

**MINUTES OF THE CHIDDINGSTONE PARISH COUNCIL MEETING HELD ON  
MONDAY 16<sup>TH</sup> MARCH 2026 AT 7.30PM IN CHIDDINGSTONE CAUSEWAY HALL**

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**Present:** Cllr J. Roper (Chairman), Cllr I. Henderson, Cllr P. Myers, Cllr K. Outlaw,  
Cllr T. Nunn, Cllr C. Shamwana, Cllr P. Vicary and Cllr H. Williams  
**Apologies:** Cllr S. Andrews, County Cllr R. Mayall and District Cllr M. Silander  
**In attendance:** Mrs L. Kleinschmidt (Clerk). District Cllr R. Streatfeild attended the meeting for the Open Session only.

**Open Session**

Report by County Cllr R. Mayall

In the absence of County Cllr Mayall, the Clerk read his report:

“No doubt potholes have been on many people's minds recently. I have been checking out various potholes and reporting them. There is a problem with making permanent repairs to potholes in wet weather and as you will appreciate we have had a lot of wet weather recently. KCC is adopting a new road maintenance contract with Ringway which will commence in April. This company is used by Transport for London and National Highways. It is the intention of KCC that this company will be held to much tighter scrutiny and accountability for repairs carried out than has been the case previously.”

Report by District Cllr R. Streatfeild

District Cllr Streatfeild reported as follows:

- A meeting was held last week to discuss the future of the bulk refuse freighter, and there is an issue with finding HGV drivers to work on Saturdays. It is clear that every village in the district would like to see the bulk refuse freighter return, and are concerned about the prospect of an increase in fly tipping if the freighter is not reinstated. It was agreed that the Clerk would email the Leader and Chief Executive at SDC to ask again for this service to recommence.
- SDC has unaudited accounts because some audit areas were unable to be closed as there was no assurance on the opening balance. However, work had been completed on a number of aspects of the accounts and 15 audit recommendations have been made.
- On the Draft Local Plan, SDC officers are working through the responses made by members of the public and Town and Parish Councils. Responses to the Regulation 18 consultation showed no support for any of the proposed sites, and each site received objections and criticisms. In its current form it is unclear whether the Draft Local Plan will be supported by SDC members and there is the possibility that the process will start again with a new Draft Local Plan under the new unity authority once Local Government Reorganisation has completed. There is a lack of new house building in the district but three-quarters of all new affordable and social housing is being built in the Penshurst, Fordcombe & Chiddingstone ward.

District Cllr Streatfeild left the meeting at 7.46pm.

**Closed Session**

**124. Apologies for absence** were received from Cllr Andrews and members accepted her reason for absence. Apologies for absence were also received from County Cllr Mayall and District Cllr Silander.

**125. Declaration of Disclosable Pecuniary Interest / Non-Pecuniary Interest on matters to be discussed**  
None.

**126. To co-opt new member of the Parish Council**

Cllr Roper proposed that Iain Henderson be co-opted onto the Parish Council with immediate effect. This was seconded by Cllr Shamwana and Cllr Henderson was duly co-opted. Cllr Henderson signed his Declaration of Acceptance of Office form which was countersigned by the Clerk, and his dispensation form for the setting of the precept. He returned his signed NPI and DPI forms. Members welcomed Cllr Henderson onto the Parish Council.

**127. The minutes of the Chiddingstone Parish Council Meeting held 16<sup>th</sup> February 2026** were approved and duly signed. Proposed by Cllr Nunn, seconded by Cllr Outlaw, and all were in favour.

**128. To discuss the format of the Annual Parish Meeting to be held on Monday 13<sup>th</sup> April 2026**

It was agreed that the main focus this year should be the Neighbourhood Plan and the SDC Local Plan proposals. County Cllr Mayall, District Cllr Streatfeild and District Cllr Silander to be asked for reports and an invitation to Kent Police to attend has been made. The Community Award will be presented, and refreshments provided.

**129. To discuss NALC Cybersecurity online workshops: 25<sup>th</sup> March and 15<sup>th</sup> April 2026**

The Clerk reported that NALC are offering free one-hour long online workshops on cyber security. These are on:

- Wednesday 25<sup>th</sup> March 11.30am to 12.30pm
- Wednesday 15<sup>th</sup> April 2.00pm to 3.00pm

Clerk to send link and members to advise if they can attend one of these sessions.

