

## WEST KINGSDOWN PARISH COUNCIL

Minutes of the Planning Meeting held on Wednesday 22<sup>nd</sup> November  
held in St Edmunds centre School Lane, West Kingsdown .  
5 Members of the public Cllr Brazier Cllr Bulford and Cllr Malone.

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 P Chalk , Cllr D King ,  
Cllr Mrs M Richards .

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

#### Football

Gary Steadman addressed the Council about setting up a football club that would include children from the village and using the Pavilion as sole use of the site. Members agreed to meet to discuss further his ideas and it was agreed to meet on Wednesday 17<sup>th</sup> January to receive a more detailed proposal.

#### Brands Hatch

Several complaints to Cllr McCarthy and Rod Birley had been received regarding the firework display at the Truck event on 5<sup>th</sup> November. The noise had been discussed at the recent Brands Hatch Liaison Group, however Cllr Gray, as the Parish Council representative, was asked to raise this again at the next Liaison meeting

Road Lay out at the entrance to Brands Hatch. Following updates re accidents at this site Cllr Brazier agreed to arrange a meeting with Highways to discuss options of making the junction a little Ccircuit.

#### Burial Ground:

A member of the public asked if there was any update re land for a new burial ground. The Chairman replied that the Parish Council was still seeking suitable land to purchase.

Chancel Close

Request for double yellow lines to be extended in Chancel Close/Church Road, Clerk to submit request to SD.

#### Hever Road Shops

Disabled bay and other road markings in access road in Hever Road. Clerk to obtain quotes for remarking.

#### Parking London Road A20

Parking at Oasis along the A20 blocking

#### Hever Road Planning application

Update given by Cllr I Bosley regarding recent application for 4 homes in the car park behind the Old Co-Op site This was discussed at the Development Management Committee at SDC, he attended and put forward the Parish Council's objections, District Councillor Bulford also spoke against the application but it was approved. Loss of car park will create a parking problem.

## Planning

**Apologies for Absence:** Cllr Christie

**Declarations of Interest:** None

**Plans:****SE/23/03162/FUL- Home Farm, Crowhurst Lane**

Proposal Provision of planted landform to screen the M20 motorway with associated ecological enhancements including the planting of 1,736 trees. Objection

**SE/23/03024/HOUSE - Greenacres Hollywood Lane**

Proposal Walk out Balcony towards rear side of the house with spiral steps. Comment

**Update****SE/23/01534/FUL : Land Rear Of 26 To 32 Hever Road :**

Removal of former car parking area and erection of 4 dwellings with associated drive and car parking. On Thursday 16<sup>th</sup> November this item was on the Development Management Committee agenda at SDC. Councillors agreed with Officers recommendation to approve this despite the efforts of the Parish Council and District Councillors to refuse. NOTED

**APPEALS****SE/23/00091/RFPLN :Land North West Of Eagles Farm Crowhurst Lane**

Material change of use of land for the creation of 1 Gypsy/Traveller pitch comprising the siting of 1 mobile home, and 1 touring caravan, alongside associated parking and hardstanding, and Post and rail fencing and gates. To be a hearing NOTED

**WEST KINGSDOWN PARISH COUNCIL**

**Minutes of the Parish Council meeting held on Wednesday 22<sup>nd</sup> November 2023  
St. Edmunds Centre School Lane. 7.30pm**

**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 P Chalk , Cllr D King ,Cllr Mrs J Watchorn, Cllr Mrs M Richards .

**Apologies for absence:** Cllr G Christie

**Declaration of Interests relating to items on the Agenda:** Cllr P Bosley for item of finance.

**Minutes of Previous Meetings**

The MINUTES of the Planning Committee meeting held on Wednesday 25<sup>th</sup> October 2023 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 Parish Council meeting held on Wednesday 25<sup>th</sup> October 2023 were submitted It was moved from the Chair that they be signed as a true record and any recommendations implemented

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The MINUTES of the Planning Committee meeting held on Monday 13<sup>th</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**

The MINUTES of the General Purpose Committee meeting held on Monday 13<sup>th</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**

The MINUTES of the Finance Committee meeting held on Monday 20<sup>th</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**

**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.** No diary items

**Footpaths.** No footpath matters

## **Correspondence**

### **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 (SCI), in order to account for the consultation running over the Christmas period. How to Respond  
The consultation will be hosted and run via SDC online consultation database, Citizenspace.

Stakeholders will be able to respond to as little or as many questions as they decide.

