



# Chevening Parish Council

## CHEVENING PARISH COUNCIL

Judith Hayton - Clerk

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Minutes of the the Annual Meeting of the Parish Council on Monday 9<sup>th</sup> May 2022 at 7.30pm  
at the Pavilion, Chipstead Recreation Ground Chevening Road Chipstead TN13 2SA.

Present:	Mr N Williams	Chair
	Mr J Branton	Vice-Chair
	Mr N Clark	Cllr
	Mr A de Turberville	Cllr
	Mr J Eastwood	Cllr
	Mr J Firmager	Cllr
	Mr J Jarrett	Cllr
	Mrs L Weavers	Cllr
	Mrs V Woodruff	Cllr
	Mrs J Hayton	Clerk
	Members of the Public	25
Apologies	Mr J London	SDC

### **70 Election of Chairman**

Cllr Williams confirmed his willingness to stand as Chair and he was nominated by Cllr Branton and seconded by Cllr Weavers and reappointed as Chairman unanimously

### **71 Election of Vice Chairman**

Cllr Branton confirmed his willingness to stand as Vice Chair and he was nominated by Cllr Williams seconded by Cllr Jarrett and unanimously reappointed

### **72 Appointment of Responsible Financial Officer**

The Clerk was nominated by Cllr Clark seconded by Cllr Eastwood and duly appointed as Responsible Financial Officer

### **73 Election of Working Parties, Representatives and Other Posts**

The Working Parties Representatives and Other Posts were reviewed and resolved. Cllr Weavers requested to be added to the Burial Ground Inspection and the only outstanding posts are those of the flood defences and Cllr Woodruff will ask the retiring flood warden for suggestions as to potential appointees. The list is contained in Appendix 1

### **74 Apologies and Absences**

All Parish Cllrs were present apologies received from Cllr London from SDC who was attending the annual assemblies of both Sundridge and Brasted. Cllr Chard from KCC was also absent from the meeting

## **75 Declarations of interest or lobbying**

Cllrs Eastwood and Clark confirmed they were the only two Cllrs who had not been lobbied on agenda item 81

## **76 Minutes of Previous Meeting**

The minutes of the meeting of the 11th of April were signed by the Chairman on behalf of the Council as a true record having been previously agreed by the Council by email

## **77 Update from KCC Cllr Nick Chard**

Cllr Chard did not attend the meeting therefore there was no update from him

## **78 Questions from the Public**

All members of the public present (except the Footpath Warden) attended for agenda item 81 and their comments are therefore contained under that minute

## **79 Open Spaces**

### ***a Open Space Inspection***

There were no reported issues with the open spaces

### ***b Playground Inspection***

Cllr Woodruff mentioned that one of the benches in the playground requires repair and the Clerk confirmed it was on the list for the handyman to repair

### ***c Request for Green space in Chesterfield Drive to be left uncut to attract bees***

The Council confirmed that the request to have the green space interest Chesterfield drive left uncut to attract bees was granted. The Council felt that the other open spaces must be maintained as otherwise it will take many weeks for them to look respectable again and areas such as the Churchyard and the Burial Ground are very emotive for people who do not like to think that they look neglected. The Council suggested getting a sign to confirm why the grass is not being cut in order to promote bees and the Clerk will obtain

## **80 Footpaths – Annual update from Graham Birch**

The Footpath Warden gave his usual comprehensive and fascinating report about the topography of the Parish and the state of the footpaths. His Report is contained in Appendix 2 the chairman thanked the warden for all of his hard work during the year for which the Council is extremely grateful

## **81 Request from Harvey's Brewery to have tables on Chipstead Green**

All members of the public present (apart from the Footpath Warden) attended the meeting to put their views concerning the request from Harvey's.

The Chairman began by explaining that under the Standing Orders there is normally 10 minutes allowed for debate, however given the amount of interest in the subject he would allow 10 minutes for Harvey's to give their presentation; then 10 minutes for those who were opposed to the proposal to put their views across and 10 minutes for those who were in favour of the proposal

The two representatives from Harvey's David Paterson and Hamish Elmer begin by introducing themselves. Mr Elmer confirmed his loyalty to the Bricklayers Arms as he was responsible for purchasing it for Harvey's in the first place. Both gentlemen praised in the highest possible terms the outgoing landlord Andy Hogg for all the work that he has done both in making the pub so successful and in supporting the Parish so brilliantly. They confirmed that they would look to continue that good work with the managers they are putting in place. Their view is that given lockdown there are many pubs which are now struggling and as people still want some form of distancing it is hugely detrimental to a pub that has no outside space to be able to provide that distancing. They confirmed that it would be very distressing if the pub were to flounder in a few years time because of the absence of outside space

