

## **KEMSING PARISH COUNCIL**

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### **Minutes of a Meeting of Kemsing Parish Council held in the Small Hall, St. Edith Hall, Kemsing, on Wednesday, 20<sup>th</sup> October 2004, at 8.00 p.m.**

PRESENT: Councillor A.C. Andrews (in the Chair)  
Councillors D.V. Bennett, P. Burfield, B.D. Buttifant,  
Mrs. M.R. Cole, G.R. Croughton, A.M. Davies,  
R.J. Dawes, P.M.H. Kendall, Mrs. W. Ross,  
A.V. Waters, M. Williams

IN ATTENDANCE: The Revd. Nigel Ashworth  
Mrs. R.A. Banister, Locum Asst. Clerk  
Mrs. S. Palmer, Mrs. Y. Tredoux  
District Councillor Mrs. J.B. Course  
Members of the Public, Mr. P. Eaton,  
Mr. D. Rogers, Mr. K. Wilson

There were no Apologies.

There were no recorded changes in Declarations of Interest in the Register.

#### **1. MINUTES**

The Minutes of the Meeting held on 15<sup>th</sup> September 2004, reference **KPC/09/04**, having been circulated, were approved and signed.

#### **2. MATTERS ARISING FROM THE MINUTES**

##### **(a) Provision of a New Parsonage (see minute 3)**

As agreed at the previous meeting, a copy of the letter dated 6<sup>th</sup> September 2004 sent by The Revd. Nigel Ashworth, Vicar, had been circulated to Members with the Agenda. The Revd. Nigel Ashworth attended the Council meeting to explain the plans more fully, although the Chairman stressed that the item on the Agenda was specifically:

"To request that consideration be given to granting a right of vehicular access over this land to the Car Park in respect of access to the land currently owned by the PCC and on which it is proposed to construct a new Vicarage."

Mr. Croughton declared an interest in the matter relating to St. Mary's Church and left the room and took no part in the discussion. Mr. Bennett and Mr. Waters both declared an interest but did not feel they had a prejudicial interest and did not leave the room. Mr. Waters took no part in the discussion.

The Chairman reminded Members that the piece of land between the roadway in the High Street and Village Car Park was owned by the Trustees of The St. Edith Hall, and a grant of a right of way for access was currently leased to Sevenoaks District Council for access to the Car Park.

**2(a) continued**

Mr. Bennett said that he thought the proposed construction of a new Parsonage on a piece of green land was highly relevant, and that the matter could not be discussed without taking that into account.

Mr. Burfield pointed out that there could be a significant time and cost to the Council.

The Vicar said that the District Council had indicated that it would have no objections but also that any costs would have to be met by the Church, including legal costs and, for example, damage caused by construction vehicles.

Mrs. Cole proposed and Mr. Bennett seconded:

*That the Council does not grant permission tonight.*

*CARRIED by 8 in favour, with 2 against and 2 abstentions.*

Mr. Dawes stated quite vehemently that the Council could lose any chance of influencing future development and gaining benefits to the village if it did not take part in any negotiations at this time. He felt that it was most likely a house would be built on the piece of land which was being considered for a new Parsonage.

Mrs. Cole asked the Vicar to clarify the reference to "the Church". He replied by, firstly, thanking the Council for inviting him to the meeting, and said he would find it helpful to speak on the general issue:

The house has been a Parsonage since 1929, and the Church Commissioners are responsible for Parsonages. They have a 'Green Book' which set down certain standards for Parsonages for such things as size, number of bedrooms, study, garage. The current Vicarage is technically owned by the Vicar, the current Incumbent of the Parish. However, he could not sell it without agreement of the Diocese of Rochester.

The problem was that, over the next few years, maintenance costs were going to become prohibitive. In the last two years the house had cost £15,000 to maintain, and this could not go on, and costs would escalate. The house was now on the Diocese's 'replacement list', and he might be the last Incumbent to occupy the house in Kemsing. If there were no Vicar in Kemsing, the Diocese could sell the Vicarage anyway, and the money would go to the Diocese of Rochester. Their preferred option, as agreed with the relevant diocesan authorities, was:

- To sell the present Vicarage as a private dwelling with a reduced garden area.
- To use part of the garden to construct affordable housing for local people.
- To construct a new Parsonage on part of the land adjacent to the Church Hall.

