



## CHEVENING PARISH COUNCIL

Judith Hayton - Clerk

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### **Minutes of the Council Meeting of Chevening Parish Council, held at 7.30pm on Monday 9<sup>th</sup> September 2019 at the Recreation Ground Pavilion, Chevening Road, Chipstead TN13 2SA**

Present:	Mr A Clark	Chairman
	Ms R Burgess	Councillor
	Mr N Clark	Councillor
	Mr J Eastwood	Councillor
	Mr N Williams	Councillor
In Attendance:	Mrs J Hayton	Clerk
	Mr J London	SDC
	Mr N Chard	KCC
	Members of the Public	9
Apologies	Mr J Branton	Vice-Chairman
	Mr A de Turberville	Councillor
	Mrs L Weavers	Councillor

#### **108. Apologies and Absences**

- Apologies were received from Cllr Branton, Cllr de Turberville and Cllr Weavers and accepted by the Chairman

#### **109. Declarations of interest or lobbying**

- Councillor Clark wished to withdraw from the vote on the planning application for 53 Chipstead Lane

#### **110. Minutes of Previous Meeting**

- the minutes of the meeting on 8-7-19 which had been previously agreed by email were duly signed by the Chairman

#### **111. Questions from the Public**

A question was raised concerning whether the Council is continuing to progress extending the 20 mile an hour limit up to and past Chevening School. The Chairman confirmed that this was in hand

An observation was made by a member of the public concerning the Fishing Club as they have now erected metal fences and barbed wire to prevent dog walkers accessing the Fishing Club land. It is private property which the Fishing Club rent and therefore they are perfectly entitled to prevent access. Unfortunately, 12 hours after the fencing and barbed wire were erected somebody had cut through the wire to allow access. The Fishermen have called the police and have reported criminal damage. There is no action for the Council to take but it was suggested an article in the Mailer from the Anglers to advise Parishioners that they no longer allow access to that land would be beneficial

The other members of the public were there specifically to discuss items 116, 123 and 124 and their comments are covered in those minute items

#### **112. Open Spaces**

##### **A) Open Space Inspection**

Councillor Williams asked for an update on Parish Council ID cards The Clerk confirmed she was waiting for one further photograph in order to get these printed

## **B) Playground Inspection**

The Council noted that the Playground RoSPA inspection designated the playground low risk

## **C) Dog Bags.**

The Council recently installed 2 dog bag dispensers - 1 attached to the pavilion at the Recreation Ground & 1 at the footpath beside Chevening Church. Feedback from our Open Spaces Maintenance Contractors is that it is made a huge difference on Chipstead Recreation Ground to the amount of dog mess which is left. The Council resolved to purchase 4 further dispensers for the Council Open Spaces at Bessels Green Chipstead Common Chesterfield Drive and also for Stairfoot Lane which is another problem area in the Parish

### **113. Meeting dates for 2020**

the dates of meetings in 2020 were agreed with the April meeting being held on the first Monday of the month (6<sup>th</sup>) as the second Monday is Easter Monday

### **114. Chipstead Common/Chesterfield Drive**

The Council felt that given the amount of unauthorised incursions that had occurred recently, securing the open spaces owned by the Council was a priority. It was therefore resolved to install posts on Chipstead Common and Chesterfield Drive to reduce the risk of incursions as far as possible at these 2 areas. The post which has already been installed by a resident of Barnfield Road can therefore remain but the Council resolved that the notice which is on it which is unenforceable should be removed

### **115. Parking in Sailing Club Road**

Following concerns raised by the Cheshire Home concerning the amount of parking on Sailing Club Road the Council resolved to install low posts either side of each speed hump to prevent parking. With regard to access for the Emergency Services the Clerk was charged with requesting the Cheshire Home give details including photographs where the parking would make access for Emergency Services and lorries impossible as no one attending the council meeting had ever seen that as a problem

