

# CHEVENING PARISH COUNCIL

Judith Hayton - Clerk  
16 Beaconfields Sevenoaks Kent TN13 2NH  
Tel: 07981 759255 E-mail: [clerk@cheveningparishcouncil.gov.uk](mailto:clerk@cheveningparishcouncil.gov.uk)

## Minutes of the Zoom Council Meeting of Chevening Parish Council, held at 7.30pm on Monday 7<sup>th</sup> September 2020

Present:	Mr A Clark	Chairman – video
	Mr J Branton	Vice-Chairman – video
	Mr N Clark	Councillor – video
	Mr A de Turberville	Councillor -video
	Mr J Eastwood	Councillor – video
	Mr J Firmager	Councillor - video
	Mrs L Weavers	Councillor – video
	Mr N Williams	Councillor – video
	Mrs J Hayton	Clerk - video
	Mr J London	SDC - video
	Members of the Public	3
	Mr George Back	RH & RW Cluttons (for item 142)
Apologies:	Ms R Burgess	Councillor

### 138 Apologies and Absences

Apologies for absence were received from Cllr Burgess and duly accepted by the Chairman

### 139 Declarations of interest or lobbying

Cllrs Weavers and Firmager declared interests regarding item 142 and took no part in any discussion on the matter

### 140 Minutes of Previous Meeting

The minutes of the meeting on 3-8-20 previously agreed by email were formally agreed by the Council and signed by the Chairman as a true record

### 141 Questions from the Public

There were no specific questions from the public in attendance

### 142 Chevening Parkland Scheme

Mr Back had kindly agreed to attend the meeting to offer an opportunity to Members of the Public to ask questions concerning the proposed development. Mr Back began by highlighting at the Chairman's request the benefits for the Parish from the proposed enhancements:-

- Visibility of the junction at Chevening Crossroads from Chevening Village
- Improve the Public Right of Way on the roadside boundary connecting to the footpath on Turvin's Farm
- Chevening Village benefiting from landscaping and therefore the blocking of site of the motorway for the villagers

Both Councillor de Turberville and Councillor Williams challenged that it was not possible to see the motorway from Chevening Village however Mr Back insisted that that was the case and indeed he had stood and looked at the motorway from the village today. The Chairman subsequently shared a photograph which clearly showed the visibility of the motorway from the village. There was one member of the public present who was very interested in the development and she confirmed that her questions had been answered during the online Q & A however she expressed concern that the communication from Chevening Estates had not been good and there were many people in the village who were unaware of the impact the development would have. This opinion was shared by Councillors Williams de Turberville who were both passionate in their criticism of the estate for not involving public

Signed as a true record

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more fully. Mr Back confirmed that they had approached the local paper to put an article in but they had declined to do so. He stated that there were potentially other benefits for the community which had not yet been publicised. The Chairman urged Mr Back to share those as soon as possible as benefits to the community are not widely identified at present from the development. Mr Back confirmed that there had been many consultations over a number of years on the development to engage with both the Parish Council themselves and Parishioners. The likely time scale for the planning application was early October.

The member of the public requested that since there had been yet another nasty accident at Chevening Crossroads in the preceding week the improvements to that junction should take place if possible as soon as possible rather than in phase six as is currently scheduled.

Mr Back was challenged over the comments that no lorries should go through Chipstead Village as it was the view of Councillor Williams that this is unenforceable. Mr Back confirmed that they would have cameras on the entrance to the site and it would not be possible for traffic to approach or leave from Chipstead Village - they could only do so coming from the roundabout at Star Hill. Any haulage company found to be coming from Chipstead would be banned from the site. Cllr Williams said that he did not believe that that was an enforceable action.

Cllr London asked how long the bunds would take to build. Mr Back confirmed that it is a six year operation and there would be five years of lorry movements

The Chairman confirmed to Mr Back that but it's imperative that anything they wish to have considered they get out as quickly as possible. If there is more to come under this positive for the village that should be shared as soon as possible. Councillor Williams expressed his concern that the proposal lacked democratic scrutiny allowing only two weeks for their review site to be opened and for people to comment.

Mr Back left the meeting after the Chairman had thanked him for his time

The council then debated how best to communicate with parishioners. The Clerk confirmed that messages had been posted on the website, the Chipstead Facebook page which has 233 members and on Next Door Chipstead which has over 500 members. The Council considered whether a parish wide letter drop was the answer however there are concerns about what the message would actually say and whether this then sets a precedent for any other large planning applications and the expectation that the Parish Council will automatically alert people to such processes

## **143 Open Spaces**

### **a Open Space Inspection**

Nothing to report

### **b Playground**

The Chairman has been in communication with one of the mothers from the school who has created a rota of parents who will clean the playground on a 3 hourly basis. He expressed the view that this was a game changer in terms of our operation of the playground simply because if we are regularly cleansing and providing hand sanitizer and with the use of signs it makes a risk assessment much more viable.

