

WEST KINGSDOWN PARISH COUNCIL

The Pavilion
London Road
West Kingsdown
TN15 6BZ
17th May 2023

I hereby summon you to attend the Annual Parish Council Meeting of West Kingsdown Parish Council to be held in the Old School Hall School Lane, West Kingsdown commencing at 7.30pm on **Wednesday 24th May 2023** to transact the following business.

Clerk to the Council.

Acceptance of Office by Councillors – Members to complete to sign form present at the meeting before any business can begin following the elections

Planning Agenda

Members of the Parish Council: Cllr J Watchorn (Chairman), Cllr I Bosley (Vice-chairman), Cllr Mrs P Bosley, Cllr Gray, Cllr Peter Chalk, Cllr G Christie, Cllr King, Cllr Mrs M Richards.

Members of the Public and Councillors who wish to raise matters.

Plans

SE/23/01092/FUL Tilleydene London Road

Single storey dwelling with garden and shared vehicle circulation area.

SE/23/01251/OUT: Land south of Foxlands London Road

Outline application for a single dwelling with some matters reserved.

SE/23/00974/MMA Land Northeast of Oakwood House School Lane:

Amendment to 22/00279

SE/23/01170/HOUSE: 66 Neal Road

Single storey side extension internal alterations and new render finish to entire house and alterations to roof

SE/23/01056/HOUSE: La Corbiere 16 Sherbourne Close

Loft conversion with new rear dormer with rooflights and alterations to fenestration

SE/23/01231/CONVAR: Former axtane house nursery Hever Road

Amendment to condition 3 (noise levels) of 21/03310/CONVAR related to 21/00580/FUL (Demolition of existing nursery building and erection of Class E Convenience Store) to allow 5 deliveries to the store per day to read: 'To allow an amendment to the proposed plant equipment to allow the occupation on the convenience store by Co-op.

The rating noise level from plant, machinery/ equipment assessed at the nearest noise sensitive receptors should be no greater than the typical lowest existing background noise level, as assessed according to BS4142:2014. The approved details set out in the NSL Noise Impact Assessment 89693 shall be implemented prior to occupation of the development and thereafter be permanently retained'

SE/23/01241/HOUSE: 38 Southfields Road

New detached double garage

SE/23/01174/WTPO 164 Hever Avenue

Removal of tree infected by fungal disease.

Appeals

SE/23/00010/RFPLN Site: Hogwood 25 Ashen Grove Road Knatts Valley

Nature: Erection of garage. Replacement of gravel with brick paving to front driveway.

SE/21/00911/CONVAR

Knatts Valley Caravan Homes Knatts Valley road

Variation of condition 6 soft landscaping (within 3 months) and 7 (Surface water external lighting, internal layout, storage of refuse and recycling. Amenity building erected within 6 months o the date of this decision shall be implemented) of 20/02635/FUL proposed creation of an additional 3 gypsy/ traveller pitches.

To be heard as a hearing on June 27th at 10am at the District Council Offices

Annual Parish Council Agenda

Members of the Parish Council: Cllr P Bosley (Chairman), Cllr Christie (Vice-chairman), Cllr Mrs J Watchorn, Cllr Gray, Cllr I Bosley, Cllr peter Chalk, Cllr King , Cllr Mrs M Richards.

1. Apologies for absence:

2. Election of Chairman for 2023/24 and Signing of Declaration of Acceptance of Office

3. Election of Vice Chairman for 2023/24 and Signing of Declaration of Acceptance of Office

4 Declaration of Interests relating to items on the Agenda

5. Members' Register of Interests

To confirm receipt from all Members of completed Members' Register of Interests as required to be declared under the Local Government Act 2000. Members are asked to complete a new register of interest form - the Clerk will bring blank copies to the meeting for completion or if no changes to initial and date the existing form circuted in members papers and return at the Parish Council meeting

6. Standing Orders :

To re-affirm the Standing Orders adopted at the Annual Parish Council Meeting in May 2022 a copy of which Members received a copy

7. Financial Orders :

To re-affirm the financial Orders adopted at the Annual Parish Council Meeting.in May 2022 a copy of which Members received a copy at General Purpose Committee.

8. Risk Assessment:

Annual review of risk Assessment is required by Audit Commission, as attached.

9. Council Procedures:

To confirm the Council operate with a Committee system with the following Committees for the ensuing year:

a) Finance b) Planning c) General Purpose

10. Membership of Committees for the Year

(i) Finance - All Members

(ii) Planning - Number of Members to consider application as detailed on Appendix (I), as attached.

(iii) General Purpose - All Members.

To Elect a Chairman/Vice Chairman for the Committees

(i) Finance Committee – previously the Chairman and Vice Chairman of the Council

(ii) General Purpose

(iii) Planning Committee

11. Appointment of Representatives to Other Organisations:

a) West Kingsdown Community Help Scheme(previously Cllr P Bosley)

b) Kent Association of Parish Councils – as required

c) Parish Council Footpaths Officer (previously Mr R Barry)

d) Parish Council Tree Wardens (previously Mrs J Watchorn)

e) Village Hall Management Committee - 5 members : (previously –Cllr Land, Cllr I Bosley, Cllr Holdstock, Cllr Richards plus 1 vacancy)

- f) Old School Management Committee – 5 representatives: (Previously -Cllrs P Bosley, Cllr I Bosley, Cllr Land, Cllr Watchorn, and Cllr Richards)
- g) Church Woods Management Committee - 3 representatives previously – Cllr P Bosley, Cllr Watchorn and Cllr Richards .
- h) Brands Hatch Liaison Group - 1 representative (previously Cllr Gray)

12. Calendar and Publication of Meetings

Members to confirm the date of the monthly Parish Council Meeting to be held on the fourth Wednesday in the month, with the exception of August and December due to holidays, and to confirm the continuation of the public first half hour. Timetable of dates attached for members.

