

Brasted Parish Council
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Minutes of the Council Meeting
Held on Monday 15 September 2025 at 7pm

Present: Councillors: N McSheehy, C Rogowska, D Binsted, D Edgar, S Heath

In attendance: Clerk: A Hanson.
SDC Cllr S Robinson & SDC Cllr M Alger (items 1-2 & 9 only).

Public: One (items 1-2 & 9 only)

1	To receive and accept apologies for absence H Furness – sickness, L O’Hara – absent, G Bickerton – holiday, SDC Cllr Nigel Williams.	
2	Open Session – public question time The member of the public updated on item 7.4 Chapmans Wood. Forest Kindergarten reappeared last 3 weeks of August to run a holiday school having previously ceased operating after the planning permission was refused. Vehicles were parked on the road outside the entrance.	
3	Declarations of Interest relevant to items on this Agenda None.	
4	Minutes of meeting on Monday 7 July 2025 Clerk clarified some of the minutes of the meeting with those present. The minutes will be brought to the next council meeting for approval.	AH
5	Matters arising not covered below None.	
6	Recreation Ground & Open Spaces 6.1 Any general updates not covered below Theft of water trough and resulting leak over the weekend at the allotments was noted. Clerk to locate stopcock at the allotments and investigate alternative plastic troughs. Leak in Pavilion bathrooms was also noted. Clerk to arrange a plumber to fix this. 6.2 SDC Termination of Commercial Waste Collection from the pavilion SDC is ceasing collection of commercial waste from 1/10/25. Three quotes were obtained and considered for collection of waste from the pavilion. Resolved: To appoint Countrystyle Recycling to collect waste from the pavilion for 24 months excluding pre school holiday periods (Proposed SH, seconded DE, unanimously agreed). 6.3 Offer to sponsor sound system for Brasted Christmas Lights Switch On The meeting agreed to accept the offer and requested 1 week’s notice if they needed to cancel. 6.4 Mowing issues This now appears up to date, the allotments are much improved after the Summer issues. Clerk will seek tenders from other suppliers in a few months for next year. 6.5 Height Barrier Damage The height barrier was knocked and damaged over August, DE has fixed it. 6.6 Swing damage & quotes for removal of equipment The meeting agreed to remove the Titan equipment due to misuse and the cost of replacing the broken items and sorting the ground compaction. The swing was replaced 2024 and needs replacing again (£697 + VAT) due to misuse. The rope ladder is also	AH

