

KEMSING PARISH COUNCIL

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**Minutes of a Meeting held in the Small Hall, St. Edith Hall, Kemsing,
on Wednesday, 15 February 2012 at 8.00 p.m.**

PRESENT: Mr. G. Croughton (in the Chair)
Mr. D. Bennett, Mr. B. Buttifant, Mr. R. Dawes, Mrs. S. Dickinson, Mr. P. Eaton,
Mr. J. Jermain, Mr. R. Lang, Mrs. M. Robarts, Mrs. W. Ross, Dr. P. Walker

IN ATTENDANCE: 8 Members of the Public
District Councillor Mr. M. Butler
County Councillor Mr. N. Chard
Mrs. Y. Tredoux (Clerk)

APOLOGIES: Councillor Mrs. M. Cole, Councillor Mrs. R. Wedderburn

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

The minutes are recorded under the Item numbers shown on the agenda.

They were actually discussed in the following order:-

Item 1

Item 2 (a) – First part

Item 3 (a)

Item 3 (b)

Item 6

Item 3 (c)

Item 3 (d)

Item 2 (a) – Latter part

Item 2 (b) to 2 (j)

Item 4 (a) to 4 (d)

Item 5 (a) to 5 (d)

Item 7 to 14

1. MINUTES

Mr. Croughton proposed:

“That the minutes of the meeting held on 18 January 2012, Ref KPC/02/12, previously circulated, be approved, subject to a few grammatical errors, and the following two amendments :

Page 4, Item 4(d), last sentence : Remove the words ‘probably in the region of £30 per annum’

Page 6, Item 19, second line : ‘car park site’ should be ‘Wheatsheaf Pub land’.”

CARRIED unanimously

2. MATTERS ARISING FROM THE MINUTES

(a) Kemsing Village Car park (Minute 2(a) KPC/02/12)

Mr. Croughton briefly outlined the history of the car park and confirmed that the Parish Council's offer of £100,000 for the purchase of the car park site only, had been rejected. The Parish Council understood from the selling agent that the owner was keen to sell both plots in one transaction and that contracts to that effect would be exchanged soon. Meanwhile, the Parish Council, as agreed at the Extra-Ordinary meeting, had approached two surveyors to determine the value of the car park site. Comments from a local firm were circulated prior to the meeting. Correspondence from the District Valuer was also noted. A petition (signed by Kemsing Primary School pupils) to save the car park, was received.

Mr. Croughton proposed:

"That the information contained in the surveyor's email be made available to the public at this meeting."

This motion was *NOT CARRIED*.

8.10 p.m. Mr. Croughton proposed:

"That the meeting be adjourned to provide an opportunity for questions from the public."

CARRIED unanimously

The Parish Council was asked if it is prepared to increase its offer to purchase the car park. A resident informed Councillors that she was not aware that an Extra-Ordinary meeting had been advertised. Mr. Croughton assured the resident that the meeting, which had been attended by some 60 residents, had been advertised on the notice boards, library and on the Parish Council's website. The annual newsletter, which will be distributed in the next few weeks, will also contain the most up to date information.

8.15 p.m. Mr. Croughton proposed:

"That the meeting be re-convened."

CARRIED unanimously

Mr. Bennett proposed, seconded by Mr. Dawes:

"That, due to the confidential nature of the business to be discussed, this item be deferred to a closed session, and that the Council move to Item 3 now, in the interest of members of the public who are present."

CARRIED unanimously

8.50 p.m. Mr. Croughton proposed:

"That the Public and Press be excluded for the duration of this item due to the confidential nature of the business to be transacted."

CARRIED unanimously

Details of the discussion are contained in a confidential paper.

Mr. Croughton proposed:

"That the Parish Council authorise the Chairman and the Clerk to ask Sheffords Chartered Surveyors if they will act for the Parish Council in opening negotiations with the owner of the car park site, with a view of establishing a mutually acceptable purchase price."

CARRIED unanimously

Mr. Croughton proposed:

"That the Parish Council advises the District Valuer that it does not require him to proceed with a full survey at this time."

