

**KEMSING PARISH COUNCIL**

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**Minutes of a Meeting held in the Main Hall, St. Edith Hall, Kemsing,  
on Wednesday, 17 February 2010 at 8.00 p.m.**

PRESENT: Mrs. M. Cole (in the Chair)  
Mr. D. Bennett, Mr. B. Buttifant, Mr. G. Croughton,  
Mr. R. Dawes [arrived at 8.18 p.m.], Mr. P. Eaton, Mrs. W. Ross,  
Mr. I. Rumgay, Dr. P. Walker, Mr. A. Waters [arrived at 9.03 p.m.],  
Mrs. R. Wedderburn

IN ATTENDANCE: 58 Members of the Public  
District Councillor, Mrs. E. Moore  
County Councillor, Mr. N. Chard  
Mrs. Y. Tredoux (Parish Clerk)

APOLOGIES: Mr. P. Burfield, Ms. K. Hawker

*Councillors were reminded to disclose personal and prejudicial interests on matters to be considered at this Meeting.*

A presentation for the proposed scout hut on the Common Field Recreation Ground commenced at 7.45 p.m. Mr. L. Woodward was thanked for the presentation and left the Meeting at 8.05 p.m.

1. **MINUTES**

Mrs. Cole proposed:

*"That the Minutes of the Meeting held on 20 January 2010, Reference KPC/01/10, previously circulated, be approved."*

*CARRIED* unanimously

2. **MATTERS ARISING FROM THE MINUTES**

(a) Archive Store KHC (Minute 2(b) KPC/01/10)

Members noted that building work was ongoing.

(b) Proposed closure of public conveniences in Kemsing car park (Minute 2(c) KPC/01/10)

A formal decision from Sevenoaks District Council was expected after 18 February 2010, however, District Councillor Mrs. Moore, stated that it was very likely that the Parish Council's financial contribution towards the maintenance of the conveniences would be accepted and that they would remain open.

(c) Request from PACT meeting to install speed indicator devices - safer roads (Minute 2 (d) KPC/01/10)

KHS indicated that they would consider this at the end of March 2010.

(d) Parish Council land to the rear of 33,35,37,39 Park Lane (Minute 2(e) KPC/01/10)

The licence for No 37 Park Lane (Mr. & Mrs. Hobson) had been finalised. Members considered a letter received on 28 January 2010 from Mr. & Mrs. Hobson, requesting approval for the compost site in accordance with the Council's Nature Reserve Policy for the land to the rear of 33-39 Park Lane - Item 9 of the policy refers.

*RESOLVED: To approve the compost site as requested.*

Mrs. Cole informed Councillors that Mr. Willmore had signed the licence to use the land at the rear of No 39 Park Lane. Mr. Willmore had also written a letter dated 16 February 2010 regarding the proposed Nature Reserve.

*RESOLVED: That Mr. Willmore's letter be discussed at the next Parish Council Meeting.*

- (e) BT's proposal for the Council's adoption of red telephone kiosk (Minute 2(g) KPC/01/10)  
A reply from BT was awaited.

- (f) Kemsing 2011 Festival (Minute 2(h) KPC/01/10)  
The Report of the Meeting held on 3 February 2010 was noted. Mr. Eaton (Chairman of the Festival Committee), said that the Committee consisted of 6 Members and that the first Committee Meeting had been arranged for 24 February 2010.

Dr. Walker proposed and Mr. Croughton (Vice-Chairman of the Finance Committee) seconded:  
*"That a 'start-up' fund of £350 be donated to the Kemsing 2011 Festival Committee to cover the initial administrative costs."*  
*CARRIED* unanimously

- (g) Gritting of roads (KPC/01/10 - proposal from County Councillor, Mr. N. Chard)  
The Council was asked to consider Mr. Chard's proposal for the Parish Council to take on responsibility for stocking of salt and gritting of local roads.

Mrs. Moore explained that Sevenoaks District Council worked closely with Kent County Council to continue gritting some 'B' roads and footpaths and invited the Parish Council to provide Sevenoaks District Council with a list of roads which it considered required gritting. Mr. Croughton asked if Sevenoaks District Council's current list and map of gritting routes was available. Mrs. Moore would find out.

