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**WEST KINGSDOWN PARISH COUNCIL**

Minutes of the West Kingsdown Parish Council meeting held at St Edmunds Centre School Lane,  
West Kingsdown **Wednesday 18<sup>th</sup> December 2023**

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

**Bonfires.**

Rear of Westfield Cottages. Reports of smoke and burning of plastics and dumping of waste. Cllr Harrison confirmed that she had been in contact with SDC Planning Enforcement and they were due to attend Thursday 19<sup>th</sup> December - the matter had also been reported to Environmental Health

**Flooding, rear of Brands Hatch in Fawkham Road**

During recent rains the dip always flooded and this week a car had become stranded in the large lake/puddle. Cllr Brazier would ask KCC highways to look at this part of the road and the drains

**School Lane Junction with London road:**

Again, in recent rains the junction had become flooded. Cllr Brazier would contact KCC highways to discuss what further action could be taken as there had been new soakaways installed within the last few months which should have alleviated the problem.

**Kent Wildlife**

It was confirmed that Kent Wildlife had purchased land on the old Woodlands Golf Course site. It was suggested they may like to attend the Annual Parish Meeting

**Facebook**

Cllr McCarthy requested that the Parish Council had its own facebook page. This to be discussed at next GP meeting.

**Local Plan**

Cllr McCarthy suggested a sign should be made to publish the Drop In regarding the local plan to be held on 3<sup>rd</sup> January 2024. Agreed to have a banner style sign made up and put outside the shops in Hever Road. Also at the Drop In to offer help and support completely the response form online should residents require help. Laptop would be there to support residents .

**Goals**

Cllr McCarthy suggested that the Council should set goals each year on what it wanted to achieve. The Chairman commented that at the budget/ precept meeting each year held in January the programme for the next year is considered.

**Pre paid debit card**

Cllr Mc Carthy suggested Members may wish to consider a pre paid debit card for the Clerk to use for expenses. Matter to be raised at Finance meeting in January

**Zebra crossing** – Fawkham Road. The lines were faint and a request was made to Cllr Brazier as a safety matter that he ask KCC to repaint the markings.

**Parking Fawkham Road**

Parking was raised as an issue outside the School at peak times. It was commented that the headteacher does go out and speak to parents to try and help the situation. It was suggested that a request be made for traffic wardens to attend and also our Community Warden and Police office at regular times. A Speed watch scheme, where residents are trained to stand with a speed camera and letters are written to drivers breaking the speed, could be looked into but relied on volunteers to make the scheme happen.

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**Planning Minutes**

Members of the Parish Council: Cllr Mrs J Watchorn (Chairman), Cllr I Bosley (Vice-chairman), Cllr Mrs V Bennett, Cllr R McCarthy Cllr R Seal, Cllr Mrs P Bosley, Cllr S Gray, Cllr G Christie, Cllr P Chalk , Cllr D King, Cllr Mrs M Richards.  
Cllr Brazier and four Members of the public

**Apologies for Absence:** None

**Declarations of Interest :** None

**Plans:**

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

Development: Conservatory and greenhouse. No comment

**SE/23/03279/HOUSE: 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. To ask District Councillors to al this application to the SDEC Planning Committee.

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

First storey rear dormer extension and single storey side extension with rooflight. Alteration to fenestration. No Objection

**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. No objection

**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. Objection

**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).Comment

**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. No objection

**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. No objection

**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. Comment

**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 - Objection

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

Proposal Ash tree - remove to ground level. No objection

**WEST KINGSDOWN PARISH COUNCIL**  
**Minutes of the Parish Council Meeting 18th December 2023**  
**St. Edmunds Centre School Lane.**

**Members of the Parish Council:**

Members of the Parish Council: Cllr Mrs P Bosley ( Chairman ) Cllr I Bosley Cllr Mrs V Bennett, Cllr R McCarthy, Cllr R Seal, Cllr S Gray, Cllr G Christie, Cllr P Chalk , Cllr D King , Cllr Mrs J Watchorn, Cllr Mrs M Richards .

Cllr Brazier and four Members of the public

**Apologies for absence:** None

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

**Explanation regarding Declaration of Interests .**

Cllr Seal had raised this point. The Chairman advised that information was not to hand and would be obtained, in order to explain pecuniary and non-pecuniary interest and advised to him.

**Minutes of Previous Meetings**

The MINUTES of the Planning Committee meeting held on Wednesday 22<sup>nd</sup> November 2023 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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**ALL IN FAVOUR**

**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.

**Diary Items.** None

**Footpaths**

KCC letter to Residents in Rushetts and Kingsingfield Road: The resident at the end property was not prepared to remove any of his obstructions and KCC were minded to serve notice for all to be removed, which as a consequence could have an implication on residents in Kingsingfield Road, Rushetts Road, The Grove, Bakers Avene, Bennetts Avene Hollywood Lane. Noted that the resident and the Public Rights away officer at KCC discuss this direct to try to resolve.

**DIARY JANUARY**

**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. A Drop in sessions organised by SDC was held on Tuesday 12<sup>th</sup> December at the Village Hall. The Parish Council is to hold a Drop In on 3<sup>rd</sup> January 2-8pm at the Pavilion.

**B KCC Windmill consultation**

KCC are 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.

KCC is 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**

Sevenoaks District Council has a consultation on proposed parking charges for 2024. SDC are seeking views on proposals to freeze all 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, SDC 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 SDC collect will be treated in accordance with our [Privacy Policy](#).

This survey will remain open until Friday 29 December 2023

**RECEIVED**

### **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

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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](mailto:richard.dowling@wkha.org.uk)

Clerk to Ask New Ash Green and Hartley regarding youth works and discuss with them a proposal for Parishes to work together and the costing to provide youth services in West Kingsdown.

**AGREED**

**Website:**

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

**NOTED.**

**Pavilion:**

Roof Quotes

One quote has been received at a cost of £21,400

A second quote had been received for £47,000

As these were far apart in price, Cllr Seal offered to produce a like for like spec to allow contractors to quote again.

**AGREED**

**Finance**

It was proposed by Cllr I Bosley and seconded by Cllr McCarthy that payments totalling £12,196.70 be paid

**10 IN FAVOUR**

**1 ABSTENTION**

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

**NOTED**

**Affordable housing**

**Update from English Rural Housing Association**

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 15<sup>th</sup> 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.”*

**NOTED**

**Report by Church Woods Management Committee**

Cllr Watchorn reported that the edge of the fire ride to allow emergency access and coppicing had been completed as part of the Countryside stewardship Scheme. Fallen trees had been removed.

**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. Although agreed it was agreed that this work should be postponed until works were completed on the roof so as not to spoil the cleaning and new paint works

**AGREED**

**Matters Arising**

No Matters arising

**Newsletter Items**

Local Plan

Windmill consultation

**January 2024 dates**

Local Plan drop in Session Wednesday 3<sup>rd</sup> January 2-8pm Rota agreed for Members to attend covering the sessions at The Pavilion London Road.

Planning and General Purpose Monday 8<sup>th</sup> January 2024 at The Pavilion London Road 7pm

Finance Monday 15<sup>th</sup> January 2024 at The Pavilion London Road 7pm

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

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

Chairman wished Members and their families a very happy Christmas and all the very best for 2024

Meeting closed at 10.10pm