It was the view of many members of the public present that the pub is currently packed and as busy as ever. Cllr Branton commented that the pub is limited by its kitchen and bar and he was of the opinion that having outside tables actually creates more problems for the business simply because the bar and kitchen cannot cope with those additional tables and the staff do not need the stress of managing that additional outside space. Obviously the need for tables will fall away after the

summer, but the representatives from Harvey's simply said they would welcome as many tables as the Parish Council would allow them to put out.

The Chairman then opened the debate to those opposing the proposition. The points against were as follows

**Concerns about traffic and parking** With near misses between cars and pedestrians, concerns about unattended children making the situation worse and the pots outside impeding the vision of people crossing the road

**The visual impact** the village green is a village green and not a Pleasure Beach

**Additional noise** there is inevitably additional noise from people being outside during the summer evenings and this causes inconvenience to residents living nearby.

**Health & Safety** there are no additional toilet facilities to cater for 15 extra tables which equates to 90 additional people being serviced by the pub

**The Additional Tables** bring an unwanted influx of people

**The Best Solution** was for the pub and the adjoining area to be put back to its pre COVID condition

**Another member of the public** who lives opposite the green challenge the fact that it is in an AONB and effectively it is a change of use from an area open to all (from a village green) to a commercial enterprise. He had witnessed people nearly being killed by cars on many occasions and was very concerned about both public and staff carrying food and drink across the road. He expressed surprise that risk assessments when they were done did not rule out crossing the busy road because of the inherent risks. He stated that the nearby neighbours that they live close to a pub and the nuisance that potentially brings and they continued to support the pub and did not complain when the tables were on the Green because it was temporary and would end as soon as COVID did.

**Another member of the public** said that it was clearly a divisive issue and it was a pity that Harvey's had put it on the agenda without a clear proposition in place. He believed that the pub's insurance may be invalidated for any accidents as the signage in the road was not that officially sanctioned by the road owner (KCC). The use of the green is a public green space not a business premises. The example of the house next door was quoted which was sold for £1.2 million therefore the commercial value of that space would be substantial.

**Another resident** said they could see no compromise it is either a village green or a pub garden

**Parish Council bylaws** were raised because they prohibit commercial enterprises without the Parish Council's specific permission

The Chairman then opened the debate to those in favour but all attendees were predominantly from the opposing view. The Clerk confirmed that she had had at least 25 supporting emails from members of the Parish plus a couple from people living outside. Although a number of the parishioners present were suggesting if representations were not made in person they were not valid, the Chairman refused to accept that argument as valid. The Council asks people to get in touch and share their views and one form of communication is no less valid or important than another.

**One of the members of the public** present suggested that it would be useful for a compromise between the pub and those opposing the proposition to be reached in some form.

**The Council** then debated the proposal. Both Cllr de Turberville and Cllr Clark felt that allowing the use of the green by the pub was bestowing one company commercial benefit and substantial commercial benefit given the attractive views over the lake that all the companies did not have. The Council given the suggestion for compromise agreed that Harvey's could present their proposal for the village green to the Parish Council it would be delivered to the Clerk by 30<sup>th</sup> May at the latest and the Clerk would share it with all Parishioners by the website, the Facebook page and alerting them on the notice boards. The Parishioners would then have a week or more to submit their questions to Harvey's prior to the Parish Council meeting on the 13<sup>th</sup> June

All the members of the public present confirmed their support and appreciation for everything that Andy Hogg had done and those members of the public who were near neighbours commented that had it been a proposal from Andy he would have spoken to them first and they would have reached a compromise situation before any proposal was put to the Parish Council and this whole situation

could have been averted. They felt the most critical thing for the brewery now is who they put in charge of the pub and therefore how it works with community going forward

### **82 Review of Annual Meeting and Dates of meetings for 2023**

Following the recent annual Parish meeting the Clerk requested that the Council considers its meeting. Having the Ordinary meetings on the 2<sup>nd</sup> Monday of the month means that there are other clashes with diary dates. The Clerk will be contacting both Brasted and Sundridge to ensure that there are no conflicts with annual Parish meetings as they were both holding their Parish meeting at the same time as this Parish Council meeting was held, which meant the Chairman was unable to fulfil his District Council duties to attend those meetings and Cllr London was also absent

