

Meeting of the Parish Council to be held at  
**The Barn Stanhope Arms, Church Rd, Brasted, Westerham TN16 1HZ**  
**at 7.00pm on Monday 5 December 2022**

**AGENDA**

**1. Apologies and reasons for absence.**

Apologies received from Cllr Collins

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

3. **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.

4. Items for discussion, agreement and allocation of resources if required:

**4.1 Sundridge Recreation Ground Pavilion – to agree, if appropriate, a new water heating system**

The Sundridge Recreation Working Party inspected the pavilion and there were several issues that arose including the boiler and hot water system.

The Clerk has asked a plumber to look at the boiler house and make recommendations. The plumber is getting the boiler serviced as he thinks it is misfiring.

He is recommending that a new hot water system be "attached" to the existing boiler as the Andrews boiler is very old and the pipes are all rusted away. The cost of servicing it would be excessive.

He will be sending a quote for you to look at on Monday. The plumber comes highly recommended and is a resident of Sundridge.

# Gas Safe Solutions Ltd

56 CHAPMANS ROAD  
SUNDRIDGE  
SEVENOAKS  
KENT TN14 6DS

HOME 01959 565304  
MOBILE 07976 890671

Sundridge with Ide Hill PC

4th Dec 2022

## QUOTATION 949

I have pleasure in quoting for your plumbing requirements as follows:

### **Hot water cylinder installation**

- Drain out and remove existing lpg hot water cylinder
- Cap off lpg supply to cylinder
- Install new 250 litre mains pressure hot water cylinder to be connected to existing boiler system
- Convert heating system to a s plan incorporating new zone valves
- Re wire system using exiting programmer for hot water control and old programmable thermostat from the village hall
- Service lpg boiler

(Advisory notice: roofing work may be needed depending on the old cylinder flue which runs vertically through it being disconnected)

**£1610**

**Plus VAT(@20%**

**Total £1932**

All my prices include all materials and labour required for the work quoted for, any additional work or materials which arise as the job progresses maybe chargeable extras but not without consulting you first and your consent. All waste will be removed from site upon completion. Should this quotation be acceptable to you, a 50% interim payment on the materials and labour charge will be requested at the start of the works, with the balance to be paid upon satisfactory completion. All work covered by £1 million public liability insurance.

This quotation will be valid for three months from the above date.

## 4.2 Ide Hill Green – location of tree – Cllr Fribbens

### **Ide Hill donated tree location**

(Principally for Ide Hill Councillors) The Cornus has been planted just behind the bus stop between the existing bench and the Well, thanks to Cllr Evans. This site was chosen as the plant is not large and it was felt it would “get lost” if planted at the top of the green. However, we have received a complaint from the resident at Octavia House opposite that they were not consulted and that this tree/shrub has a detrimental impact on their view. They claim that we should have sought residents’ opinion before planting the tree. In my opinion, the tree will only be in their sight line and will not reach large enough proportions to have any negative impact on their view of the Green. However, the opinion of councillors is sought about the best way to proceed. Options are:

1. Leave it where it is and explain (again) the benefits of it being there to the resident at Octavia House
2. Re-site it to the top of the Green
3. Re-site it somewhere else.

## 4.3 Ide Hill Recreation Ground - Cllr Fribbens

### **Ide Hill Rec**

The PC has received a complaint from a resident that as a result of a PC decision at the 22 March 2022 full council meeting, a decision to deny the proposal to undertake levelling works at the top of the field and the construction of a junior pitch by Ide Hill Football Club (at their expense). Quote from Keith McGinn email of 18 March 2022 “*It turns a bumpy uneven part of the rec close to the play area into an area suitable for kids to Play on.*” A unanimous decision was taken to refuse this proposal. The complaint received on 31<sup>st</sup> October 2022 states “*Myself and a number of other camberwell lane residents have been made aware of a proposal by Ide Hill football club to replenish to Ide Hill recreation ground with a view to using it for Saturday football training which many of us make use of - I note from the March 2022 minutes that the proposal was rejected...*

*As residents of Ide Hill and users of the grounds we would like to discuss this proposal and the reasons for its rejection”.*

Based upon the evidence given in writing, the decision will stand but was the PC aware that this refusal would impact Saturday football training? If so, should we recommend to IHFC that a new proposal be made? If there is no correlation between the proposal of March 2022 and Saturday football training we should advise IHFC to clarify this with the residents of Camberwell Lane and Ide Hill in general.