### **116. Highway Issue – A21/A25/Westerham Road Junction**

This item has become an issue because a member of the public having seen the proposed road improvements for the junction, put in the Mailer that they could not see why in having a roundabout at the junction would be more expensive than the road improvements KCC proposed to put in place. The Chairman confirmed that the Parish Council supports a roundabout, The Chairman, Nick Chard from KCC and James London from SDC all confirmed that everyone believed that a roundabout was the best solution – but none professed to be road safety experts. The Road Safety experts at KCC have told the Parish Council on many occasions that a roundabout will cost £1.5m – and the money for it is simply not there. Cllr Chard from KCC had done some research concerning the 2 claims which were in the Mailer:-

A) Sunrise offered to fund the roundabout. No clear evidence of this claim can be found. The Planning Application went to appeal in 2008 and no condition about funding a roundabout was made on that appeal. No one within KCC can recall Sunrise offering to fund it and as any plan to build it would have been very expensive it would be surprising if it would be fully funded by Sunrise themselves. The member of the public had spoken to Avery, the owners of Sunrise, who said that they had paid for a roundabout in Eastbourne with the only condition that there advertising board was included on the roundabout. It was his assertion that KCC are pricing out the roundabout simply because they do not want to do it. Cllr London from SDC recalled that at the time Sunrise was built there were many problems with issues of parking indeed from his recollection the cost of a roundabout has actually reduced from that time when it was around £2m. Given that Avery no longer own the building it is therefore not particular relevant to discuss it at this stage, simply because they will not give any money now.

B) that a roundabout would be just as cost effective as the improvements proposed by KCC. The Parish Council is concerned that there is a perception that a roundabout and the planned road safety improvements are of similar cost and this is simply not true from what the experts tell us. Cllr Chard confirmed that in his view the best way of mitigating would be a roundabout but the cost would be £1½m to do it properly. Cllr Williams requested KCC provide costings for both road improvements, the roundabout and the junction improvements currently proposed. Cllr Chard confirmed he would provide them to the Chair for distribution to the Council

Signed as a True Record

14<sup>th</sup> October 2019

**117. Use of CIL money**

SDC's latest advice is that the purpose of CIL is to "support or mitigate the impacts of the development within the local council's area". The Council felt that the refusal of SDC to use CIL money for items such as the installation of posts to prevent unauthorised incursions should be challenged. The proposal will ensure the Parish is maintained as a place for people to live, work, play and enjoy and should be considered a good use of CIL money and therefore instructed the Clerk to ask the District Council to review it again

**118. Update on Football Hut**

The Council noted that the Football Hut now has kitchen units and hot water tap and new toilet. The Chairman asked about the security of the building as it would be a pity to spend this money and have the building vandalised. The Clerk confirmed the door has both a lock and a padlock.

**119. Bus Consultation**

Cllr Eastwood attended a bus consultation held in July. There are concerns that the 401 bus service in future will go down the A25 turning left into Witches Lane rather than going through Chipstead. The issues of the parking in Chipstead mean that the bus is always running late because of the impact on traffic flow of going through the High Street. The Council felt it was imperative to have assurances from Go Coach that they would not alter that bus route (additionally it could make agenda item 120 invalid). Councillor Eastwood and the Clerk will compose a letter to send to Go Coach for confirmation and create some Flyers for the notice boards, Mailer and Facebook encouraging parishioners to use the buses

**120. Bus Shelter opposite Rivermere**

The Council has been awarded a grant of £3000 towards a shelter opposite Rivermere. The Council felt if a bus shelter was to be installed it should be similar to that installed on Chipstead Lane with sides and a seat for which there is currently insufficient room on the pavement. The Clerk was instructed to contact Chevening Estates to see if the installation of the bus shelter could encroach into the hedgerow and therefore still allow wheelchair and buggies to get past on the pavement. The items which require resolution before the bus shelter can proceed:-

commitment from Go Coach that they will still be running buses through Chipstead Village

Chevening Estates to provide sufficient land to put the bus shelter on

KCC sort out the problem with the drain which renders the bus stop unusable at present when it is wet

In order to utilise the grant the shelter has to be installed and the grant money claimed by 31<sup>st</sup> December 2019

