

CHEVENING PARISH COUNCIL

Minutes of the Meeting of Chevening Parish Council, held at 7.30pm on Monday 9th January 2017
at the Recreation Ground Pavilion, Chevening Road, Chipstead TN13 2SA



Present:	Mr A Clark	Chairman
	Mr J Branton	Vice Chairman
	Mrs T Dalton	Councillor
	Mr A de Turberville	Councillor
	Mr H Dilley	Councillor
	Mr J Eastwood	Councillor
	Mrs B Ide	Councillor
	Mr R Surrey	Councillor

In Attendance:	Mrs J Hayton	Clerk
	No members of the Public	

Apologies	Mrs L Weavers	Councillor
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Action

1. **Apologies and Absences** – Cllr Weavers & Cllr James London (SDC)

2. **Declarations of interest or lobbying** - None

3. **Minutes of Previous Meeting** - the minutes of the meeting on 5-12-16 were resolved and signed by the Chairman

4. **Questions from the Public** – None

5. Open Spaces

a) Open Space Inspection

i. Chairman advised that the installation of the seat around the Chipstead Village sign has been delayed by Christmas but will take place as soon as the weather is good enough. There is no cost to the Council

i. A member of the Public requested the high curb near Chevening School be painted white to indicate it is a hazard. Chairman to talk to the School to make sure they have no objections

Chairman

b) **Playground Inspection** Cllr Dalton advised an old sign at the Playground needs removing as it is split and looks unsightly. Chairman volunteered to remove it.

Chairman

c) **Sailing Club Road** – Cllr Dalton advised solar lighting would not be sufficiently powerful to be useful in Sailing Club Road. The Council debated whether it would be possible to use the Christmas Tree supply and reimburse the homeowners. Cllr Dalton will speak to Andy Boakes concerning installation and monitoring of supply, Cllr de Turbeville will take to the homeowners.

Cllrs Dalton & de Turberville

d) **Open spaces tender** –Cllr de Turbeville confirmed work was going well on reducing the “tip” at the Burial Ground. The Council resolved to extend the contract period for 12 months (with quarterly meetings between MDH Clerk & Cllr de Turbeville detailing what has been done and what is planned for the next period). The fact that the Open Spaces Tender will be sent out for April 2018 is not an expression of dissatisfaction with the

Cllr de Turbeville/Clerk

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current contractors but simply something the Council is required to do to ensure we are spending Public money sensibly

- 6. Parish Plan** – the Parish plan actions were reviewed. Cllr Dilley will update the spreadsheet and share with the (now disbanded) Plan Implementation Committee members. Chairmen will meet with the Committee members to request they provide a summary and 1 page presentation on progressing the key issues. Cllr Dilley requested an agenda item for the February meeting to vote on whether the Parish Council wishes to apply for a further moratorium on selling Chipstead Lake for 6 months.
- 7. Correspondence Received and General Issues**
- a) It was resolved to give a donation of £100 to both the Samaritans & Sevenoaks Volunteer Transport Group
- b) An approach has been received from the Carbon Trust offering grants to look at the feasibility of solar panels on the Pavilion roof. The Council resolved to pursue it providing no costs were involved
- 8. General Information and proposals for Future Agenda Items**
- a) **Christmas Tree** – Clerk to investigate when to get a small tree with roots and plant on Chipstead Green
- 9. Finance**
- a) **Income Received and Cheques Payable** –the January payments to be made & payments and receipts for December were resolved and the payments signed by Cllrs Eastwood & Dalton – Appendix 1
- b) **To resolve Burial Ground Fees for 2017** – The Council resolved that where a non-resident is allowed to be buried because of their service to the Parish the charges will be those of a resident. Where a non-resident is being interred in an existing purchased grave the 100% increase in fees will apply.
- c) **To resolve the Budget and Precept for 2017-8.** The precept was resolved at £69,350
- d) **Income and Expenditure against budget Q3** The Q3 figures were reviewed with no comment
- 10. Planning Applications**
- a) Notices received. The application for 10 The Old Garden was debated and the Council resolved a response of “No Comment”
- b) Applications Granted or Refused – See appendix 2