*RESOLVED: To identify roads which require gritting. List to be forwarded to Sevenoaks District Council and Kent County Council for consideration to be included in their gritting schedules.*

Members briefly considered the possibility that the Parish Council stock and distribute salt.

*RESOLVED: That the Council does not pursue this suggestion.*

### 3. **COMMITTEE AND OFFICER REPORTS**

(a) Planning Committee

Mr. Croughton proposed and Mrs. Cole seconded:

*"That the Council approves the Minutes of the Meeting held on 8 February 2010, Reference P/02/2010, previously circulated."*

*CARRIED* unanimously

Attention was drawn to Item 8 - Land for sale at Childsbridge Land.

8.15 p.m. *The Chairman adjourned the Meeting and invited the Public to speak.*

Mr. J. McIntyre, who had become aware of the proposed sale of land between Childsbridge Lane and 'old' Childsbridge Lane [approximately 1.8 acres], at auction on 22 February 2010, wrote to 70 residents in the Childsbridge Lane area, and the Parish Council, expressing his concern regarding the proposed sale. Mr. McIntyre feared that property values in the area could decrease dramatically should the sale result in unacceptable tenants occupying the land and asked residents if they were prepared to provide financial support in order to purchase the land as a joint venture.

Mr. McIntyre asked the Parish Council to consider 3 possible solutions which he had outlined in his letter to secure tenure of the site for the long term peace of mind for residents and the Parish Council as a matter of urgency, due to the strict time constraints. Mr. McIntyre had received 26 favourable replies from residents, some of whom had 'pledged' financial assistance.

*8.17 p.m. Mr. R. Dawes arrived at the Meeting.*

Mr. D. Eley said that a pre-auction bid might be possible, but Mr. McIntyre intervened and insisted that Mr. Eley ended his discussion as Mr. McIntyre did not intend to divulge anything before the Parish Council had made a decision. Mr. McIntyre said that he was not prepared to give away their hand and that he wished to know what action the Parish Council was prepared to take to overcome the problem first.

*8.32 p.m. The Chairman proposed:*

*"That the Public and Press be excluded due to the confidential nature of the business to be transacted."*

**CARRIED**

The Chairman advised that Sevenoaks District Council no longer had a District Valuer and had recommended DVS Property Specialists for the Public Sector who had today provided their valuation, which she was able to present to members.

Members noted memorandum dated 10 February 2010 from Mr. Burfield. Mr. Bennett, although sympathetic towards residents' concerns, pointed out that, by acquiring such open land, the Parish Council would have to be prepared to accept maintenance responsibilities, such as ensuring that the necessary surveys were carried out, in particular, trees. Potential fly-tipping could also pose risk of additional costs. Also, that the Council could set a precedent which might indicate to other residents that the same rights could apply to other areas of open land in the village. Members were disappointed that Mr. McIntyre was reluctant to reveal what funding he had in place. Mr. Eaton said that this sale would not only affect residents in the Childsbridge Lane area, but could potentially affect the whole village. Mr. Dawes thought that this piece of land was vitally important as it is the gateway to the village and felt that the Parish Council should do everything possible to secure ownership of the land. Mr. Croughton asked if an Article 4 Direction could be applied for. An Article 4 Direction is issued by the District Council where specific control over development is required and the effect of such a Direction is to remove permitted development rights, thereby necessitating a planning application to be made. Enquiries by the Clerk to Sevenoaks District Council's Enforcement Team indicated that they would only consider granting an Article 4 Direction when it could be demonstrated to the Secretary of State that there is a chance that the land could be divided into smaller plots and proof of intention by a property developer would be needed.

The Clerk warned the Council that funding for the purchase could not be in place at the time of the auction as some of the Council's funds were 'locked' in a 7 Day Notice Account. The Council accepted this statement from the Clerk, but Members were of the opinion that the funds would not be needed immediately and that there would be sufficient time to have the available funds should the Parish Council's bid be successful. A cheque for the Deposit could be issued from the Current Account. Mrs. Cole advised that Mr. Burfield was willing to go the Auction and bid on the Council's behalf. The Clerk would need to check the Auctioneers requirements for such an arrangement.

