

WEST KINGSDOWN PARISH COUNCIL

The Pavilion
London Road
West Kingsdown
TN15 6BZ
21st February 2024

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 28th February 2024** 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.

A Football at Gamecock 2024/25

South Darenth Football club will be presenting to the Parish Council their proposals for 2024/25 Season following a meeting with Cllr McCarthy and Cllr Seal. They would like to bring all their junior teams to the Gamecock Meadow and establish the venue as their home ground.

In attendance - PC Ashleigh Wilcon

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

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

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.

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

WEST KINGSDOWN PARISH COUNCIL
Parish Council Agenda Wednesday 28th February 2024
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: Cllr Gray

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

3. Declaration of interests

4. Minutes of Previous Meetings

To approve as a correct record the MINUTES of the Planning Committee held on Wednesday 24th January 2024 as attached.

To approve as a correct record the MINUTES of the Parish Council meeting held on Wednesday 24th January 2024

To approve as a correct record the MINUTES of the Planning Committee held on Monday 12th February 2024 as attached.

To approve as a correct record the MINUTES of the General Purpose Committee held on Monday 12th February 2024 as attached

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, to avoid any undue delay and have up to date information.

6. Diary Items.

Dog Bin - Meadowbank

This was 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.

7. Footpaths

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.

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

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

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.

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 coat 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

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 - Their findings to be reported back to Council

13. Finance

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

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.

Members instructions are requested

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.

16. Facebook page

Cllr McCarthy to address Members with proposal, Clerk has asked the parishes, with mixed responses, some has stirred away from them. Others have set up pages either with comments switched on or not allowing residents to comment. 50/50 to those that have pages and those that don't

17. Report by Church Woods Management Committee

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.

19. Matters Arising

20. Newsletter Items

21. March 2024 dates

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

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