

WEST KINGSDOWN PARISH COUNCIL

Minutes of the Parish Council meeting held on Wednesday 24th January 2024 at in St Edmunds centre

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.

Cllr Brazier, Cllr Bulford, 5 Members of the public

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

Members of the Public spoke regarding 3 Abbotswood and Sunnyside planning applications

1. Apologies for Absence: Cllr Gray

2 Declarations of Interest:

3. Plans:

SE/23/23/03682/MMA: Two Barns Knatts Lane

Amendment to 22/01536/FUL. No objection

SE/23/03622/MMA 3 Abbotswood London Road

Amendment to 23/02605/MMA related to 22/01084/HOUSE for Rear extension and removal of front porch. Replacement of existing outbuilding with a new outbuilding. Objection

SE/23/02149/HOUSE 3 Hazelden Close

Demolition of existing garage to erect extension to create habitable room. Demolition of rear conservatory and erection of a single storey rear extension with rooflights with material amendment to front elevation landing window. Alterations to front porch and fenestration. Objection

SE/24/00009/LDCPR 190 Hever Avenue:

Proposal Demolition of a timber frames 'lean-to' extension, formation of a single storey flat roof rear extension. Comment

SE/24/00056/HOUSE: 29 Hever Avenue

Development: Demolition of existing garage. Single storey side and rear extension. Alterations to fenestration. Objection

SE/2303479/OUT: Sunnyside London Road:

Amendment to outlining application for new dwelling (two bedroom bungalow) with some reserved matters Objection

Appeals:

SE/23/00085/RFPLN Planning Inspectorate Ref: APP/G2245/W/23/3331999 Grove Farm the Grove

Outline application for the demolition/clearance of existing buildings and structures and the erection of up to three single-storey dwellings with all matters reserved except access. Noted

WEST KINGSDOWN PARISH COUNCIL
Parish Council Minutes Wednesday 24th January 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. Cllr P Bosley for finance

3. Minutes of Previous Meetings

The MINUTES of the Planning Committee meeting held on Monday 18th December 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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The MINUTES of the Planning Committee meeting held on Monday 8th 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**

The MINUTES of the Finance Committee meeting held on Monday 15th 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**

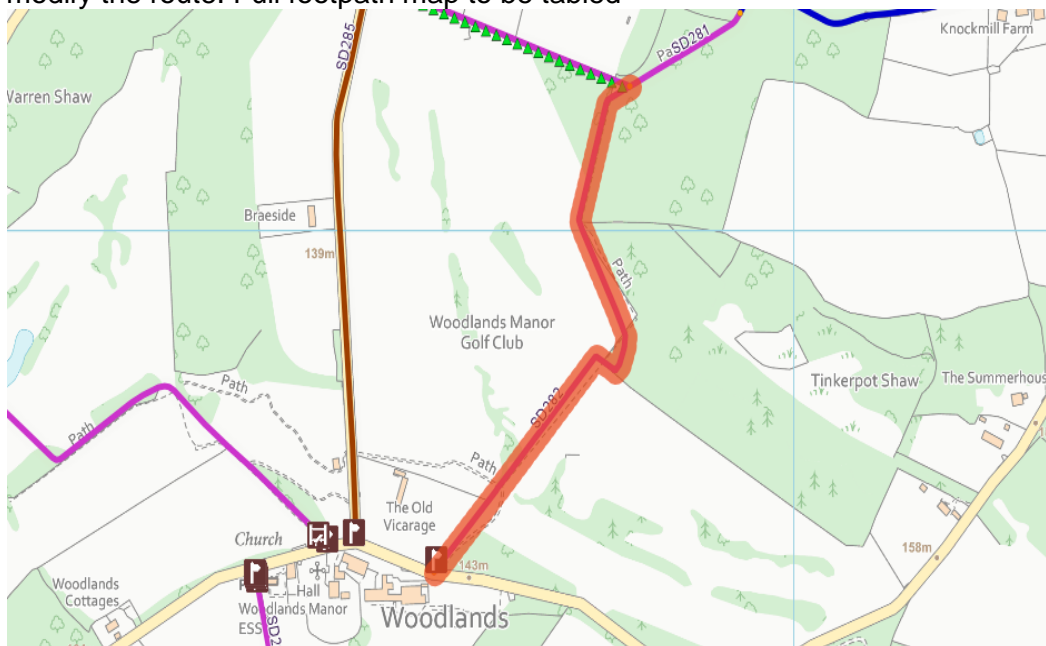
4. Any Urgent Business

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.

5. Diary Items. None

7. Footpaths

SD282 Correspondence has been received of changes made to the definitive map change/delete part of the path and modify the route. Full footpath map to be tabled



Footpaths Diversion noted SD282

SD271 New Fence had been noted along the footpath along woodside. Noted

8. Correspondence**A Football at Gamecock 2024/25**

South Darenth Football club have approved the Parish Office about bring their junior teams to the Gamecock Next year to play 5 junior teams at the site (not all at once) this would involve having a 7v7 pitch and 5 v5 smaller pitches available - Members are asked to consider and maybe meet with a couple of the club board Members .It was agreed to meet Monday 5th February with Representatives from South Darenth FC with Cllr Kin, Cllr McCarthy and Cllr Seal. **AGREED**

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.