**121. Streetlighting in Chipstead**

Concerns have been expressed by a parishioner on how dark the village is between Chipstead Park and Chipstead High St in winter. The Council felt that as this is an issue which has only been raised by one parishioner, the Clerk should advise that parishioner that if they can gather more support the Council would look at this again but the houses along that stretch of Chipstead Lane would also have to be consulted before any action was taken. Using the Mailer as a method of gaining support was suggested although the Council is aware that there are great concerns about the amount of light pollution and potential urbanisation of introducing more street lights and will take all views into consideration before any decision is made

**122. Local Development**

A Parishioner raised concerns on Next Door as to the potential of development on green belt land specifically the land behind Bessels Way / Larkfield Road. Cllr London confirmed this site did not make it further than the initial stages of the Local Plan and therefore it was not felt that this was an issue. The concern had been on the fact that there were grades of green belt where some were considered more "green" than others but as no further development was proposed on these sites there was nothing further for the council to discuss

**123. Petition raised by Amherst Parents for a zebra crossing**

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14<sup>th</sup> October 2019

A parishioner who was responsible for creating the petition to have a zebra crossing at Witches Lane addressed the Council. Their concerns are primarily for the safety of the children and giving them a safe way to cross the road. Of further concern is the potential changing of the traffic flow down Chipstead Lane which would put greater traffic onto Witches Lane and Bullfinch Lane. The subject of the lollipop person was discussed which apparently had been advertised by the school but no one had applied for the job. Councillor London suggested that if the Council supports the proposal it could be submitted to JTB at the next meeting in 3 months time. The Council gave broad support to having the proposal looked at and assessed at JTB as all felt that an assessment would be beneficial. The Council noted that there was a lot of work still to be done to process this any further including the positioning of the crossing and the support of the neighbours on Witches Lane and Barnfield Road

#### **124. Heathrow Consultation**

After discussions at the meeting with a parishioner who is very well versed with the issues of the Heathrow consultation and the fact that the Council had responded to both the consultation and Sir Michael Fallon earlier in the year it was felt that no further action was required by the Council in this latest round of consultation

#### **125. Parish Flag Pole**

The Council supported the proposal for a flag pole in Chipstead which the Chairman felt would promote pride and cohesion within the Parish. The prime spot for such a pole would be in the car park of the Parish Hall near the War Memorial by the wall where you drive in. There are certain conditions which the Council would need to work through. We would require permission from the Church to erect the flag pole we would have to consult the owners of the sheltered housing and also the the houses down the drives from the car park

#### **126. Correspondence Received and General Issues**

##### **A) Flood defences**

KCC have identified a possible project to address the flooding issue being experienced on Chevening Road, the proposal would discharge surface water from the highways to the lake via a swale system on the open space opposite the Bricklayers Arms. All attendees at the meeting including 2 members of the flood defence committee felt that this proposal did not address the issue as the flood water came from the High Street / Homedean Road not from Chevening Road. This information has been fed back to KCC prior to the meeting next week

##### **B) Councillor Burgess has confirmed she will look into the Council's social media presence**

and looking too create more effective vehicles for the Council to communicate with parishioners then the current Facebook and website presence

#### **127. Finance**

##### **A) Income Received and Cheques Payable**

–the payments for September were resolved and the Payments and Receipts for July and August (resolved by email) were reviewed Appendix 1

#### **128. Planning Applications**

##### **A) Notices received –**

The Councils responses are shown in Appendix 2

##### **B) Applications Granted or Refused –**

Circulated for information and reported by the Chairman Appendix 2

The meeting closed at 10.15 p.m.