	<p>broken and needs replacing (£210 + VAT). The ground underneath the equipment is compacted and requires £3.5k + VAT to rectify. The Clerk will seek quotes for removing it.</p> <p>6.7 Pavilion door damage The glass in the pavilion door has been vandalised and damaged. Resolved: To appoint Sevenoaks Glazing to install a replacement pane of glass for £137.19 + VAT (Proposed CR, seconded DE, unanimously agreed).</p> <p>6.8 Treework at recreation ground – consideration of quotes Clerk has sought 3 quotes and received two. Resolved: To appoint RWE to carry out the work by the tennis courts and the height barrier for £400 + VAT (Proposed CR, seconded DE, unanimously agreed). Clerk to also enquire if the other fallen tree at the recreation ground can be included.</p> <p>6.9 Allotment Issues Clerk has noted all the allotments that need attention and contacted the relevant allotment holders. There are now 5 plots available which the Clerk will make available to the waiting list.</p> <p>6.10 Playground resurfacing quotes Defer to next meeting.</p> <p>6.11 EV chargers in recreation ground car park Clerk has spoken to an EV installer who felt due to the charge time of 3 hours it was unlikely non-residents would come to the car park to charge their vehicles. It would only appeal to residents but as it is not in a central position in the village it is unlikely it would generate sufficient interest to be viable. The meeting agreed not to proceed further with this.</p> <p>6.12 Legionella Contract Renewal Resolved: To accept the renewal of the legionella contract at £2,663.22 + VAT (Proposed DE, seconded SH, unanimously agreed). Other quotes were sought last year, and this charge was substantially below the other quotes.</p> <p>6.13 Pavilion Operational Risk Assessment Defer to next meeting.</p>	<p>AH</p> <p>AH</p> <p>AH</p> <p>AH</p> <p>AH</p>
7	<p>Planning Planning applications awaiting comments to SDC:</p> <p>7.1 Covers Farm The planning inspector has allowed the applicant's appeal against the refusal of planning permission by KCC. Laura Trott MP is meeting with KCC re the transportation issues. See also item 9.</p> <p>7.2 Heverswood Lodge High Street Brasted Kent TN16 1HL Ref. No: 25/01587/LDCEX <i>Residential Curtilage of "Heverswood Lodge" and the use of land used for the keeping of horses for a period in excess of 10 years.</i> Meeting agreed to submit the comments that no horses had been kept on the land for over 20 years.</p> <p>7.3 Colinette Farm Chart Lane Brasted Kent TN16 1LP Ref. No: 25/02118/PIP <i>Erection of dwellings with a minimum of 3 or maximum of 4 net dwellings</i> This has been refused. Comments to Object were submitted in August by BPC: Reasons AONB. Not grey belt as in the application Greenbelt. protection of land from urban development. Within the conservation area of Brasted Parish Ancient woodland report will be required. Ref to. Kent Wildlife Trust report. Single track lane. Not a public highway and is a permissive right of way. Ref 2.3 of PIP Figures suggested of previous traffic are greatly exaggerated. True daily rate of traffic in and out was no greater than 10/12 vehicles per day. The absence of safe walking or cycling routes forces dependency on cars for all essential journeys, including commuting, schooling, shopping, and</p>	

