

**Minutes of Full Council Meeting held on Monday 23 June 2025
at Sundridge Village Hall at 7.45pm**

Present: Cllrs Banbrook, Collins, De Bono, Evans (Chair), Manley, Maybury, Powell and Wilson

Apologies: Cllrs Allgood and Fribbens, Cllr Sandra Robinson (District)

Attendance: 4 members of the public, Cllr Nigel Williams (County) (In part), Cllr Michelle Alger (District) (in part) and Amanda Barlow (Clerk)

Cllr Evans (Chair) welcomed everyone to the meeting

1. To receive apologies and reasons for absence.

Apologies were received and accepted from Cllrs Allgood and Fribbens, Cllr Robinson (District).

2. To receive declarations of personal, prejudicial and disclosable pecuniary interests on items on the agenda and updates to members' register of interests.

None.

3. Report from County Councillor

Cllr Nigel Williams (County and District)

- Oversees planning
- Infrastructure – protect green belt and countryside better if SDC can push away undesirable developments
- Elected on 1 May 2025. Reform has a large number of seats.
- Not many issues because a lot of Reform Members are not attending meetings.
- Cover's Farm is the main issue affecting Sundridge and Ide Hill. They have no idea how the result is going to go. Hugely over engineered project.
- A25 Speed Cameras – he is keen to reignite that issue.

Residents commented on the difficulty of sight coming out of New Road and it was agreed that the Clerk would write to the resident to ask them to cut the hedge back.

Cllr Williams left the meeting.

4. Report from District Councillor

Cllr Robinson had previously provided a copy of her representation for the Cover's Farm Appeal on 3 June 2025 and it is attached at Appendix A.

A resident explained about how access to and from New Road and the high speed on the A25.

Members discussed at length the issues over speeding and parked cars.

Cllr Michelle Alger:

- Waste and Recycling – recommendation from 1 April 2026 to move alternate collections, food and glass. This has come from Central Government and is a legal requirement. There is a group working towards making it workable. There was a discussion around bins and how the system will work.

5. **A Public Open Session.** Members of the public will be welcome to address the Parish Council with any local concerns they have. Please note this item will be limited in time at the discretion of the Chairman.

Residents had made representation during the County and District Councillors Agenda items.

6. To consider, and approve if appropriate, which agenda items are sufficiently confidential as to warrant exclusion of members of the press and public under the provisions of The Public Bodies (Admission to Meetings) Act 1960.

Members resolved to discuss Agenda Items 7.0 and 10.6 in confidence.

7. To co-opt a Member to represent the Ide Hill ward

Members unanimously resolved to co-opt Tammy Coles as a Member representing the Ide Hill ward.

8. To approve as a correct record the **Minutes** of the Parish Council meetings held on 19 May 2025

Members resolved to agree the minutes of the meeting held on 19 May 2025.

9. **To take Matters arising** from the Minutes where these are not covered under the subject headings below

- Scout Hut – Cllr Maybury advised that they may have to spend some more money to get the agreement in place. **Members resolved to agree that the Parish Council should negotiate with UKPN and try to get a reduction in the Wayleave Agreement.**

10. Finance, Personnel & Governance items

10.1 To agree the items received, paid and payable

Members resolved to agree the items received and paid as at Appendix B.

10.2 Grant requests

10.2.1 KSS Air Ambulance

Members resolved to award a grant of £250 to KSS Air Ambulance.

10.3 To approve the 2024/25 Annual Return

10.3.1 To approve Annual Governance Statements for 2024/25

Members resolved to agree the Annual Governance Statements for 2024/25.

10.3.2 To approve Accounting Statements for 2024/25

Members resolved to agree the Accounting Statements for 2024/25.

10.4 To discuss and agree, if appropriate, the sale of Sundridge Burial Ground by auction with Clive Emson Auctioneers

Members resolved that the Clerk should instruct Clive Emson to sell the Land at Church Road, Sundridge, Sevenoaks TN14 6AU at auction with a reserve price of £60,000.

10.5 To agree the Committee Structure and Membership

Members resolved to agree the Committee Structure and Membership as at Appendix C.

10.6 Staffing (Confidential item)

Members resolved to agree the proposals presented by the Personnel Committee.

11. Ide Hill

To receive an update on the Ide Hill Assets and make any decisions regarding allocation of funds and next actions, if appropriate.