Simply putting up signs and saying that you use the playground at your own risk was considered unacceptable by the Council at previous meetings. Councillor Weavers requested a list of the volunteers and said it would be good if the whole of the Parish Council were aware of who the volunteers were.

The Chairman will provide details

### **c Update on Security**

The Clerk confirmed that the Parish Council had received £750 from the landowner of the Lake and the North Shore towards the security. It was recognised that this was a relatively small sum in the overall cost of providing security. There has been a lot of interest on Facebook concerning CCTV in Sailing Club Rd following a ladies handbag being stolen from a car. The Chairman requested any examples of a positive result from CCTV having been achieved. The Council took the view that CCTV was a preventative measure rather than a method of identifying and detecting criminals

## **144 Update on Registering our Pubs as a Community Asset.**

The Clerk updated on the situation regarding registering the five pubs in the parish as community assets. The Bricklayers Arms has been registered and recorded as such. The Kings Head has been registered but further information has been requested concerning their community activities and this has been left with the landlord to provide. The George and Dragon have a lease for at least 20 years and therefore

are not concerned about any potential sale. The Bullfinch does not have any community activities that we are aware of and therefore would not qualify and the Woodman is currently available to let and also has no community activity

#### **145 Request for the Council to support Parking Restrictions in the High Street**

The Council debated the parking restrictions requested by the residents of the Old Carriageway at length. Concerns were raised about enforcement of the restriction as it was felt it would not be possible for anyone to enforce a white line as had been requested. There was also concern about whether the signatories to the petition would actually get what they want and the Parish Council would not want to see more yellow lines around the village as these are unsightly and are rarely enforced. The Council vote ended with 4 members voting for the proposal and 4 against and therefore the Chairman used his casting vote to maintain the status quo rather than to implement any change as is the norm for the Chairman's vote. Cllr London requested that the Clerk when responding to the member of the public who had put the petition together tell them that they have the right to approach their local District Councillor or their KCC Councillor to request the petition is taken to JTB irrespective of the response from the Parish Council

#### **146 Accessibility Statement**

The Parish Council Accessibility statement was resolved by the Council

#### **147 Update on the Hydro Electric Project**

The Chairman provided an update on the hydro electric proposal. At a previous council meeting it was resolved to put in an application for funding for the feasibility study as this would not cost the council anything. That application has now been submitted and the response is awaited. The Chairman confirmed that this is taken a lot longer than anticipated with the Environment Agency taking many months to come back with a confirmation of no impact of the proposal on increasing flooding risk

#### **148 Dates of meetings for 2021**

The proposed council meeting dates for 2021 were resolved.

#### **149 Request for PC to join Action with Communities in Rural Kent**

It was resolved to become members of Action with Communities in Rural Kent at the cost of £80 for one year and then review to see at the end of 12 months to see if it has been a useful exercise

#### **150 Bus shelter**

The Clerk confirmed that the situation with the bus shelter had changed since the agenda item was posted. Cllr Eastwood had advised that the No 1 bus is now going back through Chipstead again and not stopping at Chipstead Corner as it was previously. The Clerk spoke to Go Coach who have confirmed that although on early mornings and afternoons they will be running long distance buses to accommodate school runs their model going forward will be to use their Go2 service where anyone requiring a bus will call in and a small mini bus will be provided offering a more door to door service. Therefore it would be inappropriate to spend the money on a bus shelter at the present time. The Council resolved not to pursue a bus shelter for the time being.

#### **151 Request to reduce the height of 2 oak trees on Chipstead Common**

The Council were concerned that to allow someone to pay to have trees reduced in height was a dangerous precedent to set. There could be accusations that if someone has the money to pay they can alter the visual landscape to suit themselves. This was highlighted even more by the fact that it is a single request from one or two houses and not from the whole community. The Clerk confirmed that there had been no concern expressed about the trees in the latest tree inspection (December 2019). The Council would not take measures to reduce the height of those trees because they did not need to. There are 5 Oak trees which are growing in a group and the request came to reduce the height of two of them. The Council took a vote with 3 being in favour of allowing the trees to be reduced and 5 councillors voting against. Therefore the request was rejected.

