

WEST KINGSDOWN PARISH COUNCIL

Minutes of the Parish Council Meeting held at St Edmunds centre School Lane, West Kingsdown commencing at 7.30pm on **Wednesday 28th February 2024**

Planning Agenda

Members of the Parish Council: Cllr J Watchorn (Chairman), Cllr I Bosley (Vice-chairman), Cllr Bennett, Cllr McCarthy and Cllr Seal, Cllr P Bosley, , Cllr G Christie, Cllr P Chalk , Cllr King , Cllr Richards .

Members of the Public and Councillors who wish to raise matters.**A Football at Gamecock 2024/25**

South Darenth Football club presented to the Parish Council their proposals for 2024/25 Season following a meeting with Cllr McCarthy and Cllr Seal. They expressed an interest to bring all their junior teams to the Gamecock Meadow and establish the venue as their home ground. Members thank the Manager Rob Divers for his time and agreed to discuss as a Council

PC Ashleigh Wilcon, and PC Kevin Saville

Reported crime statistics and the support she had been giving to West Kingsdown, the recent spoell of break ins had been investigated and arrests made. Parking outside the school , a recent operation to ticket cars parked illegally had been successful and she would try t attend again.

KCC

Cllr Brazier explained the tight KCC budget sot balance the budget, but this had been achieved with some cuts to services. There was no current plans to close libraries.

Brands Hatch –

The resident's day had raised £6,800 and expressed to Brands Hatch for organising the event. Four charities had received £1,700 each, Primary school. Pre School. Scouts and St Edmunds Church. The brands hatch liaison had raised the matter of noise at the firework display and Brands Hatch had confirmed that the decimals of fireworks used was t be reduced for 2024.

Flytipping

Soil in Scratchers Lane – reported to SDC

Bus Stop London Road by GP surgery

Paving at Bus Stop was unlikely to take place due to budget restraints

Footpath SD267

Flooding at the junction of footpath SD267 and the A20 footpath also now the grass around SD267 becoming full of puddles, following heavy rain. Impossible to walk through

Clerk to report to KCC Ash trees after so many branches had fallen off them in case they have Ash die back?

Encroachment of footpath end of Kingsingfield

The matter has been referred to Mr Mun at KCC to take the necessary action

1. Apologies for Absence: Cllr Gray**2 Declarations of Interest:****3. Plans:****SE/23/03441/FUL:Stacklands Wood School Lane:**

Proposed new Vehicle Access. Amended plan - no comment.

SE/23/02559/FUL Limes trees House, London Road

Demolition of existing property and garage. Demolition and reconstruction of the store building to form a new dwelling and construction of 3 more detached properties. Associated parking, landscaping with three new access. New low level wall, fence and gates. Amended plans - objection.

SE/24/00256/CONVAR The Cottage Community Day Centre 100 Scratchers Lane

Proposal Variation of condition 4 of application reference to 23/03342/FUL proposal description (Alterations; erection of dormer windows in the front and rear roof slopes and external staircase (for fire exit)) to amend opening hours. objection

Appeals:**SE/22/03491/FUL: Land North west of Eagles farm Crowhurst Lane :**

Appeal material change of use of land for the creation of 1 gypsy/ traveller pitch comprising of siting of 1 mobile home and 1 touring caravan, alongside associated parking and hardstanding and post and rail fencing and gates, APP/G2245/W/23/3333120 - To be heard as a hearing on Tuesday 16th April at 10 am at SDC offices - Noted

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St. Edmunds Centre School Lane. 7.30pm

Members of the Parish Council:

Members of the Parish Council: Cllr P Bosley (Chairman) Cllr I Bosley Cllr Bennett, Cllr McCarthy, Cllr Seal, Cllr G Christie, Cllr P Chalk , Cllr King ,Cllr Watchorn and Cllr Richards .

1. Apologies for absence: Cllr Gray

2. Declaration of Interests relating to items on the agenda. Cllr Chalk for finance

3. Declaration of interests**4. Minutes of Previous Meetings**

The MINUTES of the Planning Committee meeting held on Wednesday 24th January 2024 were submitted. It was moved from the Chair that they be signed as a true record and any recommendations implemented **ALL IN FAVOUR**

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The MINUTES of the Planning Committee meeting held on Monday 12th February 2024 were submitted. It was moved from the Chair that they be signed as a true record and any recommendations implemented **ALL IN FAVOUR**

The MINUTES of the Finance Committee meeting held on Monday 12th February 2024 were submitted. It was moved from the Chair that they be signed as a true record and any recommendations implemented **ALL IN FAVOUR**

5. Any Urgent Business

The Chairman ruled 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.

6. Diary Items.**Dog Bin - Meadowbank**

This had been a diary item as Members considered whether to move the bin to the frontage of Meadowbank rather than the other end of the path next door to a residential property. Members had considered this however it was agreed as no further complaints had been received and the bin was some way from private residential properties that the bin should remain in the same place.

