Knotweed comes through from Mrs Gilbert's land (rented by the anglers) and onto our land overlooking the lake (but near enough to the houses to make them concerned. Knotweed does not spread by seeding from it's flowers, it spreads via the roots, so the best time to spray and try and kill it is after the plants have flowered when all the energy in the plant is directed towards spreading out the roots rather than into flowering so the ideal time to spray is Autumn. The Anglers have promised to take action

Playground Inspection

The Playground inspection took place in July with no significant issues

122 Update and Introduction from Beat PC Peter Wilson

PC Peter Wilson introduced himself to the Council and public. He is the Ward Beat officer and he covers Badgers Mount through to Westerham. Currently he is the only beat officer but there are plans to recruit a second. He will be made aware of problems that occur in the Parish and will attend to give advice and support post an incident, as well as being aware of and taking preventative action where possible. He confirmed our previous PCSO Sue Harwood is still employed, she is in the Neighbourhood task force.

He confirmed that emergencies must be reported via 101 or 999, he will be made aware of those. Other issues can be reported via the CSU in the District Council as they may be involve other agencies (Environmental Health etc).

Cllrs Jarrett and Nielsen both reported cars which had been parked for long periods of time which are still taxed and MOT'd. PC Baker confirmed that was an SDC issue but he would check to make sure the vehicles hadn't been stolen

He urged everyone present to My Community Voice which is the best way for a "two-way" conversation and where he can share issues and activities.

The Chairman thanked PC Wilson for his attendance

123 Review and prioritisation of Highways Improvement plan.

The Council started to debate the priorities of the HIP but agreed that deferring the prioritisation to the next meeting when all Councillors are due to attend would be the most appropriate course of action.

124 Cllr Eastwood presented Financials for July & proposed an increase in Council spending to support the Football Club in it's maintenance of the Recreation Ground

Cllr Eastwood confirmed that everything was in order and there were no issues the Council needed to be aware of in terms of variances to budget

Cllr Eastwood proposed increasing the amount the PC provided to supplement the spending of the Football Club on treatments to the Recreation Ground. Cllr Jarrett confirmed the Football Club were trying to avoid passing on increases to children playing football and the Council agreed that prohibiting children from playing sport through the cost of participation was not desirable in any way. The PC currently provides £2500 p.a. and this figure had not changed since 2015. The Clerk confirmed that the money paid by the Council to cut the Recreation Ground was separate from this amount. Cllr Eastwood proposed an increase for 2024/5 of £1000.

Cllr London asked whether given the increase in fertilizer and labour costs the Council shouldn't consider more.

Cllr Eastwood suggested that when the budget is prepared in November the Council could look again at the figure. The Council resolved the £1000 increase as a minimum

125 Bus shelter at Chipstead Corner

The base for the shelter is planned to be laid this month, with the shelter installed first 2 weeks in October

126 Request for a Donation to Victim Support

The Council resolved a payment of £100 to Victim Support

127 Dates of meetings in 2024.

The meeting dates for 2024 were resolved, with the meetings falling on a Bank Holiday taking place on 2nd Monday in the month. They are attached as appendix A

128 The Council's Media Policy, Equality & Diversity Policy and Discipline & Grievance Policy were reviewed and unanimously resolved

129 Correspondence Received and General Issues

The Council reviewed the Annual Report from the Trustees of the Lucy, Countess of Stanhope Trust

The Clerk received a request from SDC for initiatives the Council might want to do if funding was available.

The Clerk suggested 3 ideas, rainwater capture and storage at the Pavilion, cladding the Football Hut on the Common and refurbishment of the kitchen in the Pavilion

The Council asked the Clerk to confirm with SDC that they would not be committing to any unbudgeted spend by submitting any initiatives --- if there is no commitment then those items can be submitted

130 General Information and proposals for Future Agenda Items

- The prioritisation of items on the HIP
- Cllr Firmager requested support on 2024 from the parish Council to pay for the St John's Ambulance presence at Dragon Boats

131 Finance - Income Received and Cheques Payable

The payments for September were resolved and the Payments and Receipts for August reviewed. These are shown in Appendix B

132 Planning Applications

Applications considered by the Council and the responses are shown in Appendix C

Cllr Eastwood raised whether an objection should be submitted following receipt of an Appeal Notification for 112A Chipstead Lane Riverhead

The Council felt it was appropriate to submit an objection to the Planning Inspectorate given the current sensitivities around traffic flow in Chipstead Lane. The Clerk was asked to verify timescales for a submission and prepare a draft for agreement by the Council

Applications granted or refused were reviewed and are shown in Appendix C

The meeting closed at 20.55

Appendix A

Meeting dates for 2024

8th January (1st is Bank Holiday)

5th February

4th March

8th April (1st is Easter Monday)

22nd April – Annual Assembly

13th May (6th is Bank Holiday) – Annual Meeting

3rd June

1st July

No planned meeting in August

2nd September

7th October

4th November

No planned meeting in December (Light up a Life 2nd)