**Payments made in August and resolved by email Appendix 1**

Santander Payments					
487	MDH Horticultural Services	Monthly Open Spaces Maintenance	£1,192.61	£238.52	£1,431.13
488	HMRC	Tax & NI	£188.99		£188.99
489	J Hayton	Salary	£962.28		£962.28
490	MDH Horticultural Services	Monthly Gang Mowing	£244.90	£48.98	£293.88
491	J Hayton	Expenses - mobile phone, paper tip charge	£24.89		£24.89
492	Toolstation	Parts for football hut	£17.89	£3.60	£21.49
493	Wickes	Sink tap & worktop for football hut	£108.33	£21.67	£130.00
494	Screwfix	Toilet & water heater	£110.87	£22.16	£133.03
495	Sevenoaks Glazing	Broken window in Pavilion	£121.50	£24.30	£145.80
496	Streetlights	Quarterly maintenance contract	£612.59	£122.52	£735.11
497	Memorial Benches	Bench on Chipstead Common	£658.25	£131.65	£789.90
498	Toolstation	New Taps for Chipstead pavilion	£126.52	£25.32	£151.84
499	Glasdon	Dog bag dispensers and bags	£205.96	£41.19	£247.15
500	Play Inspection Co	Annual Playground Inspection	£85.00	£17.00	£102.00
501	Chipstead Chapel Charity	Hire of Parish Hall for Annual Assembly	£50.00		£50.00
502	EDF Energy	Electricity bill for Football hut	£78.00		£78.00
503	JS Electrical & Property Services	Wiring for Football hut water heater	£200.00		£200.00
504	DRM Trees	Raise crown of tree in Burial Ground	£90.00		£90.00
505	Phase Electrical	Outside Light repairs	£177.37	£35.47	£212.84
			£4,988.58	£696.91	£5,988.33

**Payments to be made in September Appendix 1**

			Santander Payments		
506	MDH Horticultural Services	Monthly Open Spaces Maintenance	£1,192.61	£238.52	£1,431.13
507	HMRC	Tax & NI	£188.99		£188.99
508	J Hayton	Salary	£962.28		£962.28
509	MDH Horticultural Services	Monthly Gang Mowing	£244.90	£48.98	£293.88
510	J Hayton	Expenses	£63.47		£63.47
511	Sevenoaks Glazing	Adjust door at Pavilion	£60.00	£12.00	£72.00
512	SLCC	Subscription for 2019-20	£156.00	£31.20	£187.20
513	Chevening Estates	Allotment Rental	£60.00		£60.00
514	Tate fencing	Posts for Bessels Green	£1,133.35	£226.67	£1,360.02
515	Streetlights	Repairs Column 18 & 91	£110.00	£22.00	£132.00
516	SDC	Election Costs	£470.12	£70.45	£540.57
517	Goalden Events	Activities for Fun Day	£750.00		£750.00
518	Scribe	Cemetery software	£145.00	£29.00	£174.00
519	MDH Horticultural Services	Install 50 posts on Bessels Green	£800.00	£160.00	£960.00
520	Darent River Preservation Society	Membership	£20.00		£20.00
521	Barricade Sales	Ground sockets for removable posts	£255.00	£51.00	£306.00
			£6,611.72	£889.82	£7,501.55

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14<sup>th</sup> October 2019