**130. Planning:**

i. To consider planning applications received

- i. SE/26/00379/AGRNOT: Brookers Farm, Chiddingstone Hoath - erection of an agricultural building. This application has already been determined as Prior Approval not Required, so no comment required.
- ii. SE/26/00161/HOUSE and SE/26/00162/LBCALT: Coneyearth, Hampkins Hill Road, Chiddingstone TN8 7BA - internal alterations. Alteration to fenestration to the house. Alterations to outbuilding to create an annexe. Extend existing flue. Members supported this application as it was deemed an improvement on existing.
- iii. SE/26/00370/LDCPR: 6 Hever Road Cottages, Hever Road, Bough Beech TN8 7NS - proposed single storey side extension, proposed single storey rear extension (prior approval granted for 6m to the rear) Proposed loft conversion all within Permitted Development guideline. It was agreed that more supporting information on this application and clarification on the proposal is required.

The Clerk reported that the Planning Committee considered the following applications since the last meeting:

- iv. SE/25/02901/FUL: Newtyehurst Farm, Cowden Pound Road To Truggers Lane, Markbeece TN8 7DA - partial demolition of building to convert barn B into two pairs of semi-detached units with car parking. Alteration to fenestration. Juliet balcony. Replacement cladding to roof and walls. Associated landscaping. Response: Chiddingstone Parish Council wishes to make a comment on the provision of car parking spaces under this proposed development. Only 2 parking spaces are shown for each and there is no provision of visitor parking, which is considered to be inadequate for each 3 bedroom house in a very rural location where the availability of on-street parking does not exist. The emerging Chiddingstone Neighbourhood Plan will likely seek a minimum of 3 parking spaces for 3 bedroom houses in such sensitive locations with permeable parking surfaces. In addition, garages must have internal dimensions of a minimum of 3m x 7m to constitute a parking space.
- v. SE/25/03528/FUL and SE/25/03529/LBCALT: 1 Little Hale Cottage, Hale Oak Road, Chiddingstone TN8 7AX - demolition of existing extension and erection of replacement extension to listed building. Demolition of existing barn and shed and erection of replacement outbuilding with associated change of use, change of use to residential garden land. Response: Chiddingstone Parish Council has no objection to the proposed erection of the replacement outbuilding which will form a separate annex. The proposed extension to the main house would constitute a 32% increase, but we are concerned about the ridge height of this proposed extension.
- vi. SE/25/03591/HOUSE: Keepers, Penshurst Road, Penshurst TN11 8HY - proposed single storey rear and two storey side extensions, covered porch to front and side elevations, new rear central pitched roof, chimney rebuilt, new dormer windows and roof lights and associated landscape works. This is an adjoining Parish consultation. Members supported this application.
- vii. SE/25/03023/FUL and SE/25/03024/LBCALT: Watstock Farm, Wellers Town Road, Chiddingstone Hoath TN8 7BH - conversion of part of the existing stables into two dwellings. Parking. Alterations to fenestration. Internal alterations. Landscaping and raised beds. Fencing.

Response: Chiddingstone Parish Council wish to comment that there is no evidence included in the application that the reasons for previous refusal of SE/24/03426/FUL regarding outlook have been addressed.

- ii. To report SDC notifications of planning decisions
  - SE/26/00379/AGRNOT: Brookers Farm, Chiddingstone Hoath - erection of an agricultural building. Decision: Prior Approval Not Required.
  - SE/26/00012/FUL: 2 Hill Hoath Cottages, Hill Hoath Road, Chiddingstone - change of use of Agricultural Land to Residential Garden. Application approved.
- iii. To hear update on potential breaches of planning policy

The Clerk updated members regarding potential breaches of planning policy in the parish.
- iv. To hear update on the Chiddingstone Neighbourhood Plan

Cllr Nunn reported that the next Steering Committee meeting is on Thursday and the draft Neighbourhood Plan and policies will be discussed. The Committee needs to consider what the objectives may be for the parish, such as National Landscape and improvements to PROW.
- v. To hear update on the draft Housing Needs Survey

Cllr Nunn reported that so far 65 responses have been received, which is 12.5% of the households in the parish. The aim is to receive 100 responses if possible, which would be 20%. There are some paper copies in The Castle Inn and Cllr Outlaw asked that some paper ones are left in The Wheatsheaf for people who are unable to access the online survey. This was agreed, although the preference is for people to complete the survey online if possible.
- vi. To discuss the SDC Draft Local Plan

See Open Session above. Cllr Roper reported that he, Cllr Nunn and the Clerk are arranging a further meeting with the landowner to discuss the proposed sites in Chiddingstone Causeway.
- vii. To hear report of the visit of planning students from University College London

The Clerk reported that students attended an event at the Causeway Hall on Monday 9<sup>th</sup> March and there were talks by ERHA, the Housing Enabling Officer, a planning consultant and Cllr Roper and the Clerk for the Parish Council. There was then a visit to the Millbrook site and the Bassetts site.