CARRIED 10 in favour, 1 abstention

9.20 p.m. *The meeting was reconvened.*

(b) Queen's Diamond Jubilee Beacons and Celebrations 2012 (Minute 2(c) KPC/02/12)

The Kemsing Heritage Centre invited village organisations to take part in the 'village picnic', planned on the Common Field on 5th June 2012. Members noted the response from the Parish Council's Insurers, which stated that if the Parish Council is not the sole organisers of the events taking place, the actual organisers will require their own insurance in respect of their own legal liabilities.

Mrs. Ross proposed and Mr. Bennett seconded:

"That the Parish Council noted the correspondence from the Insurers and that no further action is taken."

CARRIED unanimously

Mr. Dawes reported on the possibility of obtaining a beacon. In previous years, beacons/bonfires were lit on Green Hill, however, this caused substantial problems after the event of clearing up the debris, including nails, which remained on the site. All the debris had to be cleared thoroughly as it may be harmful to sheep grazing on the hill. In previous years, Mr. Bennett and Mr. Buttifant had carried out this onerous task, however, they are not prepared to do it again.

Mr. Bennett proposed and Mr. Dawes seconded:

"That the Parish Council does not make arrangements for a beacon."

CARRIED 5 in favour, 4 against

Mrs. Ross proposed and Mr. Eaton seconded:

"That the Parish Council invites the Scouts to explore the possibility of a beacon on Green Hill, and that the Scouts fully understand that they are solely responsible for clearing the site."

CARRIED 5 in favour, 3 against, 2 abstentions

NOTE post Meeting:

[The correct procedure was not followed in reaching this decision.

Standing Order No. 14 (b) "Rules moved on notice", clearly states that :

"If the subject matter of a resolution comes within the province of a committee of the Council, it shall, upon being moved and seconded, stand referred without discussion to such committee or to such other committee as the Council may determine for report; provided that the Chairman, if he considers it to be a matter of urgency, may allow it to be dealt with at the meeting at which it was moved."

In light of the above, action in relation to this resolution was delayed until such time as the Downland Management Committee had an opportunity to discuss the item and referred its recommendation back to the full Council.]

(c) Quality of school buses (Minute 2(f) KPC/02/12)

Kent County Council's School Transport Team replied that they have looked into the contracts and did not find any current home to school transport operating in this area. Many of the school students travel on commercial and hired bus services which are checked regularly.

RESOLVED: That no further action is necessary.

(d) Kent Fire and Rescue Service Consultation (Minute 2(h) KPC/02/12)

The response dated 26 January 2012 from Kent Fire and Rescue Services' Chief Executive was noted and the Parish Council was satisfied with the answers to its original questions.

Mr. Croughton drew attention to the question regarding the number of hydrants in Kemsing and the Chief Executive's reply that South East Water had advised that there are currently no plans to remove any fire hydrants from the Kemsing area.

Members noted correspondence from District Councillor Mr. M. Butler in relation to the fire at the Wheatsheaf Public House.

(e) Play Place donation (Minute 5(a) KPC/02/12)

The income and expenditure statement for 2011/12 was noted.

Mr. Eaton proposed, seconded by Dr. Walker:

“That the Parish Council makes a financial contribution of £800 towards the youth club.”

CARRIED 6 in favour, 1 against, 3 abstentions

(f) Annual Parish Meeting (Minute 6 KPC/02/12)

A draft newsletter, tabled at the meeting was noted and Councillors were invited to send any comments to the Clerk urgently.

(g) Amendment to Pavilion Trust Deed (Minute 11 KPC/02/12)

A copy of the Pavilion Trust’s letter dated 31 January 2012 to the Charity Commission was noted.

(h) Church Lane – Deliveries to ‘Cleves’ (Minute 13 KPC/0/12)

Sevenoaks District Council was asked to install the appropriate signage. A Church Lane resident has sent a letter of appreciation to the Parish Council.

(i) Separate bank account for Kemsing Downs Nature Reserve (Minute 14 KPC/02/12)

A new bank account will be opened.