Whatever the outcome, the Clerk should be requested to respond to the complainant advising them of our actions/decisions and, should they wish to take this further, suggest they attend a Parish Council meeting to put forward their request.

#### 4.4 Planning Applications – Please see notes from Cllrs Baker & Evans

22/02777/HOUSE	Deansfields Ide Hill Sevenoaks Kent TN14 6JG	Garage first floor conversion from storage to residential annex. Replacement of garage doors, windows and doors. Two new rooflights to rear and internal alterations	06/12/2022
22/02933/HOUSE	Lake House Winkhurst Green Road Ide Hill Sevenoaks Kent TN14 6LD	Demolition of existing detached garage, rear orangery, front open porch, and various outbuildings before construction of new detached garage, single storey rear extension, replacement open front porch, and further detached outbuilding.	06/12/2022
22/03083/HOUSE	The Cottages Hanging Bank Ide Hill Sevenoaks Kent TN14 6JE	Construction of detached garage with study space within the roof.	07/12/2022
22/03134/FUL	Manor Farm Dryhill Lane Sundridge Sevenoaks Kent TN14 6AA	Proposed conversion of redundant agricultural buildings into three detached dwellings.	13/12/2022

*Notes of a meeting of the Planning Committee  
held at Ide Hill Village Hall on Monday 7 November 2022 at 7.30pm*

**Present:** Councillors Baker (Chair) and Evans

**Attendance:** 3 members of the public. Mr and Mrs Razzell, Janet Chambers, Lucinda Cunliffe to make representations on Planning Application 22/03134/FUL

**Apologies:** Councillors Allgood, Jones and Maybury

*The Clerk had requested that Cllr Baker chair the meeting as Cllr Jones had given his apologies.*

1. *To receive apologies and reasons for absence.*

*Apologies were received and accepted from Cllrs Jones, Maybury, Allgood and Powell.*

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

*Cllr Evans declared an interest in 22/03134/FUL.*

3. *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.*

*Due to the lack of Councillors, the planning committee was unable to sit as a quorum and this was explained with an apology by the Chairperson. It was agreed with all parties that the Chairperson would receive the representations of the public who had attended the meeting and relay these representations to the Full Council on the 5<sup>th</sup> December 2022 for their consideration and comment back to SDC Planning Dept.*

4. *To agree the minutes of the last meeting held on 7 November 2022*

*Deferred to next meeting.*

5. To consider the following planning applications requiring comments:

## **22/03134/FUL**

Representations were received by Mr Razzell, Janet Chambers and Lucinda Cunliffe. Mr Razzell explained that the new application seeks to address the 5 conditions laid down by SDC Planners as a result of the original application, which was refused. He laid out the following points which he considers to be relevant and should lead to a full refusal to the current application:

- 1) The conversion of the 3 barns into dwellings with 8 car parking spaces will create excessive traffic on the agricultural track SR 210 which services all the properties in Dryhill Lane which is designed as a footpath/Ag Track only with limited width.
- 2) The infrastructure servicing the properties is insufficient to tolerate the proposed development which will be an invasion of the rural countryside enjoyed by the existing residents. It is in his opinion an over development.
- 3) The area is susceptible to severe flooding and the Authorities have offered to screed the existing floors of the houses to elevate the floors above the water table. The flood water approaches Manor Farm down the agricultural track and overflows from the stream in heavy rainfall.
- 4) The proposed dwellings do not have a curtilage and are basic conversions of extremely poor-quality barns into dwelling without rear gardens etc.
- 5) Attention was drawn to the structural engineer's report which appeared to gloss over the cheap materials which are to be used on the construction of the dwellings. For example, Barn 3 will have a cement tiled roof. The structure of the current barns is in his opinion not suitable for conversion due to the nature of the concrete construction which will require in his opinion a major rebuild.
- 6) The noise survey undertaken has inaccurately recorded noise levels at quiet times rather than when the hay barn is being filled etc..
- 7) The increased traffic in an ANOB will pollute the area and cause the rare breeds of Moths and Bats to be disturbed as well as the general effect on the ecology of the area.

Mrs Janet Chambers explained her contentions:

- 1) She is very concerned that the extra traffic will create issues for walkers and horse riders on the agricultural track leading to the existing houses.
- 2) She is also concerned about the flooding of the area from the stream which will be exacerbated by the proposed development.

Mrs Lucinda Cunliffe explained her contentions by providing a copy of the statement and photographs provided as part of her submission against the original application 21/02183/FUL and left a copy with the Chair for information. She has added extra comments in red ink as a result of the current application.