11.1 Ide Hill Assets

To discuss if there are any urgent issues with regard to the Ide Hill assets otherwise items will be raised at the Ide Hill Amenities Committee meeting on 30 June 2025.

- Fly tipping – Parish Council need to get a working party to sort out the mess.
- Stubbs Wood – a new date needs to be put in for the presentation.
- Ide Hill Recreation Ground – Members reported that Landscape Services grass is not cut around the pavilion and hut.
- Ide Hill Football Club – Member requested that Clerk should ask Ide Hill Football Club what the tufts are on the recreation ground.

12. Sundridge

To receive an update on the Sundridge Assets and make any decisions regarding allocation of funds and next actions, if appropriate.

12.1 Sundridge Assets

To discuss if there are any urgent issues with regard to the Sundridge assets otherwise items will be raised at the Sundridge Amenities Committee meeting on. Monday 14 July 2025

None.

13. General Items

To receive an update and make any decisions regarding allocation of funds and next actions, if appropriate.

13.1 Streetlighting

13.1.1 Damage to Streetlight

The Clerk advised that she has written to Sevenoaks District Council advising that as they had admitted liability the Parish Council expect them to cover the total cost of replacing the light.

14. Dates of next meetings

Monday 30 June 2025 at 6.00pm	Ide Hill Amenities Committee – Ide Hill Village Hall
Monday 14 July 2025 at TBC -	Sundridge Amenities Committee – Sundridge Pavilion
Monday TBC July 2025 at TBC	Finance & Personnel Committee -
Monday 28 July 2025 at 7.45pm	Full Council Meeting – Sundridge Village Hall

Appendix A

Covers Farm Inquiry 3 June 2025

Speech by District Councillor Michelle Alger
for Brasted & Sundridge

My name is Michelle Alger. I am District Councillor for Brasted and Sundridge. Thank you for allowing me to address the Planning Appeal Inquiry today, on behalf of Brasted and Sundridge villages and residents.

Although the project site is outside my Ward, the appellant's proposed new HGV route would generate a huge impact on our communities.

Context:

The quarry is on the western side of Westerham town. Originally when the sand was quarried, it was taken westwards along the A25. That route is still a well-maintained, HGV compliant A road, which bypasses - skirts around - historic villages.

However. The appellant now wants to receive and return their HGV tipper trucks along the A25 to the east of Westerham town.

The propose route to the east is massively problematic. It will put the HGVs through the centres of two historic Kentish villages along an already very troubled stretch of road.

I have lived in the Sevenoaks area all my life. And until recently I lived for eight years, with my child, in a house directly on the A25 through Brasted.

I therefore speak from personal experience as well as on behalf of all Brasted and Sundridge residents.

Let me set the scene.

History

The A25 through Brasted and Sundridge is two rather straggling old High Streets, combining 17th century Brasted with 18th century Sundridge.

Both are within, and surrounded by, the Green Belt.

Our villages are further protected from inappropriate development, as inside the North Downs National Landscape.

Our combined High Streets are about 1.7 miles together. There is no alternative east-west route except for the M25 motorway. Unlike the modern A25 to the west of Westerham, this historic eastern stretch drastically fails minimum criteria for a new A road.

Heritage

We have almost 100 Listed Kentish heritage homes directly on this stretch of the A25. This is a very high number and high density, even for Kent.

Our homes are not just old and protected, many are very delicate.

60 of them were built before 1800. They are timber-structured and have no foundations. So they shake with every heavy 21st century lorry passing directly in front. Over time, they crack. These are listed buildings that planning authorities have a duty to protect for future generations.

Community

This 1.7 mile stretch of the A25 is the heart of our village communities for residents.

Our two high streets have

- both our village shops,
- 2 pubs,
- both GP medical surgeries,
- both recreation grounds,
- both village halls,
- a shared village social club,
- a shared village pre-school nursery next to
- a major playground and
- tennis courts,
- shared allotments beyond
- and a range of other businesses and services.

ALL of these community amenities for Brasted and Sundridge residents are directly on our stretch of the A25 and either side of it, so residents are constantly crossing the road to get from one to the other.

And yet the appellant wants to add an additional 32 tonne tipper truck on average every 7 minutes, for 11 hours a day, for at least 6 years, along this densely populated, community hub.