*9.03 p.m. Mr. Waters arrived at the Meeting*

Dr. Walker proposed and Mr. Eaton seconded:

- *"That the Parish Council bids up to £40,000 to buy this piece of land for the future benefit of the village."*
- *"That Mr. Burfield be authorised to represent the Parish Council at the Auction."*
- *"That Mr. Waters be authorised to represent the Parish Council at the Auction in the event that Mr. Burfield is unable to attend."*

**CARRIED 10 in favour, 1 abstention**

*9.28 p.m. The Public and Press were invited back to the Meeting.*

Mrs. Cole informed Members of the Public that the Parish Council had resolved to bid at the auction in an attempt to purchase the land for the future benefit of the village. The Public expressed their appreciation with applause.

Mr. McIntyre told Councillors that he had already approached the seller by offering to purchase the land prior to the auction and that he had hoped to receive an answer the following day.

Mr. Eley expressed concern that a joint venture with the Parish Council and the residents buying the land, would have had a better chance than individual bids. Dr. Walker said that, unfortunately, there was nothing more that the Council could do at the Meeting and that perhaps further investigation could be made after the Meeting.

9.35 p.m. The Meeting was reconvened.

(b) Recreation Grounds Committee

Mr. Rungay proposed and Mrs. Wedderburn seconded:

*“That the Council approves the Minutes of the Meeting held on 27 January 2010, Reference RG/01/2010, previously circulated.”*

CARRIED unanimously

Mr. Rungay drew attention to Item 2(c) – Proposal from the Scouts to erect the new scout hut on the Common Field (near the entrance by the Tennis Courts).

Mr. Rungay proposed and Mr. Eaton seconded:

- *“That the Parish Council informs all the parties directly affected by the proposal in writing, inviting them to put forward their comments.*
- *To suggest to the Scouts that they contact the organisations to discuss the proposal with all of their Committee Members.=*

CARRIED unanimously

*It was also suggested that the Scouts be invited to the Annual Parish Meeting to do a short presentation.*

(c) Report from Chairman

*PCSO report:* A speed check had been held recently in Childsbridge Lane, Seal, and 18 verbal warnings were issued within the first 30 minutes. Speeds between 34 and 42 mph were recorded. More checks would be carried out in Kemsing over the next few weeks.

*Kent Air Ambulance Trust:* A thank you letter for the Parish Council's recent donation was noted.

*Kent Wildlife Trust:* An invitation to the Supporter Days was noted.

(d) Reports from Councillors

Mr. Buttifant reported that he had arranged and led a private parish walk annually in December for a number of years, but was concerned that last year, the question of Public Liability Insurance was raised.

*RESOLVED: That any future walks would be arranged by Mr. Buttifant as an individual and that the event was not sponsored by the Parish Council.*

4. **QUESTIONS FROM THE PUBLIC & PRESS**

Questions from Members of the Public and Press were taken elsewhere during the Meeting.

5. **DONATIONS & SUBSRIPTIONS**

No requests were received.

6. **STAFF REVIEW**

The staff appraisal was held on 2 February 2010. In Mr. Burfield's absence, this matter was deferred to the March Parish Council Meeting.

7. **BUSINESS REQUIRED BY STATUTE**

(a) Annual Parish Meeting

The draft Annual Parish Meeting notice prepared by the Clerk and previously noted by Councillors, was approved.

8. **ACCOUNTS FOR PAYMENT**

Mr. Croughton proposed and Mrs. Cole seconded:

*“That the payment list (vouchers 266 – 281), and payment of £10 (gift for retired Countryside Ranger) be approved and that receipt no 280 be noted.”*

*CARRIED* unanimously

9. **INFORMATION REPORT**

The Information Report was noted.

10. **MATTERS TO BE RAISED AT THE NEXT MEETING & GOOD NEWS**

*Standing Orders to be reviewed* – The revised National Association of Local Council’s 2010 Model Standing Orders were available. Mr. Bennett and the Clerk would review the current Standing Orders and report back any suggested amendments to a future Parish Council Meeting.

*Church Lane* – Mr. Rungay said that a hard surface material would be put on the track leading to the youth hostel. The track was damaged as a result of construction and other vehicles involved with the building site.

11. **DATE OF NEXT MEETING**

10 March 2010.

The Meeting closed at 10.15 p.m.