Minutes of Full Council Meeting held on Monday 26 October 2026 at Sundridge Village Hall at 7.45pm

Present: Cllrs Allgood, Banbrook, Coles, De Bono (in part), Evans (Chair), Fribbens, Manley, Maybury and Wilson

Apologies: Cllrs Collins and Powell, Cllr Nigel Williams (County & District) (in part), Cllrs Michell Alger and Sandra Robinson (District)

Attendance: 4 members of the public (in part) and Amanda Barlow (Clerk)

1. To receive apologies and reasons for absence.

Apologies were received and accepted from Cllrs Collins and Powell, Cllr Sandra 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 Williams reported:

- The 20mph zone for Ide Hill had been previously agreed by Kent Highways at a meeting with himself, Nigel Rowe, Kent Highways and the Clerk. KCC will pay for the data count and hopefully the Traffic Regulation Order. The Clerk advised that the Parish Council will have to pay for the implementation of the scheme.
- Local Government Reorganisation – there is no further update and Members are still unaware of how long it will be before District Councils are elected to the Council.
- There are 2 large Planning applications that have been received from potential developers. Cllr Williams advised that they were not connected and it will be some time until there are specific planning applications and some years until any building, if permitted, would commence.
- Bins – the move to the recycling bins was a Government ordered change to bin collection. It is going very well despite some teething problems. There has been good savings and the green bags will be recycled.

4. Report from District Councillor

Cllr Robinson had sent her apologies and a copy of her report is at Appendix A.

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.

- The traffic lights are not working properly and Cllr Evans reported it to the Kent Highways line.
- **It was agreed that the Clerk would contact Nigel Rowe at Kent Highways.**
- It was noted that in fact the Parish Council has raised that issue of people crossing at the traffic lights in Sundridge at the junction of the Main Road/Church Road and Kent Highways had advised that this was not a crossing area for pedestrians and it would be dangerous to change the lights to allow that, pedestrians should cross as the proper crossing further down Main Road.

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 part of Agenda 13.2.

7. To approve as a correct record the **Minutes** of the Parish Council meetings held on 28 September 2026.

   Members resolved to agree the minutes of the meetings held on 28 September 2026.

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

   - West Kent Housing has attended and carried out the work.
   - Cllr Robinson is working with the resident and the Parish Council on the Article 4.
   - Cllr Manley explained that the disable space has been moved to a more convenient space for the resident. **It was agreed to respond that the Parish Council has no issue with the space.**
   -

9. **Finance, Personnel & Governance items**

   9.1 To agree the items received, paid and payable

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

   Members resolved that Aubergine should be instructed to build the website at a cost of £500 along with extra forms consultation builder and on line payment booking system. There will be one of cost of £1,250 and the ongoing costs as standard is £300.

   9.2 To discuss and agree, if appropriate, allocating reserves to Streetlighting

   Members resolved to put £3,500 in reserves to cover the streetlights.

   9.3 To discuss and agree, if appropriate, awarding a grant to Sundridge with Ide Hill & Toys Hill PCC and Ide Hill Village Hall Trust

   Members resolved to agree to award a grant of £2,000 to Sundridge with Ide Hill & Toys Hill PCC and to award a grant of £1,500 to Ide Hill Village Hall Trust.

10 Stubbs Wood

10.1 To note the minutes of the Stubbs Wood Committee held on 12 October 2026

Noted.

10.2 To consider and agree, if appropriate, appointing an agency to help with the Countryside Stewardship Higher Tier (CSHT) application.

Members resolved to appoint Miller Land Management to act on behalf of Stubbs Wood at a cost of approximately £1,100.

10.3 To discuss and, if appropriate, agree to the recommendation of the Stubbs Wood Committee that Stubbs Wood be managed and operated by the Parish Council during the 2027/28 financial year, with additional financial support provided through an increase in the Parish Council precept.

Members agreed that Ide Hill residents are overwhelming in favour of keeping Stubbs Wood as a parish asset.

Members resolved that Stubbs Wood should remain as a parish asset and that the funding for Stubbs Wood for 2027/28 would be found from either budget, reserves or precept.