With regard to removing a substantial amount of the undergrowth on Chipstead Common it was resolved to pay to have those bushes removed

## **152 Light up a life**

A request had come from a member of the public to see if we could have a brass band (the Salvation Army band) at the Light Up a Life service in December. It was felt that as this is an outside event it should be able to be accommodated given the current covid situation and the Council felt that a proper band would possibly make the sound much more able to be heard for all participants. The Clerk was instructed to try and find either the Salvation Army or a similar brass band for the ceremony if possible

## **153 Use of the Green by the Bricklayers Arms.**

The Landlord of the Bricklayers Arms gave a summary of the current situation. He has two staff still on furlough for health issues and his main concern is to make sure that his full time staff can be kept employed through the winter. His current plan is to put a marquee type structure on the patio area outside the pub which will allow three more tables effectively indoors over the coming months. The 15 tables which are on the green will not be feasible for people as winter approaches and here is no proposal to put any semi permanent structure on Chipstead Green. There will be 3 under the patio awning and the proposal is to leave six on the green and to flip the tables together and bolt them together overnight rather than carrying them back across the road for storage. he confirmed that going forward he will be opening on a Monday and will move last orders from 9:00 pm to 10:00 pm each evening. The Council praised the Bricklayers Arms for the work they had done and all the support that they have given to the village. The Chairman confirmed that the village green should not be seen as a permanent part of the Bricklayers Arms and once again the approval for the proposals for the Green are contingent on adverse comments or behaviour being successfully managed as they have been in the past

## **154 Correspondence Received and General Issues**

Councillor Williams commented on the white paper on planning which the clerk had shared to the Council. He encouraged all Councillors to look at it more closely as it will have a huge impact potentially on planning in the future. Cllr London confirmed that although on the face of it it looks as if green belt land will be protected, under the proposals that is potentially not the case because local councils will be forced to provide a set number of houses and if green belt is the only place to put them they will have to offer up that green belt to build those houses

## **155 General Information and proposals for Future Agenda Items**

Councillor Eastwood suggested that in these unprecedented times our usual donation to four charities of £100 (Citizens Advice Bureau; Sevenoaks Volunteer Transport Association; The Samaritans and the Air Ambulance should be increased for 2020 only to £200  
The council resolved to the proposal

## **156 Finance**

### **a Income Received and Cheques Payable**

The payments for September were resolved and the Payments and Receipts for August reviewed

### **b Update on Parish Financials following Covid and Security ASB issues**

Cllr Eastwood updated on the Councils finances which have been boosted by a grant of £10,000 . This money will go towards the security costs on Sailing Club Road; the CCTV at the pavilion; the Corona virus prevention put in at the pavilion and for the hand sanitizer and antiviral sprays for the playground

## **157 Planning Applications**

### **a Notices received**

The Council confirmed that they would continue to resolve planning applications by email rather than debating them in a zoom meeting. The exception to this will obviously be the Chevening Park proposed development when it comes to planning.

The Planning Applications to which the Parish Council has objected and then go to development control committee were discussed. Cllr London suggested that the Council should choose those applications that they want to challenge more carefully rather than go to Committee with every objection. He suggested the Clerk talks to her colleagues as to what other parishes do in those circumstances as our

experience is that every single one we take to Committee we lose and therefore it is perceived to be a waste of everybody's time

Before closing the meeting the Chairman commented that the fact that the Council has heated debates demonstrates everyone's commitment to doing the right thing for the community. At times it is appropriate that discussions get heated albeit that they remain respectful and polite this is not a bad thing in fact it should be welcomed

