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**WEST KINGSDOWN PARISH COUNCIL**

**Planning Committee and General Purpose Committee Meeting  
on Monday 17<sup>th</sup> June 2024  
The Pavilion London Road**

The Chairman opened the meeting and allowed Mr Rob Divers, South Darent Football Club to address the meeting.

**Minutes of Planning Committee**

**Members of the Parish Council:**

Cllr Watchorn ( Chairman ) Cllr I Bosley, Cllr Mrs P Bosley, Cllr S Gray, Cllr D King, Cllr Mrs M Richards,,  
Cllr R Seal , .

In attendance : 4 members of the public

**1.Apologies for Absence:** Cllr Gray

**2 Declarations of Interest:** None

**3. Plans**

**SE/24/01258/MMA: Streamhawk Croft Knatts Valley Road**

Amendment to 22/02342/FUL Comment 50% rule.

**SE/24/01289/HOUSE Dunluce Tinkerpot Lane**

Proposal Proposed single storey pitched roof detached double garage Comments

**SE/ 24/01493/WTPO : Broomycroft, Cotmans Ash Lane**

Various works to trees information only - noted

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

Provision of planted platform to screen M20 motorway with ecological enhancements including planting 1736 trees. Amended information. Objections

**SE/24/01456/PAE : 3 Gap Close, London Road**

Prior notification of a single storey rear extension which extends 8.00m beyond the rear wall of the original dwelling house with a maximum height of 3.95m and eaves height of 2.40m. Noted

**SE/01415/HOUSE : Bethel, London Road**

Demolition of existing conservatory and construction of single storey rear extension with associated internal alterations. No objection

**SE/01417/HOUSE: 29 Southfields Road**

Demolition of utility and construction of single storey rear extension, rooflights to side elevations and alterations to fenestration. No objection

**SE/24/000781/CONVAR : 3 Abbotswood Bungalows, London Road**

Variation of condition 3 of 22/01084 rear extension and removal of front porch. Replacement of existing outbuilding with a new building, amendment to substitute plans for lowering height and parapet wall. This application is to be considered at Development Control Committee on 20<sup>th</sup> June 2024 at the SDC Council Offices. It was agreed that Cllr Ian Bosley will attend and speak on behalf of the Parish Council.

**APPEAL DECISION**

**Tyro, St Clare Hill Road, West Kingsdown**

The appeal is dismissed as the proposed single storey detached double garage. The Inspector writes "Given that it has not been demonstrated that the proposed development would not harm the woodland the scheme would be contrary to the development plan when taken as a whole. There are no material considerations worthy of sufficient weight that would indicate a decision otherwise than accordance with it. The appeal is therefore dismissed."

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**WEST KINGSDOWN PARISH COUNCIL****Minutes of General Purpose Committee meeting  
Monday 17<sup>th</sup> June 2024  
The Pavilion London Road****Members of the Parish Council:**

Cllr Mrs M Richards ( Chairman ) Cllr I Bosley Cllr Mrs J Watchorn, Cllr S Gray, Cllr D King,  
Cllr Mrs P Bosley, Cllr R Seal..

In attendance 3 members of the public

**1. Apologies for Absence:** Cllr Gray**2 Declarations of Interest:**

**3. Footpaths SD 273 :** It was noted that a resident had called into the office to complain about cars on the footpath near to Kingsingfield Road and thought that a kissing gate would be a good idea. From Members local knowledge it was also noted that vehicle access is required in this area to service the horses and that the footpath is very wide at this point.

**4. Correspondence:****Capital Grants to Parish Councils**

Grant funding is available from the Government's UK Shared Property Fund. £4000 has been made available to each parish to support capital works. This is being organised by SDC and it was agreed that Cllr P Bosley register an interest with a view to using the funding to support the works in The Pavilion.

AGREED

**Garden Waste : Land adjacent to 105 Millfield Road**

Letter from resident of 105 Millfield Road to advise that domestic garden waste is being dumped on Parish Council land. The grass cutting etc are dumped against trees which could cause a fungal infection to the trees, It was agreed that a letter be sent to local residents requesting that garden waste is disposed via that SDC garden waste collection scheme or in within their own properties..

AGREED

**Kent Police : Sevenoaks Independent Advisory Group**

The next meeting is to be held on Thursday 18<sup>th</sup> July at Swanley Town Council, St Mary's Road, Swanley 18.30 – 20.00. Cllr R Seal will be attending.

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**Trees : Thornbank., Blackthorn Close**

Letter from resident living in Blackthorn Close concerning two oak trees located on land owned by the Parish Council.

**Tree : 78 Millfield Road**

Resident called into the office to report tree overhanging her property from land in Parish Council ownership. Cllrs Watchorn and Richards to investigate both the above and report back to Parish Council Meeting 26<sup>th</sup> June.

AGREED

**5. Football update**

Both Hartley and Kingsdown Racers will be playing on the Gamecock next year, both have expressed an interest to remain on the pitches they play on Top pitch Hartley and Kingsdown Bottom Pitch. This is for season 2024-25 with trainings continuing off pitch during the summer months. Friendlies to start in August. Both have concerns if too many games are played on the same pitch as already some games last winter were cancelled due to poor condition of the pitch, this would be made worse if two teams played on the same pitch on a weekly basis. They feel the pitches would not accommodate South Darenth also.

Members noted these comments and the appeal made by Mr Divers. It was proposed by Cllr Mrs Bosley, seconded by Cllr I Bosley, that we do not jeopardise the current working arrangements of Hartley and Kingsdown Racers by overplaying the pitches, as has happened in the past, and South Darenth be advised that we cannot accommodate them.