Road safety

The road is so narrow at four structural pinch points that HGVs cannot pass each other, even with wing mirrors folded in. This cannot be resolved because listed buildings, or a river, on both sides are too close.

30% of this stretch has no pavement at all on one side of the road, which also makes a pedestrian crossing impossible. People have to step directly out onto the A25 road surface when they leave their house, just to cross the road to get to a pavement. For another one-quarter of this stretch, the pavement is too narrow and pedestrians have already been harmed by closely passing vehicles.

Finally, loading is already a chronic problem. When there is an issue on the M25, this stretch grinds to a halt. Last year there were days when children could not get to school, because their bus could not get in to them, and the parents could not get out.

Air pollution

Almost 800 people live directly along this stretch of the A25.

About 140 are children under 18, whose health is at greater risk from HGV air pollution.

It isn't just the diesel fumes with nitrous oxide. Tyre and Road Wear Particles are a toxic cocktail of micro-plastics, heavy metals and oxides that directly damage lungs and endocrine systems, especially of children, the elderly and the medically vulnerable. Each HGV produces on average 16 times more TRWPs than an ordinary passenger car.

But because of the planning rules around listed buildings, Brasted and Sundridge residents on the A25 cannot seal their houses off from these HGV pollutants. Even indoors, you can already taste the metal particles in the air.

Noise pollution

Additional transit HGVs in the proposed density will also damage our local rural economy.

About 130 A25 residents work from home, or run businesses on the A25 during working hours. Their work is constantly interrupted by the noise, and shaking building, from HGVs going past.

We need our local economy secure and growing, not reduced, in order not to become dormitory villages.

Summary:

If this appeal is granted, our two historic villages, working hard to create and keep vibrant communities, will suffer tremendously.

The Appellant's proposed project will have negative, significant, and irreversible impacts on

1. Our protection from being in the Kent Downs National Landscape
2. Our setting in the Green Belt;
3. Our 105 listed heritage assets along this route, including 96 heritage homes;
4. Our inherited historic road structure already at breaking point. It is impossible to fix most of the pinch points because there is a listed building or river on both sides of the road; and
5. Our almost 2,000 central village residents' health and safety, of whom almost 800 directly on the main road.

These impacts are unacceptable and wholly disproportionate to a quarry restoration project.

Nowhere has the appellant explained or justified why they do not want to use the existing, perfectly compliant HGV route westwards from the quarry. Indeed, they airbrushed both villages out of their submitted route map, and failed to mention us in any accompanying text.

But we do exist. Which is why I am here today.

I ask you to uphold the refusal for a project that is wholly inappropriate for the site's needs, and its setting in the Green Belt and National Landscape.

However, if you are minded to grant the appeal, I beg by virtue of Paragraphs 56 and 57 of the NPPF, that you include a planning condition to prohibit the appellant's HGV traffic from transiting Brasted or Sundridge for the full duration of the project. Such a condition would need to be as enforceable as possible in practice, so that it could not be avoided eg by outsourcing the responsibility for the transport to someone else.

Thank you.

Appendix B

Items Received 19 May to 23 June 2025

Sundridge with Ide Hill Parish Council

23 June 2025 (2025-2026)

RECEIPTS LIST

Code	Date	Description	Supplier			Total
Income Pilates	19/05/2025	Hall Hire	Teresa Baker	X	180.00	180.00
Playground Equipment	05/06/2025	Refund of overpayment	Sutcliffe Play	X	1,513.68	1,513.68
Income Nayax	13/06/2025	Toilet Door Income	Nayax Europe UAB	X	555.63	555.63
Total					2,249.31	2,249.31