(j) Police Community Support Officer (Minute 15 KPC/02/12)

Although an official response had not yet been received from West Kent Police, PCSO Harwood had advised the Clerk that she had been transferred to Edenbridge with effect from Monday, 6th February 2012. The Parish Council is extremely dissatisfied at the way in which this issue had been conducted by West Kent Police. To date, the Parish Council had received one phone call confirming receipt of the petition and the Parish Council’s letter, but no communication regarding the appointment details of a replacement PCSO Kemsing had been made. Councillors were seriously concerned that anti-social behaviour incidents may increase in the absence of a PCSO in Kemsing.

RESOLVED: That the Parish Council writes to the Chief Constable at the Maidstone Headquarters, expressing its dissatisfaction in the way this issue was dealt with.

It is not currently known whom Kemsing residents should contact to report any issues such as anti-social behaviour. The Clerk was asked to obtain contact telephone numbers from Kent Police for the interim until contact details for the replacement PCSO have been made available.

8.15 p.m. *The meeting was adjourned for the duration of the next item.*

3. QUESTIONS FROM THE PUBLIC & PRESS

(a) Memorial bench for the late Mr. Ted Watson

The Council was asked to consider a letter from the late Mr. Ted Watson’s family who asked permission to install a seat in memory of Mr. Watson, who had lived in the village for over 50 years and had served on the Parish Council for a number of years. Mr. Watson was a highly respected and well-regarded Kemsing resident and local residents have made generous donations towards the cost of a bench.

Dr. Walker proposed and Mr. Buttifant seconded:

“That the Parish Council accepts the offer of a seat with thanks.”

CARRIED unanimously

Members considered the style of bench and its location. Due to the risk of vandalism it is proposed that the seat is made of stone. It is uncertain at this stage who the landowners of the suggested locations are and further investigation is necessary.

Mr. Bennett proposed and Dr. Walker seconded:

“That the Parish Council examines siting option 1 (corner of Northdown Road and Dynes Road, near enough to serve the shops and opposite a recognised bus stop), and option 2 (the green at the cross roads of Dynes Road/Childsbridge Lane and West End), as a fall back if option 1 proves impracticable, and approach the landowners (possibly Kent County Council or West Kent Housing), to obtain permission to install the bench.”

CARRIED unanimously

(b) ‘Greater Sevenoaks Town’ Proposal

A resident, referring to a recent article in the Sevenoaks Chronicle of the Sevenoaks Town Council’s proposal for a ‘Greater Sevenoaks Town’ by ‘taking over’ a number of villages in the area, asked the Parish Council’s view on the proposal. Mr. Croughton explained that the Parish Council had not yet had an opportunity to discuss this proposal.

8.25 p.m. Mr. Croughton proposed:

“That the meeting is re-convened and that the Council move to discuss Item 6 on the agenda.”

CARRIED unanimously

8.40 p.m. *The meeting was closed for public participation.*

(c) Report from County Councillor Mr. N. Chard

County Councillor Mr. Chard reported that he was disappointed about the closure of the Seal Fire Station.

There is also a proposal for a Grammar School in Sevenoaks which would benefit many northern parishes in the district.

Mr. Croughton thanked Mr. Chard for attending the meeting.

8.45 p.m. *Mr. Chard left the meeting.*

(d) Report from District Councillor Mr. M. Butler

Mr. Croughton invited District Councillor Mr. Butler to speak, however, Mr. Butler was interrupted by a resident who said that she wished to speak first. Mr. Butler offered to delay his report, but when the resident was invited to speak, she said that she will be writing and left the meeting.

Mr. Croughton thanked District Councillor Mr. Butler for obtaining information regarding the fire at the Wheatsheaf Public House in June 2011.

8.50 p.m. *The meeting was re-convened and Item 2(a) was resumed.*

4. **COMMITTEE AND OFFICER REPORTS**

(a) Planning Committee

Mr. Dawes proposed and Dr. Walker seconded:

“That the Council receives the minutes of the meeting held on 6 February 2012, Ref No P/02/2012, previously circulated.”

CARRIED unanimously

(b) Recreation Grounds Committee

Mrs. Ross proposed and Mrs. Robarts seconded:

“That the Council accepts the Minutes of the meeting held on 25 January 2012, Ref No RG/01/2012, previously circulated.”