### 131. Finance

- i. To discuss the provision of a new planter in Chiddingstone Causeway

This item will be discussed at the April Parish Council meeting.
- ii. To sign quarterly bank reconciliation

Cllr Roper signed the bank reconciliation and corresponding bank statements as a correct record.
- iii. To consider subscription renewal for GACC: £10

Members approved this membership renewal, proposed by Cllr Shamwana, seconded by Cllr Outlaw, and all were in favour.
- iv. To approve subscription renewal to Parish Online: £100

Members approved this membership renewal, proposed by Cllr Nunn, seconded by Cllr Shamwana, and all were in favour.
- v. To approve list of payments

Cllr Vicary proposed that the list of payments be approved. This was seconded by Cllr Shamwana and all were in favour. Cllr Roper and Cllr Outlaw to authorise the payments online.

### 132. Affordable Housing provision in the parish

- i. To hear update regarding the Chiddingstone Affordable Housing schemes

The Clerk reported that English Rural Housing Association has provided the following update:

  - i. Millbrook site in Bough Beech: the sewage system is settling down and is being monitored.
  - ii. Bassetts site in Chiddingstone Causeway: still waiting for the planning decision, will hear hopefully early in April.
- ii. To discuss measures to mitigate flooding in Redleaf Close

Cllr Outlaw reported that the complaint to WKHA has reached the second stage and WKHA have until 30<sup>th</sup> March to respond, although they could ask to extend the deadline. Meanwhile more flooding has been experienced in the gardens at Redleaf Close and she has been sent photos by the residents.

### **133. Highways and Rights of Way**

- i. To hear update regarding applications for speed reduction measures in Bough Beech and on Camp Hill  
The Clerk reported that the following update has been received from KCC: “The Traffic Regulation Order consultation is all complete and our Head of Service approved the scheme for delivery. I passed it all over to the Design and Delivery Team on the 17.02.26, so it will be for them to finish design, get plans approved and pass it all over to contractors. I have chased them up today but once it is with contractors there will be a 90 day window for installation. There is a slight delay as we are changing contractors effective from May.”
- ii. To hear update on Chiddingstone SpeedWatch  
The Clerk reported that since the last meeting, 4 sessions were planned, two went ahead and two were cancelled, once due to the weather and once due to an insufficient number of volunteers. The new volunteer has been trained at the roadside.

### **134. Closed Churchyard and Maintenance Areas: to approve updated specification for maintenance contract**

The Clerk declared an interest in this matter and left the room whilst the quotes were discussed, she took no part in the discussion or decision. Members considered four quotes and the cheapest quote was accepted. This was Hever Landscapes Ltd. Proposed by Cllr Roper, seconded by Cllr Williams and all were in favour. All four companies said that it is very time consuming and expensive to collect the grass cuttings and it was agreed to proceed with mulching and blowing clippings rather than collection. The following works are required upon production of a separate quote:

1. Gate post rotten and needs repair/replacement at pedestrian gate opposite pub.
2. Yew trees on entrance to church need trimming back and down and re-wiring.
3. Magnolia may need a light prune in autumn.
4. Hedge opposite school to be laid in the autumn.

### **135. To hear report of meeting with Chiddingstone Castle Trustees**

Cllr Roper reported that he, Cllr Andrews and the Clerk met with 3 of the remaining Trustees, as 4 Trustees have recently resigned for various reasons. The Trustees are seeking 5 new Trustees and they are keen to engage with the Parish Council generally and especially about the provision of a village car park if possible. Discussions are ongoing on this matter.