- 1) She fully explained the risk of further flooding at Manor Farm shown in the photographs which occurs on a regular basis. The proposed development will site a septic tank facility within the main farmyard which will be engulfed by the flooding when it occurs potentially contaminating the area. The pump system designed at 0.35 litres per second will not in her opinion be able to cope and clear the volume in a flood scenario.
- 2) The agricultural track is 900 metres long before it merges with an adopted road and is not suitable for vans etc servicing dwelling ie Tesco, Amazon etc..

The Chairperson thanked the parties for their representations and explained again that a decision could not be made in the planning committee as it did not form a quorum, however their representations would be conveyed to the Full Council on the 5<sup>th</sup> December and recommendations made by the Parish Council will then be discussed and reported to SDC.

John Evans and the Chair discussed the lack of detail presented by the applicants on this proposed development which has prevented either of the Councillors being able to make a decision on the application. Cllr Evans also drew attention to the change of use to light industrial which appears to have taken place without permission.

**Recommendation: Object on ground of insufficient information and change of use to light industrial.**

## 22/02979/CONVAR

**Again, very little detail on the removal of Condition 11 presented by the applicant so the recommendation was to object to this application.**

**22/02777/HOUSE, 22/02933/HOUSE, 22/03083/HOUSE, discussion was postponed on these applications due to the lack of a quorum and can be listed for discussion at the Full Council Meeting on the 5th December 2022.**

22/03039/WTCA, 22/03157/WTCA have both already been determined and approved by SDC.

## 6. To Note the Planning Log

Cllr J Evans asked the Chair to comment on the PC objection to the Chevening project to build a bund wall over a 5 yr period to shield the M25 noise pollution. The Committee agreed to join the other Parishes to object to this application.

### 7. Date of next meeting TBA

#### 4.5 Sevenoaks District Council Local Plan – to note deadline for comments

Wednesday 11 January 2022 – Clerk recommends that Members agree for 2 Cllrs to respond on behalf of PC – one from Sundridge and one from Ide Hill.

## 4.6 Items Received, Paid and Payable

### Items Received 21 November to 5 December 2022

5 December 2022 (2022-2023)

#### Sundridge with Ide Hill Parish Council RECEIPTS LIST

Voucher	Code	Date	Description	Supplier	VAT Type	Net	VAT	Total
56	Income Nayax	24/11/2022	Toilet Door Income	Nayax Europe UAB	X	131.28		131.28
55	Income Wood	25/11/2022	Dance hall hire	Mr & Mrs Wood	X	24.00		24.00
59	Income Radnor House	30/11/2022	Radnor Lease	Radnor House School	X	2,500.00		2,500.00
57	Income Wood	02/12/2022	Dance hall hire	Mr & Mrs Wood	X	24.00		24.00
<b>Total</b>						<b>2,679.28</b>		<b>2,679.28</b>

### Items to be paid 6 December 2022

#### Sundridge with Ide Hill Parish Council PAYMENTS LIST

Voucher	Code	Date	Description	Supplier	VAT Type	Net	VAT	Total
184	Cleaning	05/12/2022	Additional Clean SVH	Val & Sander Reytenbacl	X	60.00		60.00
171	Parish WiFi (Clerk)	06/12/2022	WiFi	Mrs A C Barlow	X	10.00		10.00
174	Travel Expenses	06/12/2022	Mileage	Mrs A C Barlow	X	100.35		100.35
175	Supplies for meetings	06/12/2022	Coffee and Biscuits	Mrs A C Barlow	X	40.80		40.80
180	Postage	06/12/2022	Postage	Mrs A C Barlow	X	6.85		6.85
170	Parish Zoom account	06/12/2022	Zoom	Mrs A C Barlow	S	11.99	2.40	14.39
172	Parish mobile telephone	06/12/2022	Mobile	Mrs A C Barlow	X	19.00		19.00
189	Subscriptions	06/12/2022	SLCC Subscription for Clerk (50%)	Society of Local Council (	X	139.50		139.50
186	Dog Bins	06/12/2022	Dog Bins July to September 22	Sevenoaks District Counc	S	504.40	100.88	605.28
181	Website Maintenance	06/12/2022	Website hosting	Vision ICT	S	241.88	48.38	290.26
182	Email address hosting cf	06/12/2022	Email hosting	Vision ICT	S	234.00	46.80	280.80
183	Repairs	06/12/2022	Streetlight repairs	Streetlights	S	154.25	30.85	185.10
188	Conveniences supplies	06/12/2022	Sanitary Waste	Goldservice	S	239.70	47.94	287.64
191	Energy Costs	06/12/2022	Electricity	EDF Energy	L	133.96	6.70	140.66
185	Electricity and Gas	06/12/2022	Electricity	British Gas	L	721.15	144.23	865.38
176	WiFi	06/12/2022	WiFi Village Hall	British Telecom	S	62.31	12.46	74.77
187	Pavilion Maintenance	06/12/2022	Boiler Repair	Gas Safe Solutions	S	60.00	12.00	72.00
190	Christmas festivities Ide	06/12/2022	Christmas lights	Derry Wiltshire	S	162.00	32.40	194.40
190	Christmas festivities Sun	06/12/2022	Christmas lights	Derry Wiltshire	X	72.75		72.75
178	Cleaning	20/12/2022	Cleaning	Val & Sander Reytenbacl	X	210.00		210.00
179	Conveniences cleaning	20/12/2022	Cleaning	Val & Sander Reytenbacl	X	500.00		500.00

