

**WEST KINGSDOWN PARISH COUNCIL**

The Pavilion  
London Road  
West Kingsdown  
TN15 6BZ  
15<sup>th</sup> November 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 22<sup>nd</sup> November 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.**

**Gary Steadman to talk about to the Parish Council regarding football at the Gamecock Meadow.**

**1. Apologies for Absence:**

**2 Declarations of Interest:**

**3. Plans:**

**APPEALS**

**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.

**SE/23/03139/FUL The oast House Nursery Ash Road:**

Clearance of existing nursery facilities and erection of 16 homes and associated parking and landscaping ( retention of existing Ost House ) New site access and pedestrian crossing

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

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

**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 Councilors to refuse.

**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

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**WEST KINGSDOWN PARISH COUNCIL**  
**Parish Council Agenda 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 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. Minutes of Previous Meetings**

To approve as a correct record the MINUTES of the Planning Committee held on Wednesday 25<sup>th</sup> October 2023 as attached.

To approve as a correct record the MINUTES of the Parish Council meeting held on Wednesday 25<sup>th</sup> October 2023

To approve as a correct record the MINUTES of the Planning Committee held on Monday 13<sup>th</sup> November 2023 as attached.

To approve as a correct record the MINUTES of the General Purpose meeting held on Monday 13<sup>th</sup> November as attached

To approve as a correct record the MINUTES of the Finance meeting held on Monday 20<sup>th</sup> November to be tabled

**4. 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.

**5. Diary Items.**

**6. Footpaths**

**7. 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 settlements **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

### 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. Im 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, an 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.*

*Im writing to you all to offer my services for the Tonbridge clerks.*

*Im 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."*

#### **8. Website:**

This has been unavailable since 4<sup>th</sup> October. Contact has been made with the web designer Keith Cass to try and fix the issue. This has 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 We have the option now to change provider or for members to decide to stay with this provider. The Clerk manages the content of the website.

#### **9. Pavilion:**

Awaiting roofer to visit the Pavilion as during the heavy rain the roof has 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 works when the roof is fixed

#### **10. Finance**

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

#### **11. Affordable Housing scheme update re scheme proposed in School Lane for 13 units**

English Rural are pleased to confirm 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 we have agreed to a clawback clause regarding Education contributions, in the very unlikely event the scheme create a surplus. This has complicated matters but they are hoping to have the S106 agreed and the planning consent issued by Christmas. They will be following up with the case officer as to how his report is progressing.

English Rural have 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.

#### **12.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 Play safe with a no obligation quote for any works identified.

Safeplay will 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 will also provide an obligation free quote for any remedial actions identified during the inspection.

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

Following the contractor digging through cables when replacing the fence an insurance claim was made to cover the cost of UK power Network. Various correspondence has 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 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.”

#### **14. Skatepark and gym update**

Following the site visit by Cllr Seal , Cllr Chalk and Cllr McCarthy. The boards loose on the gym basketball stand have been fixed securely by Cllr Sael. Also the boards lifting on the skatepark have been screwed back down. Members asked the Clerk for a quote for the jet washing identified on the report but at a 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 awaiting Quote for £795+vat.
2. Outdoor Gym - awaiting Quote
3. Charlie Luke asked to look at a possible path from gate at Skatepark to the existing tarmac. Whilst on site the Clerk has also spoken about a path adjacent to the recycling area
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. and if Members decided they wanted a sign either side of the entrance to access road as discussed the cost would be doubled

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

##### **16. 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.

#### **17. 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.

#### **18. Matters Arising**

#### **19. Newsletter Items**

#### **20. December dates**

Planning and Parish Council Meeting, Monday 18<sup>th</sup> December 7.30pm pm at Old School Hall  
School Lane

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

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