

**WEST KINGSDOWN PARISH COUNCIL**

The Pavilion  
London Road  
West Kingsdown  
TN15 6BZ  
19<sup>th</sup> October 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 25<sup>th</sup> October 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.**

**In attendance PC Wayne Owen to introduce himself as West Kingsdown Local Officer following Police restructuring**

**1. Apologies for Absence:** Cllr P Bosley, Cllr I Bosley, Cllr Chalk and Cllr Gray

**2 Declarations of Interest:**

**3. Plans:**

**TO BE RATIFIED**

**SE23//02824/FUL: Holmewood Knatts Valley Road:**

Demolition of existing detached house, garage and outbuilding. Construction of replacement detached house with associated landscaping works. Objection and comment

**SE/23/02783/LDCPR Holmewood Knatts Valley Road:**

Construction of a garden outbuilding incidental to main dwelling. Comment

**SE/23/02475/FUL: Knatts Valle Caravan Park :**

Proposed change of use of land for the formation of no.11 gypsy / traveller pitches comprising of the siting of 1 static caravan and 1 touring caravan per pitch, alongside erection of dayroom. Objection and comment

**SE/23/02084/HOUSE: 15 Phelps close**

Single side extension – Comment

**PLANS:**

**SE/23/02769/HOUSE: 2 Sherbourne close:**

Single storey side extension with solar panels

**SE/23/02765/FUL: Rear of Hillside Knatts Valley road:**

Demolition of existing outbuilding. Construction of a single storey detached dwelling with associated parking and new access. Bin and Cycle storage facilities. Landscaping

## **SE/23/02149/HOUSE 3 Hazelden Close**

Proposal 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

### **Appeals:**

**Land South of Hailwood Place School Lane:** outline application for up to 6 custom built dwellings/houses. With associated parking and biodiversity enhancements with some matters reserved. To be heard via hearing at SDC on 14<sup>th</sup> November at 10am

**Land East of Rising Sun Cotsman Ash Lane.** Use of land for domestic recreation – Hearing to be held at SDC Sevenoaks on 5<sup>th</sup> December at 10am

## **WEST KINGSDOWN PARISH COUNCIL Parish Council Agenda Wednesday 25<sup>th</sup> October 2023 St. Edmunds Centre School Lane.**

### **Members of the Parish Council:**

Cllr King (Chairman), Cllr M Richards ,Cllr D King, Cllr I Bosley,Cllr P Bosley Cllr Gray, Cllr Christie ,Cllr Mrs J Watchorn, Cllr P Chalk.

Apologies for absence: Cllr P Bosley , Cllr I Bosley, Cllr Chalk and Cllr Gray

1. 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 27<sup>th</sup> September 2023 as attached.

To approve as a correct record the MINUTES of the Parish Council meeting held on Wednesday 27<sup>th</sup> September 2023

### **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**

#### **Encroachment**

The letter from KCC to residents in Russetts Road and Kingsfield Road was circulated to members prior to delivery by Mr Barry as Garred by Parish Council

### **7. Correspondence**

#### **SDC licensing**

On 20<sup>th</sup> September the Licensing Committee approved proposed amendments to the current Hackney Carriage and Private Hire Licensing Policy to be consulted upon.

This is your opportunity to feed back to the Licensing Committee on the proposed amendments in order for them to take your comments into consideration.

Any comments must be made by **12<sup>th</sup> November 2023**

You can access the amended policy and a list of the main changes by clicking the following link :

[www.sevenoaks.gov.uk/taxipolicy](http://www.sevenoaks.gov.uk/taxipolicy)

Please forward any comments on the proposed changes to [licensing.officers@sevenoaks.gov.uk](mailto:licensing.officers@sevenoaks.gov.uk) or in writing to The Licensing Team, Sevenoaks District Council, Argyle Road, Sevenoaks, Kent TN13 1HG

## **8. Tennis Courts:**

Prior to the extension to the Community Cupboard the entrance was blocked off to the tennis courts by the side of the Community Cupboard building. The previous gate to the courts had long gone and the entrance was always left open. Last week the Contractor removed the board blocking the entrance and residents have complained that they can now no longer train or walk dogs off lead in the courts area. Tennis users have not made a complaint. There is a second entrance with a gate and whilst the main gate had been boarded this had given a secure area.