The Vicar was able to report that they had obtained the agreement in principle from the freehold owners of the Car Park - the Unique Pub Company - to acquire a right of way over the Car Park, and the District Council had indicated there would be no objections to the proposal.

**2(a) continued**

Mrs. Cole asked why the new Vicarage could not be built in the present Vicarage garden? The Vicar said that the Diocese had a duty to obtain 'Best Value' for the land, and the preferred option would provide that, and he advised the Council as Trustees of the Hall land that they need to do the same. If a new Vicarage was built in the garden, the affordable housing would be lost. However, if the house was built on the Church Hall land, there would be gains: a family would move into the present Vicarage; people would be able to move into the affordable housing; the village and the Parish would gain a new Vicarage, and the Parochial Church Council would obtain full market value for the piece of land next to the Church Hall.

Some mention had been made about the Church Hall land being used as an extension of the Burial Ground. In the Vicar's view, this would not a good idea - vast churchyards make a Church more isolated from the community and he was, in any case, in favour of looking into Green Burials elsewhere. The present Churchyard would not be full for another 20 years.

Mr. Davies enquired if, by granting a right of access, the Parish Council would have the power to allow access to a certain number of houses. This would have to be considered after taking legal advice. The Vicar said he would be happy to accept that kind of condition.

The Chairman thanked the Vicar for attending the meeting and answering questions. He invited Members of the Public to speak, and Mr. Rogers, Mr. Eaton and Mr. Wilson all expressed concerns about the proposals. The Vicar confirmed that any proposed development would be subject to the full planning consultation procedures. He suggested that the Council should look into the way in which the Village Car Park was listed in the Local Plan.

*The Council agreed to hold a special meeting in December (date to be decided at the November Council meeting). This would be an open meeting.*

A letter dated 11<sup>th</sup> October 2004 had been received from Mr. A.J.V. Skinner expressing his views on the proposal.

The discussion on this matter ended at 9.00 p.m. when Mr. Croughton returned to the room, and Mr. Rogers, Mr. Eaton and Mr. Wilson left the meeting.

(b) Appointment of new Clerk to the Council (see minute 13)

The closing date for applications had been 27<sup>th</sup> September, and two applicants were shortlisted and interviewed on 5<sup>th</sup> October. The recommended applicant, Mrs. Yolanda Tredoux, had been invited to attend the Council meeting. Mrs. Tredoux and Mrs. Course left the meeting, so that the Council could discuss the appointment. Mr. Burfield proposed and Mr. Waters seconded:

*That the Council requests the Chairman to offer the post of Clerk to the Council to Mrs. Yolanda Tredoux. CARRIED unanimously.*

Mrs. Tredoux and Mrs. Course returned to the meeting, and Mrs. Tredoux was informed of the Council's decision. She hoped to commence her appointment on 29<sup>th</sup> November 2004.

## 2. continued

(c) "Good News" (see minute 14(b))

Mr. Bennett has requested: That the Council considers the title of this item for future agenda. Mr. Croughton reminded some of the Members that the item of "Good News" had been included on the Agenda because meetings had been depressing at times. Mrs. Westaway had put forward this suggestion, and he would like to see it retained as a morale booster!

*It was agreed that the item should be: "Matters to be raised at the next Meeting, Good News & Information".*

(d) Open Day at Spring House (see minute 4(f))

Mr. Waters reported that he had attended the Open Day and it had been interesting.

(e) Affordable Housing (see minute 2(c))

The Chairman reported that the Rural Housing Trust were very interested in Nightingale Road and Childsbridge Lane, and their Architect was doing plans. They had reservations about Fairfield, but were arranging a meeting with the District Council to see how these sites fitted in with the Local Plan, and would come back to the Parish Council in December. The Chairman stressed that this did not mean that the Parish Council had taken a decision on any of these sites - they would have to go through the planning process.