Appendix B

Payment and Receipts –August

		£65,822.50
	Opening Balance	
14/08/2023	FUNERAL PARTNERS, REF ROBERT JOLLYE	£110.00
21/08/2023	ACCOUNT ADJUSTMENT	£50.00
21/08/2023	Donation for Defibrilator Chesterfield Drive	£694.30
04/08/2023	JGC SPORTSTURF REFERENCE SI 435	£1,000.00
04/08/2023	JGC SPORTSTURF REFERENCE SI 430	£3,999.98
04/08/2023	SEVENOAKS DISTRICT COUNCIL REFERENCE 2083052	£296.40
04/08/2023	SEVENOAKS DISTRICT COUNCIL REFERENCE 2083085	£566.28
04/08/2023	J HAYTON REFERENCE TRANSFER	£505.33
04/08/2023	J HAYTON REFERENCE TRANSFER	£1,142.13
04/08/2023	HMRC REFERENCE 577PV00161414	£530.00
04/08/2023	GOCARDLESS REF KENTCABLES-77MEMBH, MANDATE NO 0008	£30.00
08/08/2023	EDF ENERGY REF 673109647889, MANDATE NO 0009	£8.00
10/08/2023	CHARGES FROM 2023-06-22 TO 2023-07-21	£7.50
24/08/2023	DRM TREES REFERENCE CPC043	£960.00
24/08/2023	TREECRAFT REFERENCE 17495	£1,038.00
24/08/2023	RIA ELECTRICAL SERVICES REFERENCE INV 6617	£186.00
24/08/2023	SOUTHERN ELECTRIC REF 910036741, MANDATE NO 0005	£356.30
29/08/2023	VEOLIA ES UK LTD REF 04937801, MANDATE NO 0010	£44.60
	Closing Balance	£56,006.28

Payments for September

1140	MDH Horticultural Services	Open Spaces	£1,525.06	£305.01	£1,830.07
1141	HMRC	Tax & NI			£530.00
1142	J Hayton	Salary			£1,142.13
1143	MDH Horticultural Services	Gang mowing	£321.75	£64.35	£386.10
1144	J Hayton	Expenses	£611.49	£115.22	£726.71
1145	Oliver Hoad	Defib box & cable	£80.30		£80.30
1146	Oliver Hoad	Posts on green & filling potholes	£225.80		£225.80
1147	Oliver Hoad	Repair post on Chipstead Green	£65.80		£65.80
1148	SLCC	Annual Membership for clerk	£177.00		£177.00
1149	The Shed Man	50% deposit for bus shelter	£2,930.00	£586.00	£3,516.00
1150	Cluttons	Allotment Rental	£60.00		£60.00
1151	Play Inspection Company	Annual Playground inspection	£95.00	£19.00	£114.00
1152	Oliver Hoad	Posts on Chipstead Green	£132.60		£132.60
1153	Scribe	Cemetary software	£174.00	£34.80	£208.80
1154	JCG Sportsturf	Cricket square - September	£833.33	£166.67	£1,000.00
1155	Garage Door Centre	Shutter repair	£64.00	£12.80	£76.80
					£6,769.91

Planning Decisions made at the meeting

23/02276/FUL	7 Bullfinch Close Sevenoaks Kent TN13 2BB	Partial demolition of existing house and the creation of two dwellings. Associated parking.	OBJECTION on the following grounds Overdevelopment of site. Insufficient parking available with restricted access point for at least 4 cars Overlooking and loss of privacy Loss of light Loss of trees due to the development
23/02141/HOUSE	28 Larkfield Road Bessels Green Sevenoaks TN13 2QJ	Installation of an air source heat pump	No objection
23/02126/LBCALT	Bank House High Street Chipstead Sevenoaks Kent TN13 2RR	Demolish existing porch. Construct new porch. Alterations to windows and Internal works	No objection
23/02203/HOUSE	2 Woodfields Chipstead Sevenoaks Kent TN13 2RA	Proposed detached garage	No objection
23/02363/FUL	28 Bullfinch Dene Sevenoaks Kent TN13 2BA	Erection of new dwelling together with access and parking	Object 1) The siting and layout of the two storey detached proposed dwelling, would fail to conform to the existing pattern of development in the area. The proposed dwelling would be out of keeping with the prevailing building line along this part of Bullfinch Dene. The introduction of a two storey dwelling would be out of keeping with the existing pattern of development in the locality. The proposal therefore fails to comply with policy SP1 of the Sevenoaks Core Strategy and policy EN1 of the Sevenoaks Allocation and Development Management Plan. 2) The proposal would be introducing significant bulk and mass of a new two storey dwelling within close proximity to the existing property, number 28 Bullfinch Dene. The proposal would cause a harmful visual intrusion, oppressive and overbearing relationship and a loss of outlook from habitable rooms of number 28. As such the proposal would be contrary to policy EN2 of the Sevenoaks Allocation and Development Management Plan.
23/02421/HOUSE	6 Sandilands Sevenoaks Kent TN13 2SP	Front, side and rear ground floor extensions to create first floor. Raise roof with dormers and rooflight, chimney removal. Alteration to vehicular access. Demolition of garage.	Object Overdevelopment of site from 2 bedroom bungalow to a 4 bedroom house Changes to street scene (the other houses with dormers are at the either ends of the road and none are in the middle) Overlooking and lack of privacy.
23/02454/HOUSE	176 Chesterfield Drive Sevenoaks Kent TN13 2EH	Single storey front extension, single storey rear extension, first floor side extension. Two storey rear extension, garage conversion, alterations to external materials and alterations to fenestration	No comment
Planning Decisions made by SDC			
23/01306/HOUSE	3 Nursery Place Chipstead Sevenoaks Kent TN13 2RH	2 storey front extension. Dormer on front elevation. 2 storey rear extension. Internal alterations. Alterations to roof. Alterations to fenestration. Chimney. Rooflights.	No objection - Granted