Footpaths

SD271 Missing finger post – Clerk conformed this had been reported to KCC PROW

8. Correspondence

A. cohousing for older people - potential pilot project in Ash-cum-Ridley and West

Kingsdown parishes. The Council's Housing Strategy 2022-2027 and emerging Local Plan 2040 identify the need for new housing which is suitable for older people. Please see the link to Chapter 2 of the Local Plan 2040 document: Housing Choice for all. In particular Policy H1: Housing Mix www.sevenoaks.gov.uk/plan2040.

In the Older Persons' Housing Study 2022, interest was expressed in the cohousing model. Cohousing is an 'intentional' community where residents live in their own homes but are able to come together within community spaces that form part of the development. Residents can share resources and facilities, eg car club, vegetable patch, etc. Cohousing is recognised by commentators as having positive impacts on health and wellbeing and alleviating social isolation and exclusion. A phrase has been coined for cohousing namely, "neighbours look out for one another but not look after one another".

An older persons' cohousing scheme, [New Ground Cohousing](#), has been developed in High Barnet. It is very successful and residents are happy to live there. Under the standard cohousing model, groups of people who know one another or have a commonality, come together to create a cohousing scheme. However not everyone is able to join a scheme in this manner and the timeframe for developing a scheme is very long and therefore off putting, eg the High Barnet scheme took almost 20 years from inception to completion. Sevenoaks District Council have therefore been working with our partner organisation, RACE (the independent rural and community housing enabling service for Kent), to explore a new and more streamlined delivery model. We suggest a small pilot cohousing development (probably comprising a scheme of 6 – 9 homes) would help us to refine the delivery model as well as providing much needed new housing.

In light of the identified housing needs of older people in the parishes of Ash-cum-Ridley and West Kingsdown (over 40 new homes are needed for older people), we propose a pilot scheme should be considered for these areas. A pilot scheme could come forward as part of the affordable housing triggered on an allocated site or windfall site. Alternatively it could come forward as Rural Exceptions housing. Whichever route is taken, the intention is that homes would be occupied, in perpetuity, by older people. It is also our intention to ensure priority would be given, in perpetuity, to those with a local connection to the two parishes. It is likely a scheme would be delivered as Discounted Market Housing, meaning buyers would purchase with a discount to open market value and this discount would be maintained in perpetuity. There would be no Registered Provider involvement, no public grant funding and there would be no cost to the District or Parish Councils.

A pilot scheme would contribute to our statutory obligation to promote custom & self build housing. Potential buyers would design and commission their own homes and shape the scheme as a whole. To this end, the pilot would need to be driven by and supported by the local community and, specifically, a core group of potential residents. At this stage we are seeking your support for us to engage with the local community so that we can ascertain the level of interest in a pilot. Public engagement would take the form of face-to-face sessions. These would be hosted by RACE and take place within the local community. You would be welcome to be included in the public engagement sessions. Please advise if this would be of interest to you.

We hope this has given you sufficient background information. However, if you would like further information or clarification, please contact me. Otherwise please confirm whether you support the proposed public engagement.

Members debated this and it was proposed by Cllr I Bosley and seconded by Cllr Mc Carthy that the Council didn't feel this was a pilot project they wished to engage in. The Clerk would inform SDC

B. Dartford Borough Council Local Plan

Publication of the inspectors report is available on the examination of the Dartford local plan
www.dartford.gov.uk/policy-1/inspectors-report/1

NOTED**9. Hever Road Shops - Linemarking in the access road**

Quote for works from Archway.
 £695.00 excluding VAT.

This includes the following. Junction Markings, Letters, Speed hump markings, Parking bay markings, Disabled bay markings and Hatched markings

Agreed to get a second quote and bring back to Council

ALL IN FAVOUR**10. General Purpose Meetings - Venue**

Following comments made by Members at the last GP Meeting in February regarding the unsuitability of The Pavilion building for GP meetings Members are asked to consider if they wish to hold these meetings at an alternative venue.

The St Edmund's Centre is now available on a Monday evening and this would give more space and access to the internet for planning matters.

Members debated this and the pros and cons to all venue, ST Edmunds Centre, Old School Hall and Pavilion and it was proposed through the Chair to remain at the Pavilion for General purpose meetings and review in May at APCM

ALL IN FAVOUR**11. Hever Road, West Kingsdown****Repair two area in the pedestrian area outside the shops where two trees have been Removed**

Kango/dig the two existing areas including removal of tree stumps, to a depth of approx 300mm.

Use Type 1 sub base in the area, compressed down to minimize movement
 150mm concrete slab poured over complete area to prevent subsidence.

Lay slabs to match existing on dry sand/cement mix and slurry cost to slabs to stop any movement.