Items Paid 19 May to 23 June 2025

Sundridge with Ide Hill Parish Council

23 June 2025 (2025-2026)

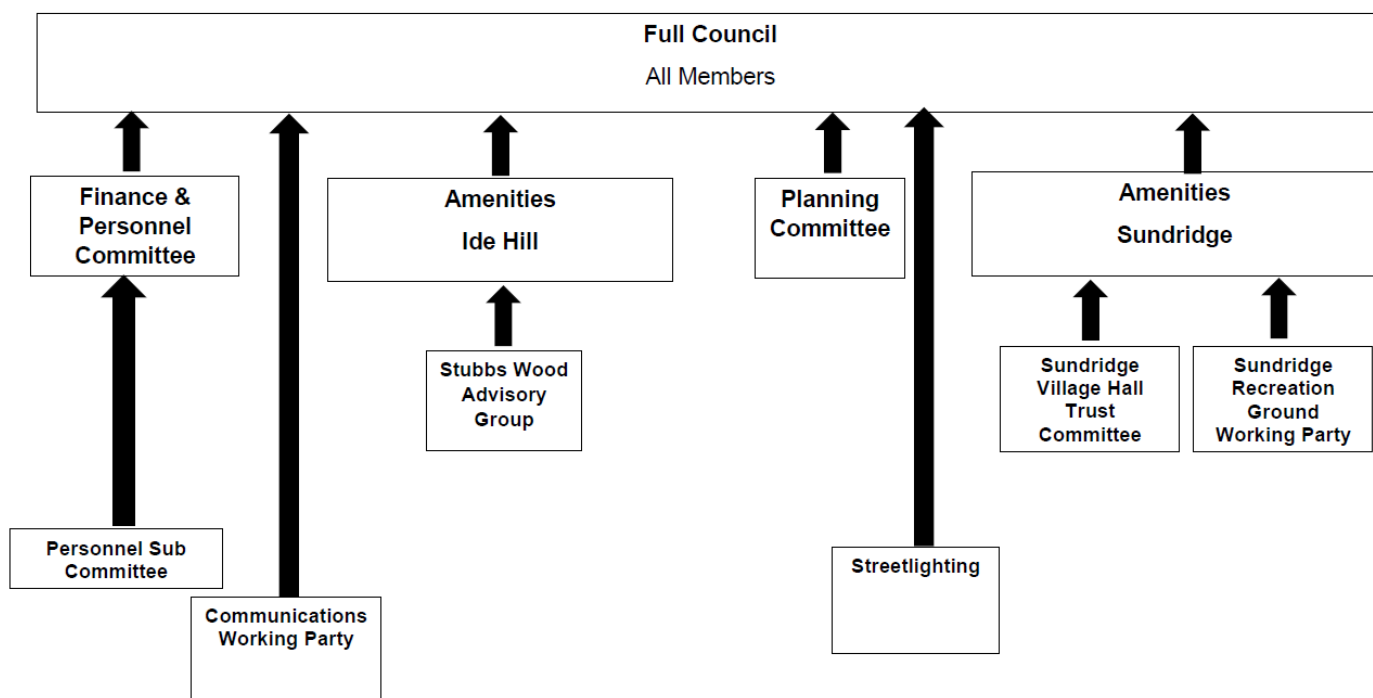
PAYMENTS LIST

Code	Date	Description	Supplier				Total
Cleaning	20/05/2025	Cleaning	Val & Sander Reytenbach	X	180.00		180.00
Conveniences cleaning	20/05/2025	Cleaning	Val & Sander Reytenbach	X	500.00		500.00
WiFi	30/05/2025	WiFi Village Hall	Onecom Limited	S	77.34	15.47	92.81
Photocopier and photocopying	06/06/2025	Photocopier charge from March 25	KCC	S	59.60	11.92	71.52
Photocopier and photocopying	06/06/2025	Photocopier charges	KCC	S	59.60	11.92	71.52
Software Adobe	06/06/2025	Adobe Software Oct 24 to April 25	Mrs A C Barlow	S	76.65	15.33	91.98
Parish mobile telephone	06/06/2025	Mobile	Mrs A C Barlow	S	19.79	3.96	23.75
Parish WiFi (Clerk)	06/06/2025	WiFi	Mrs A C Barlow	X	10.00		10.00
Parish Zoom account	06/06/2025	Zoom	Mrs A C Barlow	S	11.99	2.40	14.39
Refreshments	06/06/2025	Coffee and Biscuits	Mrs A C Barlow	X	15.35		15.35
Maintenance	06/06/2025	Clearing of outside of Village Hall	Banbrook Handyman and Garden Services	X	200.00		200.00
Electricity and Gas	06/06/2025	Electricity	British Gas	L	95.42	4.77	100.19
Pavilion Maintenance	06/06/2025	Sundridge Pavilion broken fire door	Banbrook Handyman and Garden Services	X	60.00		60.00
Energy Costs	06/06/2025	Calor Gas	Calor Gas	L	11.98	0.60	12.58
Water	06/06/2025	Water	Castle Water	Z	1.43		1.43
Conveniences supplies	06/06/2025	Toilet supplies	Goldservice	S	68.74	13.75	82.49
Conveniences energy costs	06/06/2025	Electricity	EDF Energy	L	66.45	3.32	69.77
Christmas festivities Sundridge	06/06/2025	Christmas lights 2024	Cllr J Banbrook	X	182.99		182.99
Other grants	06/06/2025	Grant to Citizen Advice Bureau	Citizen Advice Bureau	X	250.00		250.00
Annual Parish Meeting - Sundridge	06/06/2025	Refreshments	Lillian's Kitchen	X	205.00		205.00
Travel Expenses	19/06/2025	Mileage	Mrs A C Barlow	X	102.60		102.60
Supplies for meetings	19/06/2025	Coffee and Biscuits	Mrs A C Barlow	X	5.45		5.45
Hire of Ide Hill Village Hall	19/06/2025	Ide Hill Hall Hire	Ide Hill Village Hall Trust	X	130.00		130.00
Repairs	19/06/2025	Repair to Streetlight Chapmans Road	UK Power Networks	S	1,747.00	349.40	2,096.40
Professional Services	19/06/2025	Tree work	DRM Trees Ltd	S	1,100.00	220.00	1,320.00