A letter had been received from Mr. D.A. Eley which was put round the table in which he expressed concern about the Nightingale Road proposals. In his opinion, the land formed part of the important 'Green Wedge' between Kemsing and Otford and was specifically mentioned in Policy H9 in the Local Plan.

The Chairman reported he had had a discussion with Mr. R. Shaw of 3 Fairfield Close about the land opposite, and had informed him that nothing had been decided yet. Mr. Buttifant asked to have sight of any plans in his capacity as Chairman of the Kemsing Allotment Holders Association, when they were available. Mr. Burfield said he had spoken to Mr. Eley and told him that the Parish Council had not made any decision.

## 3. COMMITTEE & OFFICER REPORTS

(a) Recreation Grounds Committee

Mr. Davies proposed and Mr. Andrews seconded: *That the Council approves the Minutes of the meeting held on 22<sup>nd</sup> September 2004, reference RG/14/2004, previously circulated. CARRIED unanimously.*

Mr. Andrews reported that the Climbing Frame on the Common Field had been repainted (extra paint had had to be ordered for Mr. MacIntyre to complete the work).

(b) Planning Committee

Mr. Dawes proposed and Mr. Waters seconded: *That the Council approves the Minutes of the meeting held on 27<sup>th</sup> September, reference P/15/04 previously circulated. CARRIED unanimously.*

Mr. Dawes proposed and Mr. Croughton seconded: *That the Council approves the Minutes of the meeting held on 11<sup>th</sup> October 2004, reference P/17/04 which had been circulated with the Council Agenda. CARRIED unanimously after a correction of the word "Green" to "Greene".*

### 3. continued

(c) Finance Committee

Mr. Burfield proposed and Mr. Bennett seconded: *That the Council approves the Minutes of the meeting held on 6<sup>th</sup> October 2004, reference F/97/04, with a copy of the Committee's "Possible Capital Projects 2004-14" document (circulated to Members only).*

Mr. Burfield reported that Mr. Nigel Rawlings had produced advice on the Long Term Investments which would be considered at a special meeting of the Committee in the next couple of weeks. Mr. Bennett gave notice that he would be asking for an amendment to the wording in Minute 4 at the next Committee meeting. Mr. Croughton reported that "effect" should be "affect" at the beginning of the 4<sup>th</sup> line in Minute 4. Mr. Davies asked about time-scales in respect of the "Possible Capital Projects 2004-2014" document, and Mr. Burfield confirmed that there were no capital projects proposed for 2005.

Mr. Croughton asked about the present Standards regarding the Hall Kitchen, and Mrs. Cole and Mr. Burfield said that the Kitchen currently met Standards for preparing food off-site. Mr. Croughton wondered if this affected the bookings. Mrs. Course mentioned that there were possible grants available for upgrading village hall kitchens, and this would be reported to the next Hall Management Committee meeting.

*CARRIED.*

(d) Downland Management Committee

Mr. Bennett proposed and Mr. Buttifant seconded: *That the Minutes of the meeting held on 13<sup>th</sup> October 2004, reference DM/20/04, circulated with the Agenda, be approved. CARRIED unanimously after the following amendments: Minute 5 line 4, "information" to be changed to "informed", and Minute 6, last line, "could be seen" to be changed to "could see".*

e) Reports from Officers

Footway Repairs

The Chairman reported that Mrs. S. Steel had complained to him about the state of the footway in West End near the shops. He had heard that if someone wrote to the District Council and put the Council on notice there was a danger of tripping at any point, the hole should be filled within 24 hours, and he had advised Mrs. Steel accordingly. Mr. Buttifant said that Mrs. Palmer had written to the District Council about various holes. The repairs to the footway in Heaverham Road, which he mentioned, had been done by contractors, either as a result of water or electricity works.