SDC preferred method of response will be online via the consultation portal. Where able, they will be expecting respondents, and in particular organisations, to respond via their consultation portal.

Where necessary, comments will also be accepted by email or post via the details below, where necessary: • [Planning.policy@sevenoaks.gov.uk](mailto:Planning.policy@sevenoaks.gov.uk); • Strategic Planning Team, Council Offices, Argyle Road, Sevenoaks, Kent, TN13 1HG  
Printable versions of the response form will be made available to download from our website and will be provided to all Libraries and Town and Parish Councils across the District.

Stakeholder Engagement It is proposed that the Strategic Planning Team will host 6 Pop-Up Sessions as set out below: -

Sevenoaks – Monday 4th December 2023 (4.30-7.30pm) –

Edenbridge – Wednesday 6th December 2023 (4.30-7.30pm) –

Swanley – Monday 11th December 2023 (4.30-7.30pm) –

West Kingsdown – Tuesday 12th December 2023 (4.30-7.30pm) –

Westerham – Wednesday 13th December 2023 (4.30-7.30pm) –

Sevenoaks – Tuesday 9th January 2024 (4.30-7.30pm)

West Kingsdown is identified as a higher settlement Following call for sites 4 area have been included in the plan

#### Baseline sites

HO26 Land on the east side of London Road, West Kingsdown, Green Belt 15 units

HO27 Land at London Road, West Kingsdown, Green Belt 189 units

#### Option 1 sites

HO33 Land at Mill Farm, West Kingsdown, Green Belt (and AONB) 115 units

HO34 Land at Millfield Road, West Kingsdown, Green Belt (and AONB) 30 units

Agreed to hold a Parish Council drop in session for members of the public, and also to discuss as Parish Councillors. dates to be agreed at the end of this meeting

**AGREED**

## **Street Art**

Members will have seen or heard about the new piece of street art that appeared on the end of the skatepark – it was almost a Banksy moment as no one knew who had done it. The Clerk managed to track the artist down and the correspondence is below as speaking to him over the phone, He would like to do some more work in West Kingsdown and other areas too

*“Hey to all Tonbridge and surrounding area clerks, just to introduce myself.*

*My name is Anthony, street artist name Orbit. I have a background working in schools (art & technician roles) for 7 years prior to becoming a street artist. My work is mainly around the south London area. I’m now a voluntary care worker and artist, for around 8 years in practice.*

*I have been lucky enough to work with The Brockley Street art team, Lewisham Council, Balfore Betty, The Venue Night club, now called One for the road, and so many other businesses. To use art work as a way to make more business and attractive areas for the public.*

*I also teach spray painting to all ages as seen on my social media pages.  
I'm writing to you all to offer my services for the Tonbridge clerks.  
I'm happy to paint eye saw areas that haven't the funding for new building works, at a fraction of the price.*

*To teach youth workshops, to encourage social behaviour, with the reward of art works for the public to see. The youth will also be famed with their efforts and will add to their potential future portfolio. With an ambition to paint areas that need a touch of beautiful energy.*

*I'm very interested in supporting skate parks and any sports areas that are very helpful for balanced mental health and wellbeing. To bring stability by celebrating the sports people, showing our appreciation for the positive efforts of keeping fit. An by making their spaces attractive for the youth. As a way to encourage them to also take part in sports, an not anti-social activities.*

*I have a keen interest of using my art work in a functional way, to beautify and celebrate cities towns and all forms of public spaces, especially eye saw areas. To have a positive impact on the youth by setting a good example and making their areas attractive.*

*I'm really keen to start making more areas celebrated and looking great. It makes a big difference.*

*I was lucky enough to have my work at West Kingsdown skate park go viral on their Facebook page. Reaching 400+ likes and many comments. Proving as feedback the need for the nature of this work. The work i did was a gift from me to the WKD skate community. I would love to do more with your parishes support.*

*My instagram account is @orbitdn , if you would like to see my 8 years progress as a street artist. I have attached photos of the work ! did at WKD Skatepark. Aswell as a photo sent to me, from a keen skateboarder from my work at Dartford skatepark. I get riders sending me photos. Its wonderful to share art and riding in one creative expression."*

Members agreed to explore a piece of art at the rear of the basket ball net on the adizone, Clerk to discuss this further with artist.