**Payments and Receipts for July Appendix 1**

	<b>Opening Balance</b>	<b>£28,461.74</b>
02/07/2019	BANK GIRO CREDIT REF WELH FUNERAL, WELHAM JONES	£255.00
08/07/2019	CHEQUE PAID IN AT SEVENOAKS HS	£110.00
18/07/2019	BANK GIRO CREDIT REF HMRC VTR, XWV126000106443	£2,448.03
20/07/2019	CHEQUE PAID IN AT SEVENOAKS HS	£110.00
22/07/2019	INTEREST PAID AFTER TAX 0.00 DEDUCTED	£2.10
22/07/2019	FASTER PAYMENTS RECEIPT REF.KELLYS BENCH FROM WELLS D&	£658.25
26/07/2019	CHEQUE PAID IN AT SEVENOAKS HS	£145.00
31/07/2019	BANK GIRO CREDIT REF SDC GENERAL ACCOUN, PRECEPT	£35,048.52
08/07/2019	CHARGES FROM 2019-05-22 TO 2019-06-21	£7.50
09/07/2019	TRANSFER VIA FASTER PAYMENT TO OASIS LANDSCAPES REFERENCE 120619	£145.00
09/07/2019	TRANSFER VIA FASTER PAYMENT TO MUSKETEER SERVICES REFERENCE 59365 2845	£177.60
09/07/2019	TRANSFER VIA FASTER PAYMENT TO SEVENOAKS DISTRICT COUNCIL REFERENCE 2053808	£14.00
09/07/2019	TRANSFER VIA FASTER PAYMENT TO SEVENOAKS DISTRICT COUNCIL REFERENCE 155345	£737.88
09/07/2019	TRANSFER VIA FASTER PAYMENT TO J HAYTON REFERENCE SKIP	£240.00
09/07/2019	TRANSFER VIA FASTER PAYMENT TO J HAYTON REFERENCE TRAVIS P	£296.40
09/07/2019	TRANSFER VIA FASTER PAYMENT TO J HAYTON REFERENCE TRAVIS P	£1,585.60
09/07/2019	TRANSFER VIA FASTER PAYMENT TO VC HANDYMAN REFERENCE VC 1 7	£75.00
09/07/2019	TRANSFER VIA FASTER PAYMENT TO J HAYTON REFERENCE TRANSFER	£6.33
09/07/2019	TRANSFER VIA FASTER PAYMENT TO MDH HORTICULTURAL SERVICES REFERENCE 1708	£293.88
09/07/2019	TRANSFER VIA FASTER PAYMENT TO J HAYTON REFERENCE TRANSFER	£962.28
09/07/2019	TRANSFER VIA FASTER PAYMENT TO HMRC REFERENCE 577PV00161414	£188.99
09/07/2019	TRANSFER VIA FASTER PAYMENT TO MDH HORTICULTURAL REFERENCE 1707	£1,431.13
09/07/2019	TRANSFER VIA FASTER PAYMENT TO VC HANDYMAN REFERENCE VC 1 7	£2,180.00
24/07/2019	DIRECT DEBIT PAYMENT TO SOUTHERN ELECTRIC REF 910036741, MANDATE NO 0005	£416.00
	<b>Closing Balance</b>	<b>£58,481.05</b>

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14<sup>th</sup> October 2019

**Payments and Receipts for August Appendix 1**

	Opening Balance	£58,481.05
12/08/2019	FASTER PAYMENTS RECEIPT REF.RATES BURIAL GROUN FROM CHEVENING PAR CH	£167.92
22/08/2019	INTEREST PAID AFTER TAX 0.00 DEDUCTED	£3.76
06/08/2019	TRANSFER VIA FASTER PAYMENT TO PHASE ELECTRICAL REFERENCE P15943AB	£212.84
06/08/2019	TRANSFER TO DRM TREES TO CPC 015	£90.00
06/08/2019	TRANSFER VIA FASTER PAYMENT TO JS ELECTRICAL AND PROPERTY SERVICES REFERENCE 72	£200.00
06/08/2019	TRANSFER VIA FASTER PAYMENT TO EDF ENERGY REFERENCE 673109647889	£78.00
06/08/2019	TRANSFER VIA FASTER PAYMENT TO CHIPSTEAD CHAPEL CHARITY REFERENCE PARISHCOUNCIL2904	£50.00
06/08/2019	TRANSFER VIA FASTER PAYMENT TO PLAY INSPECTION COMPANY REFERENCE CHE12055	£102.00
06/08/2019	TRANSFER VIA FASTER PAYMENT TO GLASDON REFERENCE 3016014	£247.15
06/08/2019	TRANSFER VIA FASTER PAYMENT TO J HAYTON REFERENCE Pavilion Taps	£151.84
06/08/2019	TRANSFER VIA FASTER PAYMENT TO MEMORIAL BENCHES REFERENCE 62603	£789.90
06/08/2019	TRANSFER VIA FASTER PAYMENT TO STREETLIGHTS REFERENCE 10663	£735.11
06/08/2019	TRANSFER VIA FASTER PAYMENT TO SEVENOAKS GLAZING REFERENCE 224542	£145.80
06/08/2019	TRANSFER VIA FASTER PAYMENT TO J HAYTON REFERENCE Screwfix	£133.03
06/08/2019	TRANSFER VIA FASTER PAYMENT TO J AHYTON REFERENCE Wickes	£130.00
06/08/2019	TRANSFER VIA FASTER PAYMENT TO J HAYTON REFERENCE Toolstation	£21.49
06/08/2019	TRANSFER VIA FASTER PAYMENT TO J HAYTON REFERENCE Expenses	£24.89
06/08/2019	TRANSFER VIA FASTER PAYMENT TO MDH HORTICULTURAL SERVICES REFERENCE 1722	£293.88
06/08/2019	TRANSFER VIA FASTER PAYMENT TO J HAYTON Salary	£962.28
06/08/2019	TRANSFER VIA FASTER PAYMENT TO MDH HORTICULTURAL SERVICES REFERENCE 1723	£1,431.13
06/08/2019	TRANSFER VIA FASTER PAYMENT TO HMRC REFERENCE 577PV00161414	£188.99
06/08/2019	CHARGES FROM 2019-06-22 TO 2019-07-21	£7.50
27/08/2019	DIRECT DEBIT PAYMENT TO SOUTHERN ELECTRIC REF 910036741, MANDATE NO 0005	£459.50
	Closing Balance	£52,197.40