Noahs Ark Residents Association - Traffic Survey

The Chairman reported that he had been contacted by a resident in Noahs Ark regarding the Traffic Survey undertaken by the Noahs Ark Residents Association, which had been in touch with the KCC's Traffic Division, and it was hoped to have a meeting with a view to something being done. NARA had asked for a representative from the Parish Council to attend the meeting.

The NARA representative had inferred there seemed to have been a breakdown in communication between the Association and the Parish Council. This was not helped by the fact that Mr. Paul Miles, who was the Parish Councillor in Noahs Ark, did not attend Council meetings very often. Mr. Andrews had received a copy of the Traffic Survey, which would be passed to the Highways Committee.

**3(e) continued**

Telephone Kiosk in Dynes Road

Mrs. Banister read a letter from BT dated 18<sup>th</sup> October 2004, stating that they had been requested to remove the kiosk at The Parade, Dynes Road. Having completed an assessment of the area and the need for a payphone at this location, taking into account usage levels and maintenance costs, they were proposing to recover the kiosk and permanently cease service at the site. It was a requirement that the Council should write to BT within 42 days giving comments or objections from the local community.

*It was agreed that a notice should be posted on the notice board at Dynes Road and Mr. Waters would include it in his report for the "Sevenoaks Chronicle". A Report would be made at the next Council meeting so that a suitable reply could be sent to BT.*

KAPC

Mr. Burfield reported that he had attended the Sevenoaks Area Committee meeting on 17<sup>th</sup> September. Amongst matters discussed had been Councillors' Allowances and Prostitution in the area.

**4. SECONDARY SCHOOL ALLOCATIONS**

The Council noted that a letter had been received from KCC in reply to the Council's letter of 12<sup>th</sup> July 2004, as follows: The Secretary of State's co-ordinated scheme will be broadly the same next year. The LEA, or any other admissions authority, cannot make changes to the scheme. Changes to the scheme can only be made if all admissions authorities in Kent agree. Parents of pupils transferring to secondary school in September 2005 will receive their information booklet at the beginning of this term. KCC has arranged a series of briefing sessions for all Kent Head Teachers at the same time, and they will be able to provide guidance to parents.

[Mr. Dawes left the meeting.]

**5. REMEMBRANCE DAY - SUNDAY 14<sup>th</sup> NOVEMBER 2004**

The Chairman had received details of the arrangements for this year's Church Service and Act of Remembrance. The Church Service would commence at 9.45 a.m. and conclude at 10.30 a.m. after which the procession would form in the Church car park to take up its position at the War Memorial by 10.54 a.m. The Reading of the Names would be at 10.55 a.m. following by the two minutes' silence at 11.00 a.m.

All Parish Councillors were invited to join the Church Service and/or the Service in the War Memorial Area.

**6. BUSINESS REQUIRED BY STATUTE**

There were no matters required by Statute.

**7. QUESTIONS FROM MEMBERS OF THE PUBLIC**

There were no further Questions from Members of the Public.

**8. INFORMATION REPORT**

Members received the Information Report, circulated with the Agenda.

9. **ACCOUNTS FOR PAYMENT**

A list of receipts and payments already received and paid had been circulated and were noted. The Council approved the list of accounts which had been paid, voucher nos. 137-147, and those awaiting payment, voucher nos. 148-172.

10. **MATTERS TO BE RAISED AT THE NEXT MEETING**

Mrs. Ross reported that she would be moving in the next week to 15 Cleves Road.

Mr. Davies felt that the Council should look at "Declarations of Interest" again, as it was apparent Members were interpreting this in different ways. Mr. Croughton was adamant that the Law concerned not just financial interest but also included a prejudicial interest.

11. **DATES OF MEETINGS**

- 25<sup>th</sup> October - Planning Committee
- 28<sup>th</sup> October - Highways Committee (changed from the 27<sup>th</sup>)
- 3<sup>rd</sup> November - Emergency Services Committee
- 8<sup>th</sup> November - Planning Committee
- 10<sup>th</sup> November - Recreation Grounds Committee
- 17<sup>th</sup> November - PARISH COUNCIL**

The meeting concluded at 10.08 p.m.