Members to confirm the General Purpose Committee will be held on the second Monday of each month currently held at 7pm at the Pavilion London Road however it is understood that St Edmunds centre is now available for bookings on a Monday unless otherwise agreed.

13. Location of Meetings

To consider where the Parish Council and Committee meetings are to be held, i.e. all located at the St Edmunds centre or Old School Hall and Village Hall should the volume of attendees command a larger venue to accommodate.

14. Parish Council Website

Members to note that the names and addresses of Councillors are included on the Parish Council Website, together with copies of Minutes and the Annual Report.

15. Minutes of Previous Meetings

To approve as a correct record the MINUTES of the Planning Committee held on 26th April 2023, as attached.
To approve as a correct record the MINUTES of the Parish Council Meeting held on 26th April 2023, as attached.

16. Any Urgent Business

The Chairman to rule that any business received since the despatch of the Agenda, by reason of special circumstances, be considered, in order to avoid any undue delay and have up to date information.

17. Diary Items.

There are no diary items

18. Footpaths

19. Correspondence

Letter received re solar farm proposal - the site lies between the motorway and Gabriel Springs road Three gates area

*RE: Chimmens Solar Farm proposal between Horton Kirby and Fawkham, Sevenoaks
I am writing to let you know that RES is exploring the potential for a solar farm on land between Horton Kirby and Fawkham, with a view to submitting a planning application this year.*

RES, a British company, is the world's largest independent renewable energy business active in onshore and offshore wind, solar, energy storage and transmission and distribution. At the forefront of the industry for 40 years, RES has delivered more than 23GW of renewable energy projects across the globe.

Analysis from the Climate Change Committee and other independent bodies shows that the UK will need to deploy at least 40GW of solar by 2030 if it is to achieve net zero targets. Large-scale solar, alongside onshore and offshore wind are now the cheapest forms of electricity generation, making developments like the proposed

*Chimmens Solar Farm not just good for the environment but also consumers.
Solar farms have significant potential to enhance biodiversity, hosting a range of habitats including wildflower meadows, hedgerows, nectar-rich areas for pollinators, and woodland. A typical solar farm uses around just 5% of the total site area with the rest of the land remaining undisturbed, creating significant opportunities to provide a range of ecological benefits. Furthermore, the land can easily be returned to agricultural use on*

decommissioning of the solar project.

We have undertaken a number of initial technical and environmental assessments, which have helped to inform a preliminary design of the scheme. Further surveys and assessments will be carried out as the project progresses, the findings of which will be written up in a number of detailed documents which will accompany any planning application. At this early stage, we are liaising with Sevenoaks District Council on the proposal, and we have recently submitted an EIA Screening request.

RES believes in meaningful and effective consultation, and we aim to engage early with the local community and key stakeholders in order to facilitate constructive dialogue. In the coming weeks we will be undertaking a range of consultation activities, including a public exhibition. Further information will be provided soon. Feedback from the community and stakeholders will be taken into account, along with the results of site survey and assessments, as we refine the design of the proposed solar farm. We will also be shortly launching a dedicated website which will be updated regularly.

The proposed site is located on the other side of the M20 so does not fall within the boundary of your parish and our assessments suggest the solar farm would not be visible from your parish; however, at this stage, the access and construction route to the proposed solar farm would pass through your parish, so we would be keen to engage at this early stage.

We would welcome the opportunity to discuss the proposed Chimmens Solar Farm in more detail with the parish council members and would be happy to arrange a meeting at a convenient time over the coming weeks.

b) Correspondence received since the publication of the Agenda.

20. Events – For Members information

- a) St Edmunds Summer fair to be held on 17th June at Gamecock meadow
- b) Sevenoaks District Fun Day at Gamecock Meadow Monday 28th July 10-2pm free event run by SDCC

21. Village Hall Management Committee :

22. Defibrillator

The defibrillator for East hill has arrived and is awaiting installation.

The defib at the Hever Road location requires a new battery at a cost of £295 including delivery and vat

23. Privacy policy:

To review and amend if required the policy.

Additional policies will be added to the Councils procedures and will be circulated to members for adoption.

24. Finance

- a) Details of income and expenditure to be tabled. To approve online payments for authorised payment
- b) Members are asked to appoint a councillor to carry out an internal finance, quarterly in the Parish office

25. Recreation ground

The Fence at the recreation ground surrounding the car park is rotten members had previously asked for quoted to replace the fence.

Clive Yarnold Has quoted for the sum of £2,950 to supply a complete new fence in the same style as existing fence that surrounds the car park area. Supply and erect new post rails gates gate post and uprights fencing s half rails

26. Matters Arising

27. Newsletter Items

28. June Meetings

Planning and General purpose meeting: Monday 12th June 2023 : Venue TBC 7.00pm

Planning and Parish Council Meeting: Wednesday 28th June 2023 : Main Hall, Old School, School Lane 7.30pm