#### **Website:**

This had been unavailable since 4<sup>th</sup> October. Contact had been made with the web designer Keith Cass to try and fix the issue. This had not been resolved. Hugo Fox who provide the site are also no longer a free web site which was why they were chosen and there is a cost to them now is BRONZE £9.99 SILVER£19.99 GOLD £29.99 +VAT per month Parish Council has the option now to change provider or for Members to decide to stay with this provider. The Clerk manages the content of the website.

Netwise offered a website with a fee to set up £599 and package support £399 for premium package. This would allow the Parish Council to have a more users friendly website for residents its was proposed by Cllr I Bosley and seconded by Cllr Chalk to use new provider Netwise.

**ALL IN FAVOUR**

#### **Pavilion:**

Awaiting roofer to visit the Pavilion as during the heavy rain the roof had leaked in several places and it is thought that it could be related to the velux windows and broken tiles. This has caused damage to the changing rooms and these will need some redecoration work when the roof is fixed. The Clerk would update Members when quotes for works had been received

**RECEIVED**

#### **Finance**

It was noted income £26,309.77 had been received

It was proposed by Cllr I Bosley and seconded by Cllr McCarthy that payments totalling £16,0,748.85 be paid

**9 IN FAVOUR  
1 ABSTENTION**

### **Affordable Housing Scheme : update re proposed 13 units in School Lane**

English Rural have confirmed that they have instructed Solicitors who are drafting the S106, based on the standard SDC template. The S106 will include the landowner, SDC and ERHA. KCC will also be a party as they have agreed to a clawback clause regarding education contributions, in the very unlikely event the scheme create a surplus. This had complicated matters but English Rural are now hoping to have the S106 agreed and the planning consent issued by Christmas.

English Rural have had some further work to do in house on financial viability, but negotiations have been progressing with a reputable Kent based Building Contractor. If everything aligns as they expect it to, start on site in April/May 2024. **RECEIVED**

### **Recreation Ground – Hever Road**

The recreation has not got a formal inspection contract - Quarterly inspections could be carried out in line with the skatepark and gym at a cost of £60 per visit starting in January by Safeplay with a no obligation quote for any works identified.

Safeplay would carry out a detailed inspection of the play area and play equipment and provide Parish Council with access to view the inspection report online They would also provide an obligation free quote for any remedial actions identified during the inspection. It was proposed by Cllr Bennett and seconded by Cllr McCarthy to accept Safeplay quote and ask them to regularly inspect in line with Adizone and skatepark inspections, This would identify early any problems that need to be addressed. **ALL IN FAVOUR**

### **Recreation ground - insurance claim update**

Following the contractor digging through cables when replacing the fence, an insurance claim was made to cover the cost claimed by UK power Network. Various correspondence had taken place as the cables were found to be shallower than the recommended depth required. Zurich insurance have given this latest email response.

From Zurich –“Having reviewed the documents and all previous correspondences, we wanted to advise you on our stance.

You have advised that the contractor was not aware and was not advised of the cables running underneath the accident locus. Regardless of whether the contractor was digging above or below the depth of the cables, the contractor should have been made aware of the cable running underneath the accident locus. As the contractor was not informed of the cables, nor did the contractor ask for clarification – we believe this will cause an issue should the matter progress through the courts.

We advise that this is a claim where we should admit a breach and allege contributory negligence on the part of UK Power Network for the depth of cables. We have queried with UK power about the depth and we will await their response. Further more please be aware that the depth of 450mm is a recommendation and it may vary from place to place. We look forward to receiving your comments on liability.”

It was commented that this contractor should not be allowed to carry out any further works until the Clerk had seen sight of a Public Liability Insurance certificate. The clerk to reply with a holding email to Zurich awaiting the response from UK Power network **AGREED**

### **Skatepark and gym update**

Following the site visit by Cllr Seal , Cllr Chalk and Cllr McCarthy. The boards loose on the gym basketball stand had been fixed securely by Cllr Seal. Also the boards lifting on the skatepark had been screwed back down. Members asked the Clerk for a alternative quote for the jet washing identified on the report, cost of £1,181 by Safe play. The Clerk has provided photos for an alternative contractor. ( See below for quote )

Clerk was also asked to contact the original installation company and request quotes for replacement sign missing from one piece of equipment and rubber grip handles. The clerk has downloaded a manual to assist in possible repairs that can be carried out in house.