Members are asked if a gate is required but are also asked to be mindful if the courts are refurbished under a proposed project this new gate would be superseded by a new fence and gate. The area is mainly for the use of tennis and other recreational sports.

## **9. Pavilion:**

Members requested the Clerk if the Pavilion building contained RRAAC. Contact has been made with the architect Peter Evans who has confirmed that RAAC was not used in the construction of the Pavilion.

## **10. Finance**

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

## **10A. Audit**

External audit has been completed by Mazars external auditors with no financial accountability concerns - Their invoice is on the expenditure list for tonight's approval. Full set of accounts and audit will be included on the Parish Councils website

## **11. Burial ground Trees**

### **Quote 1 AP Trees**

Beech tree

Following the recent failure of the large low limb and the condition of a number of other large limbs present within the crown, I would strongly suggest carrying out a crown reduction on the whole tree to alleviate end weight and wind loading. This reduction will aid in reducing the risk of any future limbs. I have attached a costing to reduce the complete tree with the aid of a tracked cherry picker. We will inspect the upper canopy of the tree at the same time to note any defects that aren't visible from ground level. The cherry picker will help ensure no damage happens to headstones below from falling branches.

AP Trees have quotes £1,800

Oak - Crown lift to Aok to provide upto 3 metre clearance from ground level, Remove major deadwood and inspect upper canopy £280 + VAT

Beech - Remove snapped and hung up branches, Crown lift to provide up to 3 metre clearance from ground level and inspect upper canopy £170 + Vat

TOTAL £2,250

### **Quote 2 - Aztech Tree Surgeons -**

T1 Mature Beech

Large mature Beech with multiple large snapped out limbs which has caused large decay pocket within the crown and a large amount of decay within the stem. This tree is going to continue to have large limb failures if no works are undertaken.

Recommendation: Monolith to 10m - £4,650.00

T2 Oak - Poor included bark union at 2.5m. Recommendation: Reduce lateral branches by 2-3m using MEWP. - £950.00

T2 Oak

Recommendation: Cobra brace Oak with a 2 tonne kit to help prevent future stem/limb failure. £550.00 Total Value: £6,150.00 Vat(20%): £1,230.00 Total Inc Vat: £7,380.00

## **12. Pavilion**

### **CDL exterior Cleaning**

**Cllr McCarthy asked for a quote to tidy and clean the surrounding area around the Pavilion**

This is as follows

To remove the graffiti removal as well as the cleaning of the floor and de weeding in between the slabs.. The cost of this would be £485 including all materials and the clean up.

This price is honoured till next month , however, in a months' time CDL will be vat registered and will need to add the vat to this quote.

## **13. Report by Village Hall management Committee**

### **14. Bollard:**

Members are asked to onside the bollards at Hever Road: the wooden bollards on the opposite side to the shops are supplied and maintained by KCC, they are frequently damaged or rotten and KCC almost monthly are replacing them. KCC have asked if Parish Council want to consider a more permanent solution with metal " Manchester – style name " bollards at a cost to the Parish council. KCC may be able to purchase at a better rate and install as a joint project. The estimated cost is £200 per bollard and there are some 15 there.

### **15. Christmas lights**

For the past three years the Parish Couci have asked Gala lights to erect and take down Christmas lights. Members are asked to confirm if they wish these to go up in Hever Road this year. The cost would be £1,015 ex vat to install and remove the lights on Hever Road

### **16. Dog Bin**

The dog bin on Meadowbank has been requested to be moved. There is a post at the front land by the A20 on a marker post. It's held on by two jubilee clips. SDC want £150 to move the dog bin. Members to approve the bin to be moved by Parish Council. Members were asked to look at the position of the bin and discuss at this Parish Council meeting

### **17. Defibrillator**

New Battery has been ordered for Pavilion portable defibrillator – to note the Community cupboard also have an external defibrillator available at all times at the Gamecock Meadow.

## **18. Hever Road/ Hever Avenue and Cycle Lane London Road - Update**

### **19. Matters Arising**

### **20. Newsletter Items**

### **21. November dates**

Planning and General-purpose Meeting, Monday 13<sup>th</sup> November 7pm at Pavilion

Planning and Full Parish Council meeting Wednesday 22<sup>nd</sup> November at St Edmunds Centre School Lane at 7.30pm

Finance Committee meeting for grants and financial update TBC