To further agree that any unspent funds remaining in the Stubbs Wood budget for the 2026/27 and 2027/28 financial years be transferred to earmarked reserves specifically for Stubbs Wood.

It was resolved that any unspent funds for Stubbs Wood would be put in earmarked reserves for 2026/7 and 2027/28.

11 Ide Hill

11.1 To note the minutes of the Ide Hill Amenities Committee held on 19 October 2026

Noted.

Members noted that the 20mph zone in Ide Hill is on the Highways Improvement Plan and it was a priority to get this item sorted.

12 **Sundridge**

12.1 To receive an update on the Sundridge Amenities

Noted.

Cllr Wilson advised that the fire risk assessments has been carried out on the village hall and pavilion. There is a large number of items that have been highlighted as moderate risk and need to be addressed urgently.

It was agreed that the Clerk would arrange for the moderate risk items should be addressed.

12.2 To discuss and agree, if appropriate the allocation of resources with regards to:

12.2.1 Sundridge Recreation Ground

Members resolved to agree the following:

£980 to deal with the mole situation on the recreation ground.

£129.99 for a storage box to placed inside the cage at the pavilion for the use of Sundridge Allstars.

Members noted that the cost to clear the pavilion each Monday during the football season would £75 per week and it was agreed that this cost should be shared amongst the hirers.

12.2.2 Sundridge Village Hall

Members resolved that the Clerk should get quotes for the repair to the damage caused by the hirer in September and liaise with the insurance company.

13. General Items

13.1 Events

To discuss and agree, if appropriate, next steps and allocation of funds, if required, in relation to the following planned events:

13.1.1 Remembrance Sunday – 8 November 2026

13.1.2 Christmas Event – Sundridge – 5 December 2026

13.1.3 Christmas Event – Carols on the Green, Ide Hill – 4 December 2026

13.2 Community Engagement

13.2.1 To discuss and agree, the publishing and mailing a Parish Newsletter and

an allocation of resources if required

It was agreed that the Clerk would prepare a draft with the aim that the letter would be sent around in the first week of December.

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14. Dates of next meetings

14.1 To agree the dates of the Council meetings for 2027

Members resolved to agree the dates for the Council meetings in 2027 as at Appendix C.

14.2 To note the dates of the next meetings of the Parish Council and events for 2026

Noted at Appendix D.

Appendix A – District Councillor Report Cllr Sandra Robinson

Dear All,

My apologies, I am unable to attend on Monday.

I therefore share two updates, plus some preliminary observations on the two Dryhill Lane development proposals, which I hope may be helpful to Parish Council discussions.

1. Minutes from the last meeting - request for clarification in the written record

1. May I request a small clarification to the minutes of the last meeting?

   I am sorry if I gave the impression that the District Council's lack of provision for travellers' sites would *automatically* override all other planning considerations. What I intended to convey was that unmet need *can* be the significant material consideration and, depending on the circumstances and the Planning Inspector's assessment of the overall planning balance, may carry sufficient weight to outweigh other considerations.

   I would be grateful if the Minutes could be amended to reflect this distinction: the outcome is not automatic but *can* be strong enough in an Inspector's judgement, to outweigh all others.

2. Woodland at the top of New Road

I sent Amanda a copy of today's email from the Council's Planning Enforcement Manager concerning the woodland at the top of new Road. I thought it a particularly clear and helpful explanation of the relevant considerations and procedures for an Article 4 Direction and, separately, a Woodland Tree Preservation Order. It could provide a useful starting point should the Parish Council, or a residents' association, wish to ask the District Council to consider these in the future.

3. Dryhill Lane - some preliminary observations, for discussion

1.

I attended both separate public information meetings at the Village Hall concerning the proposed developments on either side of Dryhill Lane sites: the former garden centre with the sheds centre, the Hospice in the Weald shop etc., and Coblands.

I appreciate that one of the sites technically falls within Chevening Parish, but effectively from an everyday living point of view, both are in the Sundridge village area. They will be the largest addition to housing development in Sundridge that I can remember since I moved into this area 30 years ago. So I do feel they merit much consideration and discussion, even at this early stage.