Volunteer Expenses	19/06/2025	Fuel and Oil for Stubbs Wood	Dominic Rossi	X	33.77		33.77
Conveniences door pay system	19/06/2025	Repair of toilet door pay systems	Healthmatic Ltd	S	910.00	182.00	1,092.00
Conveniences energy costs	19/06/2025	Electricity	EDF Energy	L	142.23	7.11	149.34
Legal Costs	19/06/2025	Legal Costs (50%)	Clarkson Wright & Jakes	S	1,261.00	252.20	1,513.20
Cleaning	20/06/2025	Cleaning	Val & Sander Reytenbach	X	180.00		180.00
Conveniences cleaning	20/06/2025	Cleaning	Val & Sander Reytenbach	X	500.00		500.00
Subscriptions	23/06/2025	CPRE	Campaign for the Protection of Rural England (CPRE)	X	60.00		60.00
Total					10,271.98	1,094.15	11,366.13

Appendix C

Sundridge with Ide Hill Parish Council

Committee Organisation Chart



Chair: Cllr John Evans Vice Chair: Cllr Martyn Fribbens

Committee Membership

Amenities Sundridge	Cllr Vikki Allgood Cllr Zoe Collins Cllr Melvin De Bono (Chair) Cllr Martyn Fribbens Cllr Ann Powell Cllr Helen Wilson	Sundridge Recreation Ground Working Party	Cllr Helen Wilson Cllr Russell Maybury Representatives of Ide Hill Football Club Radnor House Sundridge Allstars
Amenities Ide Hill	Cllr Tammy Coles Cllr Martyn Fribbens (Chair) Cllr Sharron Manley Cllr Russell Maybury Cllr John Evans (if required)	Stubbs Wood Advisory Group	Cllr Martyn Fribbens Cllr Sharron Manley Residents
Finance	Cllr Vikki Allgood Cllr John Banbrook Cllr John Evans Cllr Martyn Fribbens Cllr Russell Maybury (Chair) Cllr Ann Powell	Communications Working Party	Cllr Vikki Allgood Cllr Martyn Fribbens Clerk
Personnel	Cllr Vikki Allgood Cllr John Evans Cllr Martyn Fribbens Cllr Russell Maybury (Chair)	Streetlighting	Cllr John Banbrook Cllr Sharron Manley
Planning	Cllr Vikki Allgood Cllr John Evans Cllr Ann Powell (Chair) Any Member of the Parish Council.	Goathurst Common Working Party	Cllr Martyn Fribbens (Chair) Residents
Sundridge Village Hall Trust	Cllr Vikki Allgood Cllr Zoe Collins Cllr Melvin De Bono (Chair) Cllr Martyn Fribbens Cllr Ann Powell Cllr Helen Wilson	Sundridge and Ide Hill Charity	Chairman
		Outside Bodies	Ide Hill Village Hall Trust Gatwick Group South East Rivers Trust CPRE Cllr Martyn Fribbens Cllr John Evans Cllr John Evans Cllr John Evans