	<p>healthcare. Increased risk of accidents and delays due to narrowness, lack of passing places, and deteriorating surface of the single-track road Lack of access for emergency vehicles. Advice from SDC and Highways in previous applications was that the rate of traffic would greatly increase if the proposal was to be considered, exit from the farm onto Chart Lane would need to turn left, to facilitate safe exit from the farm towards Emmetts Lane. Water board. Incorrect supplier Previous application has been refused. Do Not Support.</p> <p>7.4 Chapmans Wood See items 9 and 2.</p> <p>7.5 Old Trafford Coal Yard – Appeal against refusal of planning permission 25/00031/ENF Noted. DE noted the noise assessment in the appeal documentation refers to 3 mobile homes (not 2) and they are parked parallel to the M25 and not perpendicular. The proposed acoustic fence is not appropriate in AONB. On the south side the hedge that is being planted will take some time to grow. The slip road is claimed as owned by the applicant down to Station Rd which is not correct. In the Appeal, traffic heads south to Hogtrough which is incorrect (right to Hogtrough).</p> <p>Comments requested:</p> <p>7.6 2 Old White Hart Cottage High Street Brasted Kent TN16 1JN Ref. No: 25/02344/HOUSE <i>Demolition of existing extensions and erection of new single storey rear extension with rooflight, erection of first floor dormer and internal alterations, associated landscaping.</i> The meeting unanimously supported this application.</p> <p>7.7 Heverswood Lodge High Street Brasted Kent TN16 1HL Ref. No: 25/02093/HOUSE <i>Loft conversion including three roof dormers and internal arrangements. Minor internal alterations to the ground floor. Material changes to include a white render, black/grey uPVC windows and slate roof tiles, alteration to fenestrations, alteration of the timber gable end details. Alteration to the roof layout on the rear extension to include a roof lantern.</i> Brasted Parish Council unanimously objects to this application. The design and materials used are not in keeping with the area (opposite a Conservation area). Since the hedge has been cut down by the applicant the building is now visible from the road.</p> <p>7.8 Kibbles Green Toys Hill Brasted Kent TN8 6NU Ref. No: 25/01664/HOUSE <i>Demolition of existing garage and single storey outshut. Erection of single storey extension with additional internal alterations. Alterations to fenestration.</i> The meeting unanimously supported this application.</p>																															
8	<p>Finance</p> <p>8.1 Bank reconciliation & Management Accounts at 30/6/25</p> <p>The bank reconciliation and management accounts at 30/6/25 had been circulated in advance. CR signed the Bank reconciliation and the Bank statement at 30/6/25.</p> <p>8.2 Payments & Invoices for Approval</p> <p>The payments for approval had been circulated in advance. Late payments to add to the list of payments for approval were :David Edgar £25 for part for allotment leak, Streetlights £148.80 for replacement of 2 more LED’s, We Are Beams £400 grant.</p> <table><tr><td>14.09.2025</td><td>143</td><td>£25.00</td><td>Expenses</td><td></td><td></td></tr><tr><td>14.09.2025</td><td>142</td><td>£148.80</td><td>Streetlights repairs</td><td>Streetlights</td><td>15529</td></tr><tr><td>04.09.2025</td><td>141</td><td>£240.00</td><td>Cleaning</td><td></td><td>0431810</td></tr><tr><td>04.09.2025</td><td>140</td><td>£228.90</td><td>Website Hosting</td><td>Vision ICT</td><td>20732</td></tr><tr><td>04.09.2025</td><td>139</td><td>£75.00</td><td>Grounds Maintenance</td><td></td><td></td></tr></table>	14.09.2025	143	£25.00	Expenses			14.09.2025	142	£148.80	Streetlights repairs	Streetlights	15529	04.09.2025	141	£240.00	Cleaning		0431810	04.09.2025	140	£228.90	Website Hosting	Vision ICT	20732	04.09.2025	139	£75.00	Grounds Maintenance			
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	04.09.2025	138	£101.60	Pavilion bin collection	Sevenoaks District Council	2098611
	04.09.2025	137	£81.00	expenses Land Registry		
	04.09.2025	136	£1,906.84	Grounds Maintenance	CS Landscapes	LS213846
	04.09.2025	135	£446.40	Streetlights repairs	Streetlights	15473
	04.09.2025	134	£101.60	Pavilion bin collection	Sevenoaks District Council	2099470
	DE & CR to release the payments. <i>Post meeting note: CR unable to log in so HF released the payments.</i>					
	<p>8.2 Credit Card statement for approval Circulated in advance and agreed.</p> <p>8.3 Consideration of further grant for 'We Are Beams' Per the July minutes £400 has been agreed as an extra grant.</p> <p>8.4 Nursery – signed agreement The Clerk updated the meeting. The nursery has signed the agreement for the increased fees for the 25/26 academic year agreed in June and payment for the Autumn term has been received.</p> <p>8.5 Investment Strategy Policy The amendments agreed at the June meeting (remove reference to EPC loans and only look at new providers when ban balance is over £120k) have been made. Resolved: To agree the revised investment strategy (Proposed SH, seconded CR, unanimously agreed).</p>					
9	<p>District & County Councillor Reports <i>Sandra Robinson:</i></p> <p>(i) <i>Chapmans Wood Forest School</i> SR met with the Enforcement Officer at SDC today to update them on the history of the site over the last 7 years and noted the damage to the forest floor by the forest school. The Forest School has now moved to Hosey Hill. SR will follow up on this and whether it has the correct permissions in place.</p> <p>(ii) <i>Plan 2042</i> Noted that the proposed plan is an uneven distribution of new homes. Dunton Green has 1500 proposed homes on Rye Lane.</p> <p>(iii) <i>Covers Farm</i> Suggested a joint working group with Sundridge with residents. No judicial review of the decision to agree the appeal is available as focus for refusal by KCC was on Green Belt & AONB. SR suggested:</p> <p>a) a 20 mph zone through Brasted to reduce the vibrations through the village. SR stated that 20mph would be enforceable if the legislation is changed. KCC have refused this as the A25 is a backup route for the M25.</p> <p>b) Speed cameras should return – KCC have said they will never return.</p> <p>c) SR suggested putting in pedestrian crossings along the A25. This has been rejected by KCC highways. SR stated that Nigel Williams needs to demand these improvements in Brasted from KCC. Currently, BPC would have to fund these developments which is unaffordable for the parish council.</p>					