On a personal note, I am so sad at the proposed loss of our much-loved garden centre and its community coffee shop.

Separately from this, I have several concerns around the nature of the proposed developments, particularly how well they would meet the needs of our existing community, how well they might integrate with the surrounding area, and their impact on highway safety.

These are preliminary observations based on the information so far, presented at the Village Hall by the respective developers.

a) Housing that meets local needs

I would welcome greater and more explicit consideration of whether the proposals could provide a wider range of housing options for people already living in our community, particularly older residents wishing to downsize, perhaps to single-level accommodation, and younger people hoping to establish independent homes while remaining close to their family and friends. Family houses and new families moving into the area are, of course, welcome. However, I would like to see greater consideration given to a broader mix of

housing types that could help existing residents remain within our community as their circumstances change.

At both meetings, I understood the developer representatives to say that council officers had advised that houses, rather than flats, would be acceptable within the National Landscape. I will be asking for clarification of the relevant policy basis for this advice, as I have not been able to identify such a restriction - even in National Landscape - within the (latest) NPPF. My understanding is that national planning policy encourages the effective use of land, subject to the relevant planning, design and environmental safeguards. Without suggesting any particular form of development would necessarily be appropriate on either site, I wonder whether there might be scope to explore whether modest, sensitively designed apartment accommodation for older residents or younger households, without compromising the character or setting of Dryhill Lane. This would need careful consideration, but the possibility might merit examination against Policy S4 and the National Landscape policies in the NPPF, along with the characteristics of the Dryhill Lane location.

I remain entirely open about this, and therefore ask for the Parish Council's thoughts on whether a wider housing mix is something worth exploring.

b) Landscape and local character

From the information presented at the meetings, I would welcome a fuller explanation of how the proposed layouts and landscaping have been informed by the specific landscape and setting of these sites on Dryhill Lane, including the existing watercourses and natural drainage. Dryhill Lane has a special and distinctive rural character, with farms and residences (including conservation area and listed buildings), as well as the much-appreciated Dryhill Nature Reserve and many local footpaths. These features deserve careful consideration in the eventual design, positioning, and landscaping not just of proposed buildings, but the natural landscaping around them.

I would like to see proposals that respond closely, sensitively, and contribute in a meaningfully attractive and positive way, to the landscape, environment, and character of Dryhill.

c) Community facilities

I would also welcome further consideration of the potential for wider community benefits. Browsing through the garden centre and/or meeting at the coffee shop make invaluable small but important everyday contributions to community welfare and positive mental health. Their loss will be a regret throughout our community.

Might there be an opportunity for either or both developments to contribute meaningfully and with lasting effect, towards community facilities accessible to the wider community (and not just solely to residents of the new developments)? For example, perhaps a modest multi-purpose community building, with dependable arrangements and financial provision for its future maintenance, subject to planning permission. A small playground is and may be welcome, but in my mind it is not a substitute for facilities that serve our wider community across different age groups and needs.

Again, I would value the Parish Council's thoughts.

d) Highway safety and traffic impact

This is perhaps my greatest concern and where I feel we need detailed technical assessment and evidence.

Dryhill Lane is a historic narrow country lane. I have serious reservations about its ability to accommodate the additional two-way traffic that these developments would generate.

The junction with the A25 is particularly concerning because of the A25 combination of traffic volumes; high numbers of HGVs and other heavier vehicles requiring longer stopping distances; traffic speeds; and restricted visibility towards the east given the bend in the road. Vehicles from the east can especially be travelling at considerable speed having just come off the motorway(s) and forgotten to slow down. Sometimes I turn left out of Dryhill and loop back further on, rather than attempt to turn right.

I believe there is a strong case for asking Kent Highways to review the existing speed limit of 40mph on this stretch of the A25, independently of the two development proposals. There is merit in considering a consistent 30mph along the A25 all the way from the eastern entry to Seal to the western side of Brasted, as the stretch past Dryhill Lane is now the only section at 40mph rather than 30mph, and a relatively short one at that.

I am also concerned about the proposed access to the care home, where visibility of approaching traffic from the east is even more shortened. The suggested removal of part of the existing parking bay does not, to my mind, adequately address the underlying visibility issue and could also create additional parking difficulties.