The meeting closed at 21.50

	Opening Balance	£102,144.20
06/08/2020	CHEQUE PAID IN AT SEVENOAKS HS BG Fees Smith/Acres 553	£110.00
11/08/2020	FASTER PAYMENTS RECEIPT REF.CHIPSTEADFCLECT FROM CHIP FC	£78.84
13/08/2020	FASTER PAYMENTS RECEIPT REF.SECURITY FROM CHIPSTEAD SAILIN	£1,657.00
20/08/2020	CHEQUE PAID IN AT SEVENOAKS HS £60 to Steph McNamara £220 Langham BG plot 70	£280.00
20/08/2020	BANK GIRO CREDIT REF SEVENOAKS D.C., PAYMENT For security £300 from SDC £750 from Mr Deschauer	£1,050.00
21/08/2020	BANK GIRO CREDIT REF SDC OUT, 82016 Grant from SDC for Covid	£10,000.00
28/08/2020	FASTER PAYMENTS RECEIPT REF.SECURITY FROM CHIPSTEAD SAILIN	£185.00
28/08/2020	BANK GIRO CREDIT REF WELH FUNERAL, WELHAM JONES Crang 683	£415.00
04/08/2020	TRANSFER VIA FASTER PAYMENT TO EDF ENERGY REFERENCE 673109647889	£78.84
04/08/2020	TRANSFER VIA FASTER PAYMENT TO PLAY INSPECTION CO REFERENCE CHE12055	£102.00
04/08/2020	TRANSFER VIA FASTER PAYMENT TO STREETLIGHTS REFERENCE 11513	£751.27
04/08/2020	TRANSFER VIA FASTER PAYMENT TO J HAYTON REFERENCE TRANSFER	£151.28
04/08/2020	TRANSFER VIA FASTER PAYMENT TO J HAYTON REFERENCE TRANSFER	£24.03
04/08/2020	TRANSFER VIA FASTER PAYMENT TO MDH HORTICULTURAL SERVICES REFERENCE 1722	£298.28
04/08/2020	TRANSFER VIA FASTER PAYMENT TO J HAYTON REFERENCE TRANSFER	£1,004.58
04/08/2020	TRANSFER VIA FASTER PAYMENT TO HMRC REFERENCE 577PV00161414	£192.30
04/08/2020	TRANSFER VIA FASTER PAYMENT TO MDH HORTICULTURAL SERVICES REFERENCE 1723	£1,452.60
04/08/2020	TRANSFER VIA FASTER PAYMENT TO CHIPSTEAD SAILING CLUB REFERENCE SECURITY	£900.00
04/08/2020	TRANSFER VIA FASTER PAYMENT TO SPECTULISE REFERENCE 6998	£100.00
06/08/2020	CHARGES FROM 2020-06-22 TO 2020-07-21	£7.50
11/08/2020	TRANSFER VIA FASTER PAYMENT TO 404 ASSOCIATES REFERENCE 206	£4,329.00
20/08/2020	TRANSFER VIA FASTER PAYMENT TO STEPH MCNAMARA REFERENCE CHEVENING PC	£60.00
25/08/2020	TRANSFER VIA FASTER PAYMENT TO 440 ASSOCIATES REFERENCE 208	£444.00
26/08/2020	DIRECT DEBIT PAYMENT TO SOUTHERN ELECTRIC REF 910036741, MANDATE NO 0005	£487.74
	Closing Balance	£105,536.62

Signed as a true record

5<sup>th</sup> October 2020

Payments to be made in September

678	MDH Horticultural Services	Monthly Open Spaces Maintenance	£1,210.50	£242.10	£1,452.60
679	HMRC	Tax & NI	£230.87		£230.87
680	J Hayton	Salary	£1,085.70		£1,085.70
681	MDH Horticultural Services	Monthly gang mowing	£248.57	£49.71	£298.28
682	J Hayton	Expenses Mobile phone Land registry fee	£14.33		£14.33
683	Chipstead FC	Covid purchases for Pavilion	£457.09	£85.83	£542.92
684	Memorial Benches	New bench for the Common (donation)	£491.58	£98.22	£589.80
685	Crook Security	CCTV for Pavilion	£805.00		£805.00
686	Chevening Estate	Allotment Rent	£60.00		£60.00
687	Treecraft	Inspection of "creaking tree" on Chipstead Common	£47.50	£9.50	£57.00
688	SLCC	Clerks subscription to SLCC	£161.00		£161.00
689	Scribe	Burial Ground software	£145.00	£29.00	£174.00
690	Bourne Sport	Spray fertiliser and herbicide	£476.00	£95.20	£571.20
691	VC Handyman	Concrete slab for new bench (donation)	£160.00		£160.00
692	Chevening Parish Council	Transfer to Co-op Account	£30,000.00		£30,000.00
					£0.00
					£34,519.23

SDC Decisions on Previous Planning Applications					
20/01720/HOUSE	Yew Tree House Old Carriageway Chevening KENT TN13 2RL	Alter existing garage to form a new summer house. New ground floor utility room extension. New first floor bedroom extension. New roof dormer facing the rear.	No comment	Nigel	Granted
20/01686/HOUSE	1 Springshaw Close Bessels Green KENT TN13 2QE	Single storey side utility room extension. New front dormer. Double storey side extension with roof alterations.	No objection	Jamie	Granted
20/01702/LDCEX	Little Star House Star Hill Road Dunton Green KENT TN14 6HA	Confirmation of use of land as residential garden and use of an outbuilding	No comment	Robbie	Granted
20/01845/HOUSE	20 Nursery Place Chipstead KENT TN13 2RH	Two storey side extension and single storey porch	OBJECT, the proposal still seems too big for the plot and there is a substantial loss of light to the neighbouring property.	Robbie	Withdrawn
20/01339/HOUSE	Glenray 2 Obelisk Wood Chipstead Lane Sevenoaks KENT TN13 2AL	To demolish the garage and single storey side and rear extensions and erect a two storey rear extension with a single storey side and rear extension with roof lights. Alterations to parking.	Objection:- Overshadowing and loss of light Respect for existing building lines Scale and form of the proposed development	Andy	Granted