Appendix 1

Payments & Receipts – December 2016

Opening Balance		£	56,117.73
Receipts			
01/12/2016	Riverhead Angels - Pitch Hire	£	200.00
	Insurance - Pavilion Management		
19/12/2016	Committee	£	966.74
30/12/2016	Precept (plus interest £21.19)	£	34,021.19
30/12/2016	Bank Interest	£	4.45
		£	35,192.38
Payments			
03/12/2016	Santander	£	7.50
03/12/2016	MDH Horticultural Contractors	£	1,311.07
03/12/2016	HMRC	£	147.97
03/12/2016	Judith Hayton	£	1,038.52
03/12/2016	Judith Hayton	£	38.07
03/12/2016	MDH Horticultural Contractors	£	239.40
03/12/2016	Newlands Nursery	£	200.00
03/12/2016	Streetlights	£	106.50
03/12/2016	Bourne Amenity	£	499.20
03/12/2016	Bourne Amenity	£	87.60
11/12/2016	E.ON	£	344.21
20/12/2016	Peter Woodruff	£	94.98
		£	4,115.02
Closing Balance		£	87,195.09
Cheques issued but not yet paid in			
03/12/2016	Chevening Estate	£	60.00
03/12/2016	Kent County Council	£	399.68
		£	459.68

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Santander Payments					
123	MDH Horticultural	Monthly Maintenance	£1,092.56	218.51	£1,311.07
124	HMRC	J Hayton Tax & NI	£147.97		£147.97
125	J Hayton	Monthly Salary & Expenses	£1,038.52		£1,038.52
126	J Hayton	Expenses	£18.28		£18.28
127	MDH Horticultural	Gang mowing	£199.50	£39.90	£239.40
128	Sevenoaks District Council	Emptying Dog Bins	£396.50	£79.30	£475.80
			£2,893.33	£337.71	£3,231.04

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SDC Decisions on Previous Applications							
Reference	Site	Development	Date Recv'd	Date Due	PC Decision	Cllr	SDC Decision
SE/16/02037/ HOUSE	170 Chesterfield Drive Riverhead TN13 2EH	Convert the garage to living accomodation, erect a first floor side/roof extension, alterations to fenestration and additional parking space to the front of the property. Amendment from white plastic UPVC windows to Grey Aluminium	04/11/2016	21/11/2016	No comment	Lela	Granted
SE/16/02461/ FUL	Froghole Farm, Chevening Road Chipstead Kent TN13 2SA	To confirm the site has been lawfully used as a Builders yard for the storage and distribution of plant, machinery and materials in connection with the leaseholders construction business for more than 10 years		15/11/2016	The Council cannot evidence the owner has demonstrated use as a Builders Yard and we have evidence from Parishioners that it has been used for purposes other than this during the period	Trish	Refused
16/03265/HOUSE	Burbil House, 28 Chipstead Park, Sevenoaks TN13 2SN	Erection of a single storey rear extension and adaptations to roof in order to failitate additional living accomodation on the first floor. Appointment of velux windows, a Juliet balcony and a raised patio with steps to rear	12/11/2016	02/12/2016	No Objection so long as the Velux Windows are obscure glazing.	Trish	Granted

SE/16/03073/ FUL	4 Witches Lane Riverhead Kent TN13 2AU	Demolition of existing bungalow and construction of a pair of semi detached dwellings	12/11/2016	02/12/2016	<p>We object on the grounds that it is out of keeping with the street scene, overbearing to neighbours, and an overdevelopment of plot.</p> <p>The proposed development involves the demolition of the existing structure and the construction of a pair of two-story, semi-detached dwellings which together would contain seven bedrooms. The footprint of the proposed structures (193 m²) will be nearly 20% greater than the footprint of the existing bungalow (165.5 m²). The application states that "the appearance of the dwellings will be traditional in appearance to many of the existing local dwellings using facing brick and vertical tiling... and plain concrete tiles to the roofs." The application also states that the construction of this two-story building will not create any overlooking problem, apparently on the basis that the second-story side windows will be given an obscuring glaze.</p> <p>One neighbor has objected to this development on the basis that it is an effective subdivision of the existing plot, placing two dwellings on a single plot. All of the plots in this row have a single dwelling. The neighbor is also concerned that a nearby plot on Witches Lane which is also for sale might be purchased by a developer and similarly effectively subdivided.</p> <p>I am inclined to agree with the neighbor. Over time, the effective subdivision of these already modest plots will result in a change to the character of the neighborhood, as well as contributing to crowding and traffic problems. Also, while the use of an obscuring glaze may eliminate the problem of over-peeking, it does not address the problem of over-loomng. The existing one-story bungalow barely extends above the existing hedge running along the southern boundary of the property. The proposed development would replace this barely visible one-story structure with a two-story façade which would appear to arise approximately 1 m from the hedge/property line. If nothing else, this would appear to block the light of the southern neighbor. I have visited twice, but have been unable to contact his neighbor.</p>	Richard	Refused
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