### **83 To resolve the Council's Risk Assessment Document**

The Council's Risk Assessment document was reviewed and resolved by the Council

### **84 Request the Parish Council rejoins Kent Association of Local Councils.**

The Council reviewed the papers sent by KALC concerning rejoining. The Clerk confirmed that she did not feel that she lost out in anyway by the Council not being a member of KALC indeed it is more a forum for Cllrs to get together and discuss than for Clerks. Cllr Eastwood suggested that the Council responds to KALC by saying there is no budget this year to rejoin but will allocate funds in the budget next year to allow someone from KALC to attend to confirm the value of it to the Council

### **85 To formally resolve the Council's 5 year insurance cover with Zurich Insurance**

The Council resolved to take up the offer of a five year fixed term insurance cover with Zurich. The Clerk confirmed she had ticked back the details of the cover to the asset register and it was more than adequate

### **86 Beautification Update**

#### ***a Planters***

The Planters for Chipstead Common, Bessels Green and Chipstead Green are ready to install. The Clerk confirmed that SDC had paid the full bill to Coblands Nurseries for the compost and plants for all the planters. Coblands had designed a scheme for the planters and the Chairman confirmed that possibly members of the Allotment Association could be involved in plan the planters. The next stage is to get the bolts in place to secure them to the ground and there are four planters which will need space to be agreed for them (potentially under the village signs or on the eyebrow) but these would require permission from KCC. The Chairman and Cllr de Turberville both volunteered to help with filling the planters

#### ***b Place Signs***

The Sevenoaks Society have put up similar signs in the past and have given really helpful insight into buildings usage plaques rather than those commemorating who used to live there. As this is an established precedent, the next stage is to identify those properties which the Council wishes to recognise write a brief description of the property to go on the plaque; a longer description to potentially go on a map in the village square then contact the property owners for permission. Once that permission has been granted, Planning Permission from SDC may be required if the buildings are listed. The Clerk confirmed that she would be happy to contact the homeowners and arrange with SDC but the identification of the properties and descriptions should be provided by the Beautification Committee

### **87 Jubilee Update and review of action plan**

Cllr Woodruff had given the Clerk £795 which equates to 53 tables sold. She has a further 15 tables where people are still to provide her with money. The bunting and tablecloths have kindly been ordered by Trish Dalton and the Action Plan was reviewed by the Council and a further action identified which was to request the homeowners of Hedgehogs and Andy Boakes to arrange power onto the Green for the Street Party. The Clerk will arrange that. The Chairman confirmed that it was really important that the street party went well as it is such an iconic event for the Parish and for the Council

Cllr Weavers asked about the beacon lighting and the Chairman confirmed that would take place on the Thursday evening at 8.00pm on the Chipstead Green. The Council is using the existing beacon

for the event rather than buying a new one. The Clerk confirmed that the beacon was in the pavilion and she will test it before the event takes place

**88 Correspondence Received and General Issues**

The retiring flood warden requested the Council give their thanks to the volunteers who continually monitor the River Darent, especially those who live in Chevening Road, as without them the role of Flood Warden would have been impossible. The Council expressed their thanks to all those volunteers and hoped they would continue under a new flood warden when one is appointed

**89 General Information and proposals for Future Agenda Items**

Cllr Firmager said that a Parishioner had written a very moving tribute to Andy Hogg and requested it was on the agenda for the next meeting so that it could be shared widely within the minutes of the June meeting

**90 Finance**

The payments for May were resolved by the Council and the Payments and Receipts for April reviewed

**91 Planning Applications**

***Resolve response to Planning Application for Willow Farm.***

The Chairman and Clerk confirmed they had visited Willow Farm that morning as there had been reports of the footpath being blocked. There were no signs of this, only evidence of the land being used as a working farm.

