

WEST KINGSDOWN PARISH COUNCIL

The Pavilion
London Road
West Kingsdown
TN15 6BZ
11th December 2023

I hereby summon you to attend the Parish Council Meeting of West Kingsdown Parish Council to be held in St Edmunds centre School Lane, West Kingsdown commencing at 7.30pm on **Wednesday 18th December 2023** to transact the following business.

Clerk to the Council.

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 Gray, Cllr G Christie, Cllr P Chalk, Cllr King, Cllr Richards.

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

1. Apologies for Absence:

2. Declarations of Interest:

3. Plans:

SE/23/03199/LDCEX: Mulberry Cottage Hollywood Lane

Development: Conservatory and greenhouse.

SE/23/03279 Co op 30-32 Hever Road

To divide the existing supermarket unit into 3 separate Class E Commercial, business and service units, consisting of a gym at no.30 a barber at no 32 and a hair beauty salon at unit 2 31

SE/23/03235/HOUSE: 18 Hever Avenue West Kingsdown:

First storey rear dormer extension and single storey side extension with rooflight. Alteration to fenestration

SE/23/03009/HOUSE: 52 Hever Road

Single storey rear extension comprising new accessible bedroom and accessible WC/shower room and new exterior decking. Internal alterations.

SE/23/03364/FUL: Ragstones 24 Ashen Grove Road Knatts Valley

Part demolition of existing dwelling to provide one 5-bed dwellinghouse. Erection of one new detached dwellinghouse to provide one 4-bed. Total of two dwellinghouses.

SE/23/03342/FUL The Cottage Community Day Centre 100 Scratchers Lane

Development: Alterations; erection of dormer windows in the front and rear roof slopes and external staircase (for fire exit).

SE/23/03224/HOUSE 114 Hever Avenue

Loft conversion. Demolition of existing conservatory to replace with a single storey rear extension. Demolition of existing garage. Side extension with new attached garage. Rooflights. Alterations to fenestration. Internal alterations.

SE/23/03367/PAE 190 Hever Avenue

Prior notification of a single storey rear extension which extends 5m beyond the rear wall of the original dwelling house with a maximum height of 3m and eaves height of 3m

SE/23/03399/FUL Maplebank Poultry Farm Maplescombe Lane

Proposal Proposed refurbishment / replacement of redundant farm building, to provide a new B8 (storage and distribution) facility to complement the existing (approved) B8 (storage and distribution) use of the site.

SE/23/03162/FUL:Home farm Crowhurst Lane - Amendment.

Provision of planted landform to screen the M20 motorway with associated ecological enhancements including the planting of 1,736 Trees

Traffic survey in response to Parish Council comments, Technical notes

SE/23/03434/WTPO Land Rear Of 41 Neal Road

Proposal Ash tree - remove to ground level

**WEST KINGSDOWN PARISH COUNCIL
Parish Council Agenda Wednesday 18th December 2023
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 Gray, Cllr G Christie, Cllr P Chalk , Cllr King ,Cllr Watchorn and Cllr Richards .

1. Apologies for absence:

2. Declaration of Interests relating to items on the Agenda.

3. Explanation regarding Declaration of interests

4. Minutes of Previous Meetings

To approve as a correct record the MINUTES of the Planning Committee held on Wednesday 22nd November 2023 as attached.

To approve as a correct record the MINUTES of the Parish Council meeting held on Wednesday 22nd November 2023

5. 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.

6. Diary Items.

7. Footpaths

KCC letter to Residents in Rushetts and Kingsingfield road, update from Cllr Seal regarding the obstructions on the grass verge as raised by Mr R Barry

8. Correspondence

A Sevenoaks District Council local plan

Sevenoaks District Plan 2040 – Regulation 18 (Part 2) Consultation Plan Thursday 23rd November 2023 – Thursday 11th January 2024 (7 weeks)

The Consultation will run for 7 weeks between 23rd November and 11th January. This exceeds the minimum consultation period of 6 weeks, as set out in our Statement of Community Involvement.

Update to Members for those who attended the drop in at Village hall Tuesday 12th December

B KCC Windmill consultation

As you have previously expressed an interest in receiving information on consultations about Countryside & Environment and/or Arts & Culture, you may be interested in this consultation.

KCC is proposing to find alternative arrangements for the ownership of and/or financial responsibility for the eight windmills owned by the council, which would be a change to our current approach to windmills as set out in the adopted Kent Heritage Conservation Strategy.

We are asking members of the public, volunteer groups and any other interested parties to provide feedback before any decisions are made. To find out more and have your say, please visit [Windmills owned by KCC | Let's talk Kent](#)

The consultation closes on 29 January 2024.

C SDC Consultation on Parking charges

Please see the attached deposit documents that are being sent to you, in relation to the Sevenoaks District Council consultation on proposed parking charges for 2024.

We are seeking views on our proposals to freeze all our parking charges and the introduction of Sunday charges in all Council-run car parks and on-street from 1 April 2024.

On 12 October 2023, our Cabinet agreed to consult on the above proposals. The Cabinet will consider the comments from this survey when it meets on 8 February 2024.

The following link can be used to take part in the survey [Parking consultations | Sevenoaks District Council](#)

Any personal information collected in this survey (such as your name, address and email address) will not be reported to our Cabinet nor will it be made public. All information we collect will be treated in accordance with our [Privacy Policy](#).