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14<sup>th</sup> October 2019



**Planning Applications for Consideration at the Meeting Appendix 2**

19/02322/HOUSE	53 Chipstead Lane Sevenoaks KENT TN13 2AJ	Demolition of existing garage and shed; erection of two-storey rear and side extension with further alterations to the roof plan and front elevation, including rooflights.	No objection	Robbie
19/02327/HOUSE	40 High Street Chipstead KENT TN13 2RP	Enlargement of garage door opening, alterations to fenestration and internal construction remedial works.	No objection	Nick
19/02501/FUL	Dunbrik Main Road Sundridge KENT TN14 6EP	Temporary use of land as a depot for civil engineering contractors	No objection	Nigel

**SDC Decision on Previous Planning Applications Appendix 2**

19/01666/CONVAR	34 Witches Lane Riverhead Kent TN13 2AX	Variation of condition 7 (obscure glazing) and 10 (approved plans) of application 18/02012/FUL for the erection of a new dwelling to west of existing house and reconfiguration of existing garage. Amendments to include addition of a utility room and a door canopy together with omission of the ground floor fenestration on the North Elevation from obscure glazing.	No comment	Andy	<b>Granted</b>
19/01833/HOUSE	128 Chesterfield Drive Riverhead KENT TN13 2EF	Conversion of a garage into habitable room incorporating a tiled roof over party wall.	No objection – providing SDC are happy with the parking provision for the property	John E	<b>Granted</b>
19/01840/HOUSE	Tall Trees Chipstead Lane Sevenoaks KENT TN13 2RF	Demolition of existing double garage and construction of new garage.	No objection	Nick	<b>Granted</b>
19/01718/HOUSE	Orchard Cottage Chevening Road Chipstead KENT TN13 2SA	Conversion of garage to habitable space with removal of garage door and insertion of new window to front elevation; replacement of existing flat roof over utility room with part-pitched roof; replacement rear kitchen window with sliding/folding doors; reinstatement of original side window to garage.	Support - Improves the look of the house and is a modest and sensible proposal. Has no impact on parking as no car has been in that garage for many years	Allan	<b>Granted</b>
19/01200/HOUSE	5 The Old Garden Chipstead KENT TN13 2RJ	Single storey rear extension to existing property. Amendments to secondary front entrance, widening existing door access.	No objection	Nigel	<b>Granted</b>

19/01572/HOUSE	56 High Street Chipstead KENT TN13 2RR	Proposed ground floor rear extension with rooflight; proposed ground floor front extension.	No objection	John B	<b>Granted</b>
19/01539/HOUSE	10 Bullfinch Close Sevenoaks KENT TN13 2BB	Single storey rear and side extensions with associated internal alterations	No objection	Robbie	<b>Granted</b>
19/02072/HOUSE	Birchbank 53A Chipstead Lane Sevenoaks KENT TN13 2AJ	Single storey rear and two storey front extensions with some internal alterations	No objection	Allan	<b>Granted</b>
19/01486/HOUSE	54 Chipstead Park Sevenoaks KENT TN13 2SH	Construction of annexe with rooflights in place of the existing double garage, construction of new single garage with new access drive.	No objection	Robbie	<b>Refused</b>