CARRIED unanimously

Mr. Bennett drew attention to Item 2(a) and voiced concern regarding the proposal for lighting and CCTV cameras at the play areas. Mr. Bennett is of a strong opinion that any such proposals should be referred to the full Council for consideration.

- (c) Report from Chairman
Action with Communities in Rural Kent invited Parish Councils to enter the Rural Community of the Year 2012 competition.

Mr. Dawes proposed and Mr. Buttifant seconded:

"That the Parish Council declines the invitation."

CARRIED 5 in favour, 0 against, 5 abstentions

- (d) Reports from Councillors
Dr. Walker said that the swings at the play area at Nightingale Road Recreation Ground needed lubricating.

9.50 p.m. *Dr. Walker apologised and left the meeting.*

5. DONATIONS & SUBSCRIPTIONS

- (a) Sevenoaks & Swanley Citizens' Advice Bureau (CAB)

Mr. Eaton proposed and Mrs. Ross seconded:

"That the Parish Council makes a financial contribution of £600 to the CAB."

CARRIED 9 in favour, 1 against

- (b) Action with Communities in Rural Kent

Mr. Croughton proposed:

"That the Parish Council renews the annual subscription of £35."

CARRIED 9 in favour, 1 abstention

- (c) Campaign to Protect Rural England (CPRE)

Mr. Bennett declared a personal interest as being a member of CPRE.

Mr. Buttifant proposed and Mr. Eaton seconded:

"That the Parish Council renews the annual subscription of £29."

CARRIED unanimously

- (d) Society of Local Council Clerks

Mr. Croughton proposed:

"That the Parish Council renews the annual subscription of £157."

CARRIED unanimously

8.25 p.m.

6. SEVENOAKS DISTRICT COUNCIL (SDC) COMMUNITY GOVERNANCE REVIEW

SDC is currently conducting the Community Governance Review. Members noted a summary prepared by the Clerk, of the Department for Communities and Local Government's Electoral Commission's Guidance on community governance reviews.

The Planning Committee had considered the document at its meeting on Monday, 6 February 2012 (Reference P/02/2012) and made the following recommendations to the full Council:-

- *That no changes be made to the Shoreham boundary*
- *That Seal Parish Council's views be sought to reposition the boundary between Kemsing and Seal at Childsbridge Lane so that the railway line becomes the boundary*
- *That Kemsing Parish Council opposes in the strongest possible terms ANY proposal from the Sevenoaks Town Council to include Kemsing as part of the Greater Sevenoaks town*
- *That Kemsing should not be divided into wards*

Mr. Croughton proposed:

“That the Council accepts the Planning Committee’s recommendation that no changes be made to the Shoreham Boundary.”

CARRIED unanimously

The Planning Committee sought Seal Parish Council’s view to reposition the boundary between Kemsing and Seal at Childsbridge Lane. Seal Parish Council had considered this suggestion, but had resolved that if a boundary change did take place, it should transfer those two dwelling in Kemsing Parish on the other side of the stream (currently the boundary at this point between Kemsing and Seal), into Seal, rather than the other way around. Seal Parish Council has close working relationships with the residents at Childsbridge Farm Place due to the quarry workings and problems with pedestrian safety on the railway bridge. As part of this suggestion, the motorway would become the boundary between Kemsing and Seal at this point.

Mr. Dawes proposed and Mrs. Ross seconded:

“That the Parish Council adopts Seal Parish Council’s recommendation that the boundary between Kemsing and Seal be moved further north in order to include the two properties, currently in the Parish of Kemsing at Childsbridge Farm Place, in the Parish of Seal, the motorway being the boundary.”

The motion was NOT CARRIED (4 in favour, 6 against, 1 abstention)

Mr. Bennett proposed and Dr. Walker seconded:

“That there is no change to the existing boundary between Kemsing and Seal parishes at Childsbridge Lane and that the current boundary remains as it stands.”

CARRIED (7 in favour, 2 against, 2 abstentions)

Mr. Croughton referred to the article in the Sevenoaks Chronicle about the Sevenoaks Town Council’s proposal for a ‘Greater Sevenoaks’. Kemsing Parish Councillors had no prior consultation or warning from the Town Council regarding this proposal.