The Council decided "No comment" on the application as this was very similar to a previous application and there was nothing which led the Council to believe this was anything other than a straightforward residential application

***Applications Granted or Refused***

These were circulated for information

**The meeting closed at 22.10**

**Appendix 1**

**Election of Working Parties, Representatives and Other Posts**

**List of Offices and Working Parties etc**

**Position**

**4-5-2022  
Incumbents from May 2022**

**Chair**

**NW**

**Vice Chair**

**JB**

**Finance Working Party**

**JE(Ch) NW NC**

**Pavilion Committee**

**NW (Ch) VW NC**

**Chevening News Reports**

**JB**

**Open Spaces Special Interests**

**Chipstead Common**

**NC**

**Chesterfield Drive**

**JE**

**Chipstead Green**

**VW**

**Land South of Lake**

**Howard Dilley**

**Recreation Ground**

**JJ**

**Bullfinch Close**

**JB**

**Bessels Green**

**AdeT /LW**

**Burial Ground**

**LW**

**Churchyard**

**AdeT**

**War Memorial**

**AdeT**

**Fort Halstead Observers & Monitoring progress of Local Plan**

**NW + VW**

**Grievance Committee**

**JB LW JE**

**Appeals Committee**

**NW NC VW**

**Ground Maintenance**

**AdeT JH**

**Web Site Maintenance**

**JH**

**Other Reps Appointed by Chevening Parish Council**

**Lucy Stanhope Charity Reps**

**Annie Brook Alec Elmer**

**Footpaths**

**Graham Birch**

**Flood Defences**

**JB (chair) TBA**

## Appendix 2

# Chevening Parish Footpaths 2021/22

## Introduction

For the benefit of new members, we commence this review with a reminder of some key parameters;

The Parish comprises a narrow strip of land, approx. 10km in length by only 1.5m in width, between the North Downs and the Weald of Kent.

It is criss-crossed by approx. 30 kms of Public Rights of Way (PRoW) of which 2.5kms are **bridleways** and the remaining are **footpaths**. The Parish has no **byways**.

Contrasting geology and physiography:-

- Hard chalk of the North Downs
- Soft clay of the Vale of Holmesdale
- Hard sandstones of the Greensand Ridge
- Soft mudstones of the Weald

Contrasting environments:-

- High security of Fort Halstead and Chevening House
- Busy highways interchange and lakes
- Pine forests & chestnut coppicing
- Pastures and woodland

## General update

Another year of extraordinary usage of the Parish footpaths, especially those which form parts of the well-publicised long-distance paths, such as the North Downs Way, Greensand Way and the Darent Valley Path.

All 30kms have been checked at least twice with particular attention given to those most popular or prone to problems of vegetation incursion. Minor maintenance using hand tools have been carried out along with 'way marking' improvements. Significant defects are reported to Kent County Council (KCC) highways via their reporting website, or by phone if urgent.

KCC has, again, been very responsive to reported faults, usually dysfunctional stiles which have been replaced by sturdy galvanised steel kissing gates. We have enjoyed the attention and professionalism of KCC's Public Rights of Way Officer, Nicky Biddall, over the past 15yrs, however she has moved away to East Suffolk Council, so we await news of her successor.

Interestingly, I've encountered walkers trying to follow circuits set out as text descriptions, sometimes with a sketched map, who had become horribly lost. The problem being that once a mistake is made, there is nothing to help them recover their way. There is no substitute for using an OS map, preferably the large scale Explorer Map at 1:25,000 scale.

The impact of the storms in early 2022 was largely small debris with a few larger trees blown over causing walkers to deviate until cleared away. Further deviations have occurred to skirt around quagmires caused by heavy use during wet periods.

# Chevening Parish Footpaths 2021/22

There are plans to refurbish the footpath map boards on Chipstead Green, the Darent Valley Path one is badly weathered and the general footpath sign has collapsed. In the meantime, I have scrubbed clean the footpath sign of its mouldy patina.

Finally, the Parish were invited to participate in the Government consultation on the Glover Landscape Review, which is focused on the use of recreational vehicles on Byways within Areas of Outstanding Natural Beauty.

## **Selected activities**

**SR105** – This path, running northwards from Chipstead Green (opposite The Bricklayers Arms) has benefited from additional KCC funding for footpaths affected by the increased use during the pandemic. Some 600m of path suffering from excessive muddiness has been surfaced with ‘road scalplings’ during a brief closure in January.

Whilst the response to this improvement has been favourable, there are concerns over the proliferation of unpleasant signage, spikey bushes and barbed wire erected along the path by the fishing club, the Holmesdale Angling and Conservation Society (HACS). These activities are hardly consistent with ‘conservation’.

**SR203, SR739 and SR 206** – Towards the southern end of the Parish the footpaths around Hatchlands Farm and Bowzell Wood have suffered erosion where walkers converge to pass through stiles and gates. This was drawn to KCC’s attention who had contractors overhaul all the affected locations with new gates and footbridges, as necessary.