Contractor to check and be aware of any services in the area

Contractor to provide copy of current Public Liability Insurance

Quotes have been received from the following

Changing rooms £2,850

HSO £2,350

Two further quotes in sealed enveloped were prodced by Cllr Seal from RN Grounds for £850plus vat

M7R £1,290 and Clive Yarnold had also provide a quote at £2,950

Members considered all 5 quotes, and it was proposed by Cllr King and seconded by Cllr Bennett to accept RN groundworks quote for £850 plus VAT

**8 IN FAVOUR
2 ABSTENTONS****12. Paving - in front of the library and to the side of Pavilion.**

Cllr Seal and Cllr Richards were tasked to look at the paving in front of the library and to the side by the Parish Office and Pavilion entrance - There finding to be reported back to Council

The Chairman explained that although Cllr Seal and Cllr Richards had been asked to look at this site there had been no authority to go ahead an obtain quotes, Cllr Seal had presented sealed bids for works to replay the rear, side and front of the Pavilion paving in Block paving. These could not be considered as not itemised on the agenda an Members had not agreed to those proposals.

Cllr Richards suggested that relaying a few of the uneven slabs would suffice and Cllr Seal disagreed. Some Members also had concerns that relaying concrete would only be a short term fix again when it breaks up as the current concrete had done. It was proposed through the Chair the Clerk was asked to go back to those contractors and ask about laying alternatives to block paving and to relay concrete and relay existing slabs

**8 In FAVOUR
2 ABSTENTIONS**

13. Finance

It was noted monies totalling £9,684.01 had been received.

It was proposed by Cllr I Bosley and seconded by Cllr McCarthy that payments totalling £12,724.12 be paid

**9 IN FAVOUR
1 ABSTENTION**

14. Library

West Kingsdown Library

The Parish Council has a Lease with KCC for the Library area of The Pavilion building. This Lease is due for renewal. Discussions have been held with KCC and there are two options for moving forward:

- a) To renew the Lease with a 5% rent increase (current rent is £2140 per year) and this will require a solicitor to prepare a renewal Lease with all terms the same, apart from the term of the Lease and the rent. This will cost in the region between £1,100 and £1,500.
- b) As the existing Lease is under the Landlord & Tenant Act there is the option to continue with the existing Lease keeping the same rent and KCC are obligated to continue to pay the rent on receipt of invoice from Parish Council.

KCC are happy to continue with the existing Lease as this would save money for both Councils. The existing Lease requires KCC to maintain their part of the building both inside and out.

Cllr I Bosley advised he had been advised that a lease could be increases in a lease Holdover term, the clerk was advised to go back to KCC expressing our knowledge that a lease can be increased in holdover or under a deed of variation and the Parish Council would be looking at a 5% increase.

AGREED

15. Warden Scheme - KCC consultation

Ash Cum Ridley are looking into the cost of employing a Community Warden to retain our warden as a result of the proposed cuts to the scheme following KCC consultation. To Share the cost of a warden would also help with Costs and Members are asked if this is something they wish to explore further with Ash Cum Ridley. Until the KCC full report had been realised following the consultation Members were not in a position to look at employing as a shared assets amongst Parishes. The report about the future of KCC wardens would be awaited and reviewed when in receipt.

AGREED

16. Facebook page

Cllr McCarthy offered to set up a page so that the Parish Council could communicate to residents' information. Concerns was expressed about what content would be put on the page and whether it was open to abuse. The Clerk offered to trial it for 2 months. The Clerk had found out that around 80% of Local Parish Councils has facebook pages for communication.

Cllr Bennett expressed concern that although comments could be turned off screen shots could be taken and posted on their sites and open to abuse. After a lengthy debate about the way forward to communicate to residents it was pit to the vote and found

**8 AGAINST
2 IN FAVOUR**

Carried that the Parish Council would not open a Facebook page

17. Report by Church Woods Management Committee - Nothing new to report since last report.

18. Job Advert

We have two gentlemen who have expressed an interest in the advert. One is retired the other semi-retired both live in the village and Members are asked to meet with both. Members decided that the initial job to employ someone on a zero hour contract would not be the way this Council wanted. The Chair explained it should be on a self-employed basis and that the handyman would then be responsible for his or her own tax, NI and public liability. It was proposed through the Chair for the clerk to inform the two applicants of the Councils change of plan for a handyman to see if either would still be interested on a self-employed basis. **ALL IN FAVOUR**

19. Matters Arising

Roof at Pavilion

Works to start in next two weeks.

20. Newsletter Items

MUGA survey

Website

Black bag update following SDC ceasing to supply.

21. March 2024 dates

Planning and General purpose Meeting Monday 11th March 2024 at Pavilion 7pm

Planning and Parish Council Meeting, Wednesday 27th March 2024 7.30pm pm at St Edmunds Centre

Meeting closed at 10pm