1. Quote to clean : Quote for £795+vat. TO WAIT TILL SPRING
2. Outdoor Gym - awaiting Quote Clerk has made contact with The Outdoor Gym Company and awaiting quote for parts
3. Charlie Luke asked to look at a possible path from gate at Skatepark to the existing tarmac. Clerk has spoken to Mr Luke on site and is awaiting a quote. Whilst on site the Clerk had also spoken about a path adjacent to the recycling area, the path is too narrow to tarmac and make an accessible path, it would then stop at recycling entrance and then restart so users would have to cross over the recycling access point. There is also a drain near to the entrance that wouldn't be able to be moved to make path wider. The easiest solution is a path to the gate and make the access out onto the A20 suitable slope ( may need KCC to advise as that part of the land belongs to them )
4. Sign for alerting cars re children playing – a sign can be purchased £10.84 with them a post kits in addition to the sign at a cost of £87.50, this would then need someone to dig prepare and cement a post in. Members agreed on a sign either side of the entrance to the access road,
5. and as discussed the cost would be doubled. Clerk to order two signs and relevant channels and clips so that the signs can be erected to the gate posts of access road.

**AGREED**

#### **Report by Old School Management Committee**

Site continues to be regularly used by Pre school Dance Studio, Railway and St. Edmunds Centre along with regular dance classes, gardening club and one off lets in the Old School building. The Dance Studio are presenting a show on 1<sup>st</sup> December at 4pm and local residents are invited to attend.

#### **Refurbishment of Car Parking area, Gamecock Meadow**

The car parking area is used by users of the village hall, community cupboard, skatepark and football clubs.

The surface of the car park was laid down when the hall was built 9 years ago. As a main user of the car park area the Village Hall Management Committee has agreed that the surface is now no longer fit for purpose and has over the last few months obtained quotes to renew the surface. The surface has suffered because the amount of use and the really bad inclement weather over the years has not permitted the grass to get established in the body of the car park area and therefore the sand has been lost and the surface is now very uneven and puddles.

Three quotes have been obtained ranging from £38,000 - £62,700 and the Management Committee has decided to Proceed with the block paving quote to match the approach road and lower parking area in the sum of £38,000.

The land on which the car park is sited is not part of the Village Hall Lease with the Parish Council, and the land remains under the remit of the Parish Council.

In order to fund this refurbishment a bid has been made to Sevenoaks District Council CIL Board for £17,000 and has been accepted for consideration at the Board meeting on 29<sup>th</sup> November. £3000 has been pledged from County Councillor David Brazier from his Members' Fund. £8,500 has been agreed by the Village Hall Management Committee and this leaves a shortfall of £9,500.

Taking into account the multi users of the area, the Management Committee is asking the Parish Council to contribute £9,500 from the CIL fund held by the Parish Council as this type of work has been accepted as an appropriate use of the CIL fund.

Cllr Seal asked about the spec to relay car park, he was concerned for the weight of vehicles turning on the block paving. He asked if three like for like quotes had been obtained, the two other quotes **w4ere** dearer and were for grass Crete blocks not block paving. Members asked if Community

Cupboard was making a contribution. They had not been asked as it was felt, not appropriate, taking account of their role and purpose . Cllr Seal asked why the Parish Council hadn't obtain the quotes it was explained Village Hall Management committee were helping to save time before the CIL Board meeting, which had a deadline for submission. After much discussion it was then put to Members to contribute £9,500 from the Parish Council CIL money towards to Car park project Proposed by Cllr Gray and seconded by Cllr I Bosley

**7 IN FAVOUR**

**CLLR SEAL AND CLLR McCARTHY OBJECTED**

#### **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.

Proposed by Cllr Gray and seconded by Cllr Chalk to accept the quote

**ALL IN FAVOUR**

#### **Matters Arising**

Tennis Court Gate was found and Clive would be asked to fix to the fencing when he has provided public liability certificate to continue working for Parish Council .

#### **Newsletter Items**

Handyman Ad

Parking on pavements

#### **December**

Monday 11th December - Local plan discussion on Parish Council response to consultation  
7pm Pavilion

Tuesday 12th December - Sevenoaks District Council drop in sessions West Kingsdown Village Hall : 4.30pm - 7.30pm

Monday 18th December - Parish Council Meeting 7.30pm St Edmunds Centre School Lane

#### **January**

Wednesday 3rd January - public drop in session for Local Plan 2-8pm Pavilion

Monday 8th January - General Purpose Committee - Pavilion 7pm

Monday 15th January - Finance Committee - budget/precept setting 7pm Pavilion

Wednesday 17th January Meeting with Gary Steadman re football at Gamecock 7pm Pavilion

Wednesday 24th January - Parish Council Meeting St Edmunds Centre 7.30pm

**Meeting closed at 10.15pm**