## 5. Clerk's report

### 1. Ide Hill

#### i. Ide Hill Green

Clerk is liaising with Kent Highways to arrange for Cllr Miller to meet with someone to confirm that the kerbing is acceptable.

#### ii. Stubbs Wood

As per the report delivered at the meeting on 21 November 2022 – no further update.

#### iii. Ide Hill Recreation Ground

There has been a report of drug paraphernalia left on the green by Ide Hill Football Club. The other issue regarding a resident is detailed under Agenda item 4.

#### iv. Ide Hill Public Conveniences

No issues to report.

## 2. Sundridge

### i. Sundridge Village Hall

Renovations – Akrom Construction Ltd have been appointed and the quote is as per originally quoted. The work will commence in January 2023.

	Activity	Value
1	Painting main room walls	<b>2160</b>
2	Install skirting in main room and and secondary including painting	<b>660</b>
3	Repairing ,painting hallway and bathroom affected by water leak bathroom ceiling	<b>190</b>
4	Main door sanding and varnishing	<b>90</b>
5	Internal door painting including side door	<b>775</b>
6	External fascia repaint including sanding	<b>3770</b>
7	Jet washing external walls	<b>220</b>
8	Clearing and cleaning parking of unwanted pants and excess soil including old signboards	<b>1775</b>
9	Remove existing false wall obstructing existing door and install new upvc access door	<b>860</b>
	Total	<b>10500</b>

All prices are in UK pound.

**Boiler** – a full service of the boiler will be carried out and a NEST system installed before Christmas as per the below quote.

I have pleasure in quoting for your plumbing requirements as follows:

### **Heating works**

- Service boiler
- Supply and fit Nest thermostat

**£395**

**Plus VAT(@20%**

**Total £474**



**ii. Sundridge Recreation Ground**

Hot water system to be replaced as per quote on Agenda.  
Clerk investigating to see if WiFi can be installed to then allow a NEST system and contactless payments.

**iii. Coronation Gardens**

No update

**iv. Bowers Meadow**

No update.

**3. Events**

**Christmas at Ide Hill - 9 December 2022**

**Christmas at Sundridge - 27 November 2022**

Event was very successful despite the terrible weather.

**4. Finance**

No issues with accounts. All hirers have been invoiced to year end.

Members asked the Clerk to set the budget with no rise in precept if possible.

**5. General**

**Website** – the Clerk is working with Cllrs Fribbens and Allgood to get it up to date and more user friendly.

**6. Date of next meetings**

**Meetings for 2023 – Full Council Meetings**

16 January at 7.30 pm	Sundridge Village Hall
23 January at 7.30 pm	Informal meeting with Brasted Parish Council tbc
20 February at 7.30 pm	Sundridge Village Hall
20 March at 7.30 pm	Ide Hill Village Hall
17 April at 7.30 pm	Sundridge Village Hall
15 May at 7.30 pm	Sundridge Village Hall
19 June at 7.30 pm	Sundridge Village Hall
17 July at 7.30 pm	Sundridge Village Hall
18 September at 7.30 pm	Sundridge Village Hall
16 October at 7.30 pm	Ide Hill Village Hall
20 November at 7.30 pm	Sundridge Village Hall
11 December at 7.30 pm	TBC

**Finance & Personnel Committee Meeting**

**Wednesday 11 January 2022 at 7.00pm Sundridge Village Hall**