NOTED**C Kent Minerals and Waste Local Plan 2024-39****Pre-Submission Draft (Regulation 19) Public Consultation**

The Kent Minerals and Waste Local Plan sets out the strategy for the sustainable management of Kent's waste and supply of minerals and is the primary element of the development plan for Kent against which planning applications and appeals for minerals and waste development in Kent will be determined.

Once adopted, the Kent Minerals and Waste Local Plan 2024-39 will update the adopted Kent Minerals and Waste Local Plan 2013-30 (as amended by the Early Partial Review (2020)). The County Council is now seeking views on the soundness and legal compliance of the Pre-Submission Draft of the Kent Minerals and Waste Local Plan 2024-39.

The consultation is being carried out under Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012 and is an opportunity to comment on the document before it is submitted to the Secretary of State for Independent Examination. Any views received will be forwarded to the Secretary of State for consideration as part of the Independent Examination.

The consultation is taking place from **Wednesday 17th January 2024 to midnight on Thursday 29th February 2024.**

Comments can be submitted via our website www.kent.gov.uk/mineralsandwaste, via email to mwlp@kent.gov.uk or by post to Minerals and Waste Planning Policy, Planning Applications Group, Invicta House, Maidstone, Kent, ME14 1XX.

Please read the attached guidance for information on how to make a representation. Representations can be made online or using the attached representation form. Please note that representations received after the deadline for comments will not be considered. This consultation

specifically invites comments on soundness and legal compliance and the guidance note explains the soundness tests and statutory plan making requirements relevant to this consultation.

Should you have any queries or wish to speak to a member of the team, then please contact us on 03000 422370 or via mwlp@kent.gov.uk.

NOTED

9. Facebook:

Cllr McCarthy asked Members to discuss the use of Facebook as a Parish Tool for communication with residents. It was agreed that this item be placed on the General Purpose Agenda.

AGREED

10. Hever Road Shops

To be able to obtain quotes for works that Members wish to be carried out, guidance with a specification is first of all asked of Members. There are three possible options for this work.

Option 1

Fill in holes left from removal of dead trees and lay matching paving on top.

Option 2

Excavate roots to best ability (pulling up surrounding slabs) fill with aggregate and pave over

Option 3

Excavate large area to cover root area to protect subsidence, lay reinforced concrete slabs/raft and lay paving slabs to cover.

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

Members discussed the works required and it was proposed by Cllr McCarth and seconded by Cllr Bennette to obtain quotes on option 3. The Clerk would send the spec to Contractors and come back to Council with quotes.

ALL IN FAVOUR

11.Paving - in front of the library and to the side of Pavilion.

The paving slabs outside the library are no longer level and t has been reported could cause a trip hazard.

The paving along the side of the pavilion which was re concreted just before covid has broken and now has an uneven surface.

Members are asked to look at the areas before the meeting and discuss the options to improve these areas.

A specification and quote was given by Cllr Seal to the Chair. It was agreed to obtain advise as to what would be best for the area. the Clerk will then be able to go to contactors to quote for works when a specification was agreed.

AGREED

12. Finance

It was noted monies totalling £998.36 had been received

It was proposed by Cllr I Bosley and seconded by Cllr McCarthy that payments totalling £13,994.35 be paid

**9 IN FAVOUR
1 ABSTENTION**

13. Pavilion:

Roofing quotes to re-roof the Pavilion Building there are now currently several leaks which is damaging the internal decoration. Previous works have been carried out to replace broken tiles, but water is finding its way into the Velux window surrounds which are rotting, the windows are all original to the building.

Roof Quotes

Three quotes have been received.

All specs like for like as tabled for Members all full replacements of roof at Pavilion.

Harlex build ltd:£37,908 (£31,590 Net)

Meopham roofers £25,690 (£21,400 Net)

Changing rooms home improvements £19,400 net (no Vat)

It was proposed by Cllr I Bosley and seconced by Cllr King to accept the quote from Changing rooms totalling £19,400 subject to public liability and guratee of works being conformed to

1 Abtesntion

1 Agansit

7 in Favour

14. Report by Village Hall Management Committee

Everything all good, an external cleaning company employed to do a high clean after 10 years at a cost of £2,800

15. Multi sports centre / Tennis courts:

Working group to meet on Monday 29th January at Pavilion at 9.30am

16. Job Advert

Handyman advert is being published in Sekam in February - noted

17. Burial Ground

Friends of Burial Ground this item is being printed in the February edition of Sekam - noted

18. Matters Arising

Kingsingfield Road – Clerk would obtain an update from Mr Munn re the encroachment of grass verge at the end of Kingsingfield Road

19. Newsletter Items

New website

Facebookk ?

Refuse bins

Car on drives not on roads

Burial Ground

MUGA

Handyman

20. February 2024 dates

General Purpose Monday 12th February 2024 at The Pavilion London Road 7pm

Planning and Parish Council Meeting, Wednesday 28th February 2024 7.30pm pm at St Edmunds Cantre

Meeting closed at 9.55pm