I would therefore want to see robust, site-specific highway and road safety assessments, considering the effects of each development individually but also explicitly taking account of the *cumulative* impact of both developments on Dryhill Lane and its junction with the A25.

In conclusion, I recognise that these sites present opportunities for their owners in redevelopment, and I appreciate the developers' willingness to engage with the community at this early stage. However, I believe it would be valuable to explore more fully how the proposals might meet existing residents' changing housing needs, respect and enhance our local landscape, offer meaningful wider community benefits, and address highway safety.

To repeat: these are my initial observations based on the information presented so far by the respective developers. I have no settled view on either proposal as they are still in the pre-planning stage.

In the meantime, I thought it would be helpful to share my observations with the Parish Council. I would very much welcome your views, particularly on the consideration of different housing types, and the provision of wider community facilities.

My apologies again that I cannot join you on Monday to discuss all this in person.

Kind regards,
Sandra

Sandra Robinson
MA (Cambridge), MCom, Associate Member Chartered Institution for Highways and Transportation
Councillor for Brasted, Chevening and Sundridge
Sevenoaks District Council

Appendix B

26 October 2026 (2026-2027)

PAYMENTS LIST 28 SEPTEMBER TO 26 OCTOBER 2026

Code	Date	Description	Supplier				Total
Spring/Summer Event - Ide Hill	05/10/2026	Supplies for Autumn Walk	Mrs A C Barlow	S	20.00	4.00	24.00
Hire of Ide Hill Village Hall	06/10/2026	Ide Hill Village Hall Hire	Ide Hill Village Hall Trust	X	102.00		102.00
Electricity and Gas	06/10/2026	Gas - Hall	British Gas	L	82.24	4.11	86.35
Renovations	06/10/2026	New Flooring for Village Hall - Final payment	Ammonite Flooring	S	2,008.33	401.67	2,410.00
Travel Expenses	07/10/2026	Mileage	Mrs A C Barlow	X	89.10		89.10
Insurance Policy	07/10/2026	Insurance Premium	Zurich Municipal	X	2,803.03		2,803.03
Supplies for meetings	07/10/2026	Coffee cups for Meeting	Mrs A C Barlow	S	7.90	1.58	9.48
Supplies for meetings	07/10/2026	Coffee and Biscuits	Mrs A C Barlow	X	19.45		19.45
Parish mobile telephone	07/10/2026	Mobile	Mrs A C Barlow	S	19.79	3.96	23.75
Parish WiFi (Clerk)	07/10/2026	WiFi	Mrs A C Barlow	X	10.00		10.00
Maintenance Contract	07/10/2026	Streetlighting Contract 26-27 Payment 2 of 2	Streetlights	S	1,309.50	261.90	1,571.40
Conveniences supplies	07/10/2026	Toilet supplies	Goldservice	S	51.88	10.38	62.26
Spring/Summer Event - Ide Hill	07/10/2026	Cups for Autumn Walk	Mrs A C Barlow	S	18.32	3.66	21.98
Spring/Summer Event - Ide Hill	07/10/2026	Expenses for Cllr Coles - Autumn Walk	Cllr Tammy Coles	X	104.70		104.70
Cleaning	20/10/2026	Cleaning	Val & Sander Reytenbach	X	180.00		180.00
Conveniences cleaning	20/10/2026	Cleaning	Val & Sander Reytenbach	X	500.00		500.00

PAYMENTS TO BE MADE AT 28 October 2026

Code	Date	Description					Total
Travel Expenses	28/10/2026	Mileage	Mrs A C Barlow	X	68.20		68.20
Software Adobe	28/10/2026	Adobe software	Mrs A C Barlow	S	21.90	4.38	26.28
Supplies for meetings	28/10/2026	Coffee and Biscuits	Mrs A C Barlow	X	30.60		30.60
Photocopier and photocopying	28/10/2026	Photocopier charges	KCC	S	61.04	12.21	73.25
Scribe Accounting Software	28/10/2026	Scribe Licence	Scribe	R		417.60	417.60
Grass cutting	28/10/2026	Quarterly grounds maintenance July August Sept 2	Commercial Services	S	3,512.10	702.42	4,214.52
Electricity and Gas	28/10/2026	Electricity Hall	British Gas	L	68.08	3.40	71.48
Energy Costs	28/10/2026	Calor Gas	Calor Gas	L	11.98	0.60	12.58
Energy Costs	28/10/2026	Electricity - Rec	EDF Energy	L	123.61	6.18	129.79
Conveniences energy costs	28/10/2026	Electricity - toilets	EDF Energy	L	144.31	7.22	151.53
Professional Services	28/10/2026	KCPFA Subscription	KCPFA	X	20.00		20.00