**PROW/SE/C490 - claimed Public Bridleway Worships Hill to Back Lane at Riverhead**– A resident of the Parish has initiated an application to formalise the footpath in Montreal Park, adjacent to Cold Arbor Road, as a Public Right of Way. Evidence of long-term usage has been provided in support of the application.

## **Dog walkers.**

Regrettably, the nuisance of dog mess on footpaths continues, one can’t blame the dogs, but owners who choose not to exercise control or clear away the mess.



Payments and Receipts for April

	Opening Balance	£50,350.49
29/04/2022	SEVENOAKS D.C., CIL PAYMENT	£2,629.29
29/04/2022	SDC GENERAL ACCOUN, HALF YEAR PRECEPT	£34,000.00
15/04/2022	CHIPSTEADFCBINS FROM CHIP FC	£113.40
15/04/2022	CHIPSTEADFCELECT FROM CHIP FC	£104.99
13/04/2022	HMRC VTR, XWV126000106443	£3,852.27
24/04/2022	BURIAL HUT RATES FROM CHEVENING PAR CH	£264.47
07/04/2022	WELHAM JONES WAITE 66	£327.50
12/04/2022	DIGNITY FUNERALS, 039865 Lewis 27	£350.00
28/04/2022	VEOLIA ES UK LTD REF 04937801, MANDATE NO 0010	£25.20
27/04/2022	SOUTHERN ELECTRIC REF 910036741, MANDATE NO 0005	£157.83
12/04/2022	SEVENOAKS DISTRICT COUNCIL REFERENCE 30667350	£264.47
12/04/2022	SEVENOAKS DISTRICT COUNCIL REFERENCE 30667350	£364.27
12/04/2022	J HAYTON REFERENCE TRANSFER	£87.21
12/04/2022	MDH HORTICULTURAL SERVICES REFERENCE 2486	£301.27
12/04/2022	J HAYTON REFERENCE TRANSFER	£1,088.76
12/04/2022	HMRC REFERENCE 577PV00161414	£418.88
12/04/2022	MDH HORTICULTURAL SERVICES REFERENCE 2487	£1,587.13
10/04/2022	CHARGES FROM 2022-02-22 TO 2022-03-21	£7.50
08/04/2022	EDF ENERGY REF 673109647889, MANDATE NO 0009	£11.00
04/04/2022	GOCARDLESS REF KENTCABLES-77MEMBH, MANDATE NO 0008	£30.00
	Closing Balance	£87,648.89

Payments to be made in May

**Santander Payments**

964	MDH Horticultural Contractors	Monthly Open Spaces Maintenance	£1,403.00	280.6	£1,683.60
965	HMRC	Tax & NI	£582.87		£582.87
966	J Hayton	Salary	£1,314.99		£1,314.99
967	MDH Horticultural Contractors	Monthly Gang Mowing	£296.00	£59.20	£355.20
968	J Hayton	Expenses Gifts, Poo bags food for Assembly	£555.73	£80.64	£636.37
969	Nigel Williams	Wine for Annual Assembly	£84.37		£84.37
970	MDH Horticultural Contractors	Skip clearance	£400.00	£80.00	£480.00
971	DRM Trees	Remove dead branches from Oak tree	£60.00	£12.00	£72.00
972	Victim Support	donation	£100.00		£100.00
973	Julia Chamberlain	Internal Audit Fee	£160.00		£160.00
974	Chevening Pc	CIL money Transfer to Co-op	£2,629.29		£2,629.29
975	Zurich Insurance	Insurance	£1,782.41		£1,782.41

**Planning Applications for Consideration at the Meeting**

22/01052/HOUSE	Willow Farm Chevening Road Chipstead Sevenoaks Kent TN13 2SB	Erection of a single storey rear extension and a two storey side extension. And roof extension	No Comment	20/05/2022	Nigel
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**Planning Decisions**

22/00498/HOUSE	23 Chesterfield Drive Sevenoaks Kent TN13 2EG	Garage conversion to habitable space. New porch roof on front elevation. Alterations to fenestration. Extend dropped kerb to front of site and create additional parking space.	No objection	John E	<b>Granted</b>
22/00607/HOUSE	28 Woodfields Chipstead Sevenoaks Kent TN13 2RA	Demolition of front porch and single storey side extension used as a garage. Proposed two storey front and rear extensions with alterations to fenestration.	No objection	Jason	<b>Granted</b>