### **136. To discuss correspondence received**

The Clerk reported that lists of correspondence received have been circulated and drew members’ attention to the following:

- i. Item 2: Anonymous letter regarding the allocation of Margaret Hyde Almshouses. Members agreed that this matter is not within the Parish Council responsibility and no response can be made as the correspondence is anonymous.
- ii. Item 3: AEF Newsletter: “This is a landmark year for aviation policy. Expansions have been greenlit at seven UK airports since 2019, with expansion at Heathrow now under consideration. Meanwhile, proposed changes to the Airspace Navigation Guidance are under active discussion to support the long-awaited airspace overhaul, with the UK set to begin the most sweeping redesign of flight paths in 60 years. There is likely to be a confluence of public interest, media focus and political engagement as a result of these events. The opportunity to argue for tighter noise controls and better aviation policy is now. Here's what we're doing with it.
  - AEF petitioned MPs at a dedicated parliamentary event on aviation noise, air pollution and carbon emissions.
  - We showed our support for community groups taking the Government to court.
  - We blew the whistle on members of the public being shut out of airspace change
  - We pushed for the polluter to pay for the pollution, as always
  - We fought back the creep of biofuels.”
- iii. Item 4: Sevenoaks Mens Shed are urgently seeking either alternative accommodation or financial support to enable them to relocate and continue work within the Sevenoaks area.

- iv. Item 6: Kent Police:
- Hampkins Hill Road, Chiddingstone: between 00:01 on Wednesday 28<sup>th</sup> January and 06:00 on Thursday 29<sup>th</sup> January, somebody stole a black Land Rover Discovery, GJ66\*\*\*, from a driveway. Another vehicle on the driveway had a window smashed. Crime Report No. 46/16122/26
  - Wellers Town Road, Chiddingstone: on Thursday 19<sup>th</sup> February around 02:10, three people broke into a Ford Transit parked in the road. Items were stolen. Crime Report No. 46/27791/26
  - Lakeside Close, Chiddingstone: between 20:00 on Tuesday 24<sup>th</sup> February and 03:00 on Wednesday 25<sup>th</sup> February, somebody stole both number plates from a BMW 330I parked on a driveway. Crime Report No. 46/31092/26
  - Hever Road, Chiddingstone: between 11:16 on Friday 24<sup>th</sup> October and 00:01 on Saturday 21<sup>st</sup> February, somebody stole a white Mercedes Sprinter, SG58\*\*\*, from a public house car park. Crime Report No. 46/31437/26
- v. Item 8: Email from resident regarding the provision of a play area in the parish. This item to be discussed at the April Parish Council meeting.

### 137. To hear report and discuss Parish Projects, including approval of costs:

- i. Chiddingstone Carpark  
See item 135 above.
- ii. Litter Pick, Bulk Refuse Freighter, Flytipping  
See Open Session above regarding bulk refuse freighter. It was agreed to hold a parish-wide litter pick towards the end of May.
- iii. Rural Swathe Cutting Contract  
The Clerk reported that the first cut 2026 will be April/May, and contributions from the other Parish Councils in the cluster and the funding from KCC have been received.
- iv. Summer Family Fun Play Event  
The Clerk reported that this will be on Friday 7<sup>th</sup> August on the Chiddingstone Causeway Sports Field from 10.30am to 1.30pm.

### 138. Items for reporting or inclusion in future agenda

Cllr Shamwana reported that the Chiddingstone Sports Association AGM was held on Tuesday and there is a project to renovate the toilets in the pavilion which will cost in the region of £10,000. Cllr Shamwana asked whether CIL funding could be available and Clerk to send him the link to the SDC website.

The Annual Parish Meeting will be held on Monday 13<sup>th</sup> April 2026 at 7.30pm in Chiddingstone Village Hall.  
The next Parish Council Meeting will be held on Monday 20<sup>th</sup> April 2026 at 7.30pm in Chiddingstone Village Hall.

The meeting closed at 9.03pm.

#### Chiddingstone Parish Council – 16<sup>th</sup> March 2026

##### List of Payments since last meeting (figures inclusive of VAT)

Payment Number	Date	Payee	Amount inc. VAT	VAT
822	16.03.26	Clerk – salary plus working from home allowance 2025-26	£2,051.04	
823	16.03.26	HMRC – PAYE	£456.32	
824 SO	16.03.26	Kent County Council – pension contribution	£567.43	
825	16.03.26	Kent County Council – pension contribution	£56.74	
826	16.03.26	Clerk – mileage	£123.75	
827 SO	16.03.26	GACC – annual membership renewal	£10.00	
828	16.03.26	GeoXphere Ltd – Parish Online subscription	£120.00	£20.00
829	16.03.26	Knockout Print – Housing Needs Survey and Annual Meeting boards	£180.00	£30.00
830	16.03.26	Knockout Print – Housing Needs Survey leaflets	£45.00	
831	16.03.26	SDC – dog bin emptying Oct-Dec 2025	£124.80	£20.80
			<b>£3,735.08</b>	<b>£70.80</b>