26 October 2026 (2026-2027)

RECEIPTS 28 September to 26 October 2026

Code	Date	Description					Total
Income Cycling Clubs	29/09/2026	Cycling Stubbs Wood Car Park	Catford Cycling Club	X	200.00		200.00
Precept	30/09/2026	Precept	Sevenoaks District Council	X	47,500.00		47,500.00
Income Ide Hill Football Club	02/10/2026	Ide Hill FC Rent 26-27	Ide Hill & Sundridge Football Club	S	2,750.00	550.00	3,300.00
Income	02/10/2026	Ide Hill FC extra hire	Ide Hill & Sundridge Football Club	S	125.00	25.00	150.00
Income Casual	06/10/2026	Village Hall Hire	Hall Hire Casual	X	100.00		100.00
Income Nayax	15/10/2026	Toilet Door Income	Nayax Europe UAB	X	346.18		346.18
Income Casual	26/10/2026	Village Hall Hire	Hall Hire Casual	X	30.00		30.00
			Total		**51,051.18**	**575.00**	**51,626.18**

Appendix C

Meetings and Events 2027

Monday	11 January	2027	Stubbs Wood Amenities Committee at 6.30pm Ide Hill Amenities Committee at 7.30pm (budget setting and urgent items only) Ide Hill Village Hall
Wednesday	13 January	2027	Sundridge Amenities Committee at 7.00pm Sundridge Village Hall
Wednesday	20 January	2027	Finance & Personnel Meeting at 7.00pm Sundridge Village Hall
Wednesday	27 January	2027	Full Council Meeting at 7.00pm Sundridge Village Hall
Monday	22 February	2027	Full Council Meeting at 7.00pm Sundridge Village Hall
Wednesday	24 March	2027	Full Council Meeting at 7.00pm Sundridge Village Hall
Saturday	24 April	2027	Spring Bluebell Woodland Walk Ide Hill at 10am
Monday	19 April	2027	Full Council Meeting at 7.00pm Sundridge Village Hall
Wednesday	28 April	2027	Annual Parish Meeting at 7.00pm Sundridge & Brasted Social Club
Local District and Parish Council Elections Thursday 6 May 2027			
Wednesday	19 May	2027	Annual Council & Full Council Meeting at 7.00pm Sundridge Village Hall
Monday	21 June	2027	Full Council Meeting at 7.00pm Sundridge Village Hall
Wednesday	21 July	2027	Full Council Meeting at 7.00pm Sundridge Village Hall
Monday	20 September	2027	Full Council Meeting at 7.00pm Sundridge Village Hall
Wednesday	20 October	2027	Full Council Meeting at 7.00pm Sundridge Village Hall
Monday	22 November	2027	Full Council Meeting at 7.00pm Sundridge Village Hall
Monday	6 December	2027	Full Council Meeting at 7.00pm Venue to be confirmed

Appendix D

Sundridge with Ide Hill Parish Council

Meetings and Events 2026

Sunday	8 November	2026	Remembrance Sunday
Monday	23 November	2026	Finance & Personnel Meeting at 7.00pm Ide Hill Village Hall
Monday	**30 November**	**2026**	**Full Council Meeting at 7.30pm** **Sundridge Village Hall**
Friday	4 December	2026	Carols on the Green at 6pm Ide Hill Village Green
Saturday	5 December	2026	Sundridge Fundridge Christmas Event
Monday	**7 December**	**2026**	**Full Council Meeting at 7.00pm** **(urgent items only)** **Sundridge Village Hall**