	<p>SR has approached SDC planning department to see if planning alterations can be made to protect the listed homes in Brasted.</p> <p>SR has suggested:</p> <ul style="list-style-type: none"> d) An accelerometer for residents to measure before and after vibration data on homes. e) Residents to take current & future measurements of air pollution f) All incidents on the road re traffic need to be reported by residents to 101 eg damaged cars, issues for pedestrians. g) Residents to keep photographic records of date & time stamps of cracks in houses h) Residents to set up Speedwatch again – this did operate in Brasted for several years, but the data was dismissed by Kent Highways. i) Residents to set up a traffic count group to count HGV's in the morning and afternoon peak times before and after the start of the work. <p>(iv) <i>Old Coal Yard</i></p> <p>SR has met with the Planning Officer as the site is not fit for habitation. The appeal is against the application and enforcement.</p> <p><i>Michelle Alger:</i></p> <ul style="list-style-type: none"> (i) <i>Waste collection</i> <p>MA is pushing for two different sized bins. Keen to receive residents' feedback and ideas to take to SDC.</p> <ul style="list-style-type: none"> (ii) <i>Stag Theatre</i> <p>SDC would like to transfer the freehold to the Town Council with an overage clause. If the Town Council subsequently sold The Stag the funds will revert back to SDC. Residents can write in and support to Cllr Roddy Hogarth.</p> <ul style="list-style-type: none"> (iii) <i>Leisure Centre</i> <p>No further news on rebuild. KCC withdrew funding for replacement leisure centre.</p> <ul style="list-style-type: none"> (iv) <i>KCC Climate Emergency Motion</i> <p>Will be held next week, suggested residents e mail Nigel Williams.</p>	
10	Brasted Chart update NM noted the Flower & Dog Show was a big success.	
11	Toys Hill update NM noted the Toys Hill fair was also a success.	
12	.gov e mails & website Deferred to next meeting.	AH
13	Christmas Tree Light Up – initial plans & date Agreed this would take place on Friday 5 December at 6pm for 6.30pm light up. DE to order the tree and liaise with supplier to arrange delivery and lights.	
14	Kent Highways 14.1 Updates from reported faults Noted. Tree has been removed from Bowling Alley. 14.2 Replacement Streetlight LED's	

	To note the replacement of 6 LED's in July for £372 + VAT. We have also been notified in September of 2 more LED's that have been replaced at £124 + VAT.	
15	<p>Correspondence</p> <p>15.1 Unadopted path on Green Noted, the pavement on the Green is unadopted land and not owned by the parish council so no weedkiller will be applied here by the parish council.</p> <p>15.2 Parking issues The correspondence was noted.</p> <p>15.3 John Evans re flooding Noted.</p> <p>15.4 Finger post registration Letter was noted. Clerk asked all councillors to notify her if there are any finger posts that need registering. Clerk has registered the milestone marker at Heverswood Lodge.</p> <p>15.3 Footpath repair by White Hart Clerk has reported this on the Fault Report. CR confirmed there are no bricks remaining at the village hall.</p>	
16	<p>Information Exchange</p> <p>DE has mowed the orchard, the parish council was very grateful to him. Clerk to look into suppliers for mowing the churchyard and investigate other parish councils burial grounds maintenance as DE has been voluntarily mowing this.</p>	
17	<p>Date of Next meeting</p> <p>Scheduled for Monday 13 October at 7pm.</p>	

The meeting closed at 9.07 pm.

Signed as a correct record Chair Date