5 IN FAVOUR

1 ABSTENTION

## 6. Community Warden Update

The article advising residents of the change in the service and the possibility of funding our own Warden with the adjoining 3 parishes and the cost implications will appear in July SEKAM, Parish Council Website and noticeboards. No further meeting has taken place with the other parishes/KCC.

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## 7. London Golf Club update

The Golf Club are proposing a hotel complex with leisure facilities, the design being more in keeping with the surrounding landscape, the location being mainly in Tonbridge & Malling Borough. Further consultation with the local community is planned. As part of the provision there is a plan to build a MUGA on land fronting the A20 just past Stansted Lane, and they say this will be available for local community use.

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## 8. Risk Assessment

The Risk Assessment was reviewed and amended. To be formally accepted at a Parish Council Meeting.

## 9. Pavilion redecoration

Spec sent to Three contractors

The Pavilion, London Road West Kingsdown Kent TN15 6BZ

We would like to invite you to quote for the following works

Loft Area : replace 6 plasterboards to the roof area where existing boards are "mouldy". Changing Rooms : Supply and fit plasterboard to ceiling joists (3), artex to match as near as possible.

Make good around the join between walls and ceiling

Gents Toilets : Repair Ceiling and paint, repair round window and paint wall where urinals are placed

Ladies Toilets : Lobby : Repair Ceiling and paint – Electricians repair one light fitting and extractor fan (replace?).

NOTED

## 10. Paving at Pavilion Library

Contractors have been asked to quote for paving slabs and quotes are awaited

NOTED

## 11. Tennis Courts

Request from users of the tennis courts - these users use the court regularly and last year kindly painted the lines for free labour Parish Council just paid for the paint

*"I dont know if you remember me - its nearly a year since our first communications - but I was the guy that painted the lines on the tennis courts at West Kingsdown last summer.*

*We are still regularly playing up there week evenings and weekends throughout the year and making the most of the court. It's become a second home to us now – which keeps us out of trouble at home.*

*Just wanted to ask - currently the net is in need of some repair - one of the support posts is leaning at a very 'non straight ' angle. With the additional that the handle that raises the net up and down also doesn't work - means the net sags and isn't tight or at the right height.*

*Unfortunately this effects the playability of the court now - I was wondering if there was any chance this could be looked at to try and repair this - I know the long term plan will hopefully be to totally rejuvenate the court - but this might be a cheaper, interim fix to keep the court usable for a little bit longer? It would be a real sad loss to us if the net gets worse as we wont be able to play on the court any more.*

*We meet your colleague Roy a few weekends ago , who kindly swept up the court after a whole load of glass bottles had been smashed across it (it looked like a party had been held on the court and sadly been mistreated) He mentioned about the possibility of adding the missing gate back on and potentially locking the court.*

*We have also found that on some occasions dog owners sadly let their dogs foul on the court and don't clear it up - which obviously isn't nice when we go up to play on it - This might also be prevented if the gates were able to be locked.*

*Sorry -I just wanted to share this with you as its a great little court that's getting mistreated and its a shame to let it go to ruin.*

From Members discussion there was general agreement that some work needs to take place and try and locate the missing gate. It was agreed that Cllr Seal investigate costs re posts/net/installation and report back. Adjacent trees need to be cut back and this could be a job for the grounds contractor.

AGREED

### **12. Fallen Tree Florence farm**

The office were informed of the tree and The Clerk has been in contact with Sevenoaks to ask them to contact Florence farm, To no success,

*“On January 21<sup>st</sup> 2024, a tree located on Florence Farm Park land fell onto my property (94 Millfield Road, West Kingsdown). The tree stump actually has 3 main branches, one fell onto the public footpath and the other fell onto my house.*

*I have resolved the matter of the tree on my house, which caused significant damage but, the tree still remains on the footpath and I am concerned about the remaining stump and other trees that are situated along the boundary fence. The tree that has fallen onto public land encroaches the footpath and obscures the view of the lovely woodland from our living room window. The tree has been trimmed a couple of times during routine maintenance of the woodland which solves the issue of it lying on the footpath but, it is yet to be removed. I have been back and forth with a number of authorities on this matter and after finally being redirected to you, I hope that you can help and remove the fallen tree.*

*Moreover, I have tried to get in contact with the owners of Florence Farm Park multiple times to discuss the matter but, have been unsuccessful. I have even been in touch with the housing association who following an annual inspection have stated that Florence Farm Park must be responsible for ongoing maintenance of their trees. However, they have also been unable to speak with the owner directly. The third branch of the tree is still standing but, with further bad weather there is the risk that it may also fall onto my house, a situation that I am obviously keen to avoid. There are also a number of other trees along the boundary that would benefit from some maintenance and height reduction so that they do not pose any risk in the future, and I would like to address this too. “*

This situation was noted and Members asked if District Councillors could request the Team who regulate mobile park home sites contact the owner of Florence Farm regarding the boundary trees. Cllr Seal agreed to see if he could assist with the immediate problem of the fallen tree.

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### **13. Community Cupboard : proposed extension**

It was proposed by Cllr I Bosley, seconded by Cllr King, that it be recommended to Council that support is given for the community cupboard to proceed with the planned extension to the rear of the building. This will accommodate an office and secure storage of personal items ie coats and handbag, allowing the front smaller office to be used by Police, Hero Team, Citizens Advise, KCC Community Warden and many more agencies for confidential face to face advice. However the Council would not like to see any further extension of the building, taking account that it is located in the Green Belt.

ALL IN FAVOUR

### **14. Meetings**

Planning and Parish Council Meeting, Wednesday 26<sup>th</sup> June 2024 : 7.30pm at St Edmunds Centre.