This survey will remain open until Friday 29 December 2023

D Youth services update for town and Parish Councils – November 2023

Background

West Kent Extra (a subsidiary charity of West Kent Housing Association) has been delivering a KCC commissioned youth service in the Sevenoaks District since 2016. This has involved two main elements: a detached youth service and work in local schools. KCC has notified West Kent Extra that this contract will finish in March 2024. Instead of standalone youth contracts, KCC intends to implement Family Hubs across Kent. They will provide family help from conception into early adulthood, until children reach the age of 19 (or up to 25 for young people with SEND).

KCC are committed to continuing to provide an in-house youth provision as part of the Family Hub, and this will remain a mixture of centre based and outreach activity. But they no longer commission additional external voluntary sector youth services. A final decision was made by the KCC Cabinet on the 21 November 2023 to cease funding voluntary sector youth provision.

New Detached youth work project

Since KCC will no longer fund the detached youth service beyond March 2024, West Kent has been exploring with local partners the need for detached youth work in the Sevenoaks District, with a view to securing interim funding for 12 months. To this end, Richard Dowling (our Community Development Manager) attended a meeting of parish and town councils in July 2023 to find out whether they would be interested in funding a project for one year. Following the July meeting, two councils (Sevenoaks Town Council and Swanley Town Council) expressed an interest in exploring a new detached youth service. We have developed a funding proposal for a Sevenoaks District Detached Youth Work Project, which will run for 12 months, starting in April 2024. We plan to employ a full-time detached youth worker to deliver the project.

Detached youth work involves engaging with young people in their own communities, usually in public spaces such as parks, streets or housing estates. We aim to reach young people who don't access traditional youth services and establish positive relationships with them.

Our redesigned project will include five main elements:

□ Street-based work: Our Detached Youth Worker (with support from other members of our youth team or partners) will conduct regular street-based sessions, actively engaging with young people and initiating conversations to understand their needs and aspirations.

□ Individual Support: We will provide one-to-one mentoring for young people, helping them to access services and empowering them to overcome personal challenges. We will signpost young people to local services.

□ Group Workshops: We will deliver some workshops to address specific identified needs, such as mental health support, substance misuse prevention, sexual health services, and life skills development.

□ Building skills: We will run skills sessions, including vocational training, employability workshops, and educational support, to enhance the prospects of

young people to gain sustainable employment or access further education. This will include referrals to our Employment and Training team.

□ Wider local partnership work: We will work with other local partners supporting young people in the Sevenoaks District. This will include attendance at MARAC (Multi agency risk assessment conference) meetings to offer support for specific young people and their families, and DCSM (District Contextual Safeguarding meeting) to identify wider support needs.

We will work in partnership with local agencies, such as the police, to identify hot spots for antisocial behaviour. We will work with young people to identify local issues and find solutions. This tried and tested preventative approach has helped us to divert young people from antisocial behaviour and support safer communities.

The learning from this project will inform a three-year funding plan for youth work in the Sevenoaks District. During financial year 2024/5, we expect to submit several new long-term funding bids to the National Lottery and large charitable trusts to continue this work. New funding for youth services in the Sevenoaks District should be in place from April 2025.

How to support this project

Our plans with Sevenoaks Town Council and Swanley Town Council are at an advanced stage, but it is not too late for other parish and town councils to join this partnership for financial year 2024/5. We are happy to discuss an appropriate service level, depending on the budget you have available.

If you would like to join the network, please contact Richard Dowling, who will be happy to arrange a meeting to discuss how we can work in partnership to meet the needs of young people in your area:

richard.dowling@wkha.org.uk

9. Website:

This is in the process of being created and the information from the old one to the new one.

10. Pavilion:

Roof Quotes

One quote has been received and it is hoped to have a further quote by Mondays meeting.

11. Finance

Details of income and expenditure to be tabled. To approve online payments for authorised payment.

Internal audit carried out by Cllr Gray on Monday 27th November – No problems with processes identified

12. Affordable housing

Update from English Rural

This email has been received from English Rural.

“The Section 106 agreement has been drafted and is now with SDC and KCC legal teams for their consideration. I am pleased to confirm that we now have draft planning conditions from the case officer with nothing too onerous, but we have reverted with a couple of suggestions. We are hoping

that the S106 agreement will be completed this month or early in January. To that end we had to agree to another extension of time request until the 15th December, however I can see a further request coming forward in due course. We have been working hard to ensure the scheme is financially viable and are pleased to report that this is now the case. We have worked with the landowner, SDC Housing and the proposed Building Contractor to find a solution to the viability gap whilst retaining the required quality. One solution put forward by SDC has been to include a further shared ownership plot (total of 3) that will of course retain the local connection criteria and restricted staircasing to 80% ownership.

As previously reported, we are hoping that work will start on site in April/May 2024.”

13. Report by Church Woods Management Committee

14. Pavilion – Quote to re paint the shutters

Clean shutters, rub down, spot prime and spray using two coats of Zinsser allcoat exterior paint
Cost £700 + VAT for large shutter at rear of Pavilion office and pavilion shutter on side from Matt Fairweather – Oates decorating contractors. Members are asked to defer this decision until after roof repairs have been carried out so as not to spoil the new decorating.

15. Matters Arising

16. Newsletter Items

17. January 2024 dates

Local Plan drop in Session Wednesday 3rd January 2-8pm Members to agree who will attend.
Perhaps a rota for shorter cover sessions at The Pavilion London Road

Planning and General purpose Monday 8th January 2024 at The Pavilion London Road 7pm

Finance Monday 15th January 2024 at The Pavilion London Road 7pm

Wednesday 17th January – Football presentation/proposal Gary Steadman.

Planning and Parish Council Meeting, Wednesday 24th January 2024 7.30pm pm at St Edmunds Centre