The Parish Council was handed a signed petition, and Mrs. Ross said that there were two more petitions in the local shops. Members noted Mrs. Wedderburn’s comments, circulated prior to the meeting. Mrs. Wedderburn is very concerned that parishioners may not fully understand how this proposal will have an adverse effect on Kemsing residents. Members also noted Dunton Green Parish Council’s press release to the local newspaper. District Councillor Butler reported that he too had no communications from either Sevenoaks District Council or the Sevenoaks Town Council on this subject.

Mr. Croughton proposed:

“That the Parish Council approves part 3 of the Planning Committee’s recommendation to reject, in the strongest possible terms, ANY proposal from the Sevenoaks Town Council to include Kemsing as part of the ‘Greater Sevenoaks’ town.”

CARRIED unanimously

The Parish Council was appalled at the Sevenoaks Town Council’s lack of sensitivity and proper consultation with the affected parishes, prior to publishing the article in the local press.

Mr. Croughton proposed:

“That the Clerk expresses the Parish Council’s repugnance with the Sevenoaks Town Council’s lack of communication to the affected parishes, and that Kemsing Parish Council requests a formal apology from Sevenoaks Town Council, to be made in the local press, for the absolute disrespect shown by their failure to consult with local parishes prior to making the statement in the press.”

CARRIED unanimously

Mr. Croughton proposed:
"That Kemsing should not be divided into wards."
CARRIED unanimously

The Clerk will respond to the consultation paper accordingly.

8.40 p.m. *The Council resumed to discuss the remainder of Item 3.*

7. **KENT COUNTY COUNCIL (KCC) – DEVELOPMENT AND INFRASTRUCTURE – CREATING QUALITY PLACES CONSULTATION**

KCC is reviewing its approach to the collection of development contributions for services, including education, adult social care, libraries, community learning and youth services. The Parish Council was invited to comment on the consultation paper which is looking at how the infrastructure might be funded using existing and proposed funding sources from both the public and private sector, including more cost-effective and innovative service delivery methods.

The document can be obtained via www.kent.gov.uk/kentdeveloperguide and the closing date is Tuesday, 24th April 2012.

RESOLVED: That this item be deferred to the next Parish Council meeting.

8. **PHOTOCOPIER**

The photocopier, originally bought in 2002 needs to be replaced. Members considered the Clerk's report and recommendation.

Mr. Bennett proposed and Mr. Buttifant seconded:

"That the Parish Council agrees to rent a machine under the Kent County Council Contract for a period of 5 years at a cost of £59.04 per quarter."

CARRIED 9 in favour, 1 against

9. **PUBLIC TOILETS**

The current cleaning contract expires on 31 March 2012. Renewal of the contract needed to be considered in view of the uncertainty regarding the future of the car park.

Mr. Croughton proposed:

"That the existing cleaning contract be renewed with the contractor for another 12 months, starting from 1 April 2012."

CARRIED unanimously

10. **ACCOUNTS FOR PAYMENT**

Mr. Eaton proposed and Mr. Dawes seconded:

"That the Parish Council approves payments (Vouchers 220-250) and notes receipts (Vouchers 23-26)."

CARRIED unanimously

11. **INFORMATION REPORT**

The information report was noted.

10.00 p.m. Mr. Croughton proposed:

"To exclude the Public and Press for the duration of this item due to the confidential nature of the business to be transacted."

CARRIED unanimously

12. **STAFF REVIEW**

Members noted a report prepared by the Clerk.

Mrs. Roberts proposed and Mr. Buttifant seconded:

"That the Parish Council approves a payment of £90 to the Society of Local Council Clerks in order for the Clerk to continue with obtaining the Certificate in Local Administration."

CARRIED unanimously

KPC/03/12

10.04 p.m. The meeting was re-opened to the Press and Public.

13. **MATTERS TO BE RAISED AT THE NEXT MEETING & GOOD NEWS**
Kent County Council – Development and Infrastructure Consultation.

14. **DATE OF NEXT MEETING**
21 March 2012

The meeting closed at 10.05 p.m.