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WEST KINGSDOWN PARISH COUNCIL
Minutes of Parish Council Meeting
Wednesday 26th June 2024

Present : Members of the Parish Council: Cllr Mrs P Bosley (Chairman), Cllr D King (Vice Chairman), Cllr I Bosley, , Cllr Mrs M Richards, Cllr R Seal, Cllr Mrs J Watchorn.
Members of the Public : 11, Cllr D Brazier (KCC), Cllr E Bulford (SDC), Mr R Barry Footpaths Officer

Chairman's Announcement

It is with regret that the Parish Council has received the resignation of the Clerk, Mrs Lynda Harrison. The Council places on record its appreciation of the 18 years' service Mrs Harrison has given to this Council and the local Community and sends best wishes for her future. RECEIVED

Interim Arrangements:

RESOLVED: The Council formally approved the interim arrangements that Cllr Mrs Bosley act as Acting Clerk/RFO on a voluntary basis, assisted by all Members of the Council, noting that an advertisement will be published at the end of this month for a replacement Clerk/RFO. ALL IN FAVOUR

Members of the Public & Councillors who wish to raise matters

Highway issues:

- a) An update regarding the request for yellow lines on the corner of London Road/Fawkham Rd As vans park in this area causing restricted views. This matter would be chased with SDC.
- b) Weeds and long grass in central reservations requiring urgent attention as the "burrs" cling to animals and can cause infection. Report to Kent Highways.
- c) Cars for sale on the Highways verge, London Road adjacent to Texaco garage with the Grass verge being replaced by hardcore material. Report to Kent Highways.
- d) London A20/Fawkham Rd: variety of signs including "Car Sale Sign" opposite Crowhurst Lane, various yellow "New Homes for Sale Signs" attached to street furniture said to be a distraction To road users. Report to SDC
- e) Recent grass cutting along A20 of poor standard and areas left in a mess.
- f) Cars parked frequently on the central reservation in the vicinity of the Portobello Pub.

Hever Road Shops: weed growth in front of the shops. On previous occasion this was tidied up by a community event with residents helping. This could be considered again.

Footpath between Fawkham Rd / Crowhurst Lane : overgrown and needing to be cut back. Report to KCC.

Car Park rear of Co-Op : surface poor state of report with large hole posing a risk to vehicles. Contact to be made with landowner.

Brands Hatch Liaison Group: Replacement representative following resignation of Clerk. Next meeting August. Agenda item.

Church Woods : motorbikes using the woods on a daily basis, Report to local police and SDC Community Safety Partnership. Cllr Watchorn said that the Bylaws prohibit this use and signs can be put up but they are not enforceable.

Resignation of Clerk: Members of the public expressed their concern regarding the Clerk's resignation and asked for details relating to the resignation and claims of harassment. Information was not given due to GDPR and the personal nature of the requests. It was noted that the letter from the Clerk had been logged. Cllr Seal requested that the Clerk's resignation and other resignation letters be posted on the Council's website. Permission would be required from the persons concerned before any decision could be made.

The resignation of Stephen Gray was raised and noted that it was rescinded within hours, when he was made aware that it was not a requirement for him to resign, and that his leave of absence could be extended due to his ongoing medical treatment.

Bus shelter adjacent to Portobello Pub: Requires minor repairs.

Planning Committee Minutes

Members of the Parish Council: Cllr Mrs J Watchorn (Chairman, Cllr I Bosley (Vice Chairman), Cllr Mrs P Bosley, Cllr S Gray, Cllr D King, Cllr Mrs M Richards, Cllr R Seal.

1. Apologies for Absence: Cllr S Gray

2 Declarations of Interest: None

3. Plans:

SE/24/01432/HOUSE: 33 Oaklands Close

New Single storey rear extension and conversion of roof space to habitable rooms with front and rear dormers. Objection and comment.

SE/24/00781/CONVAR: 3 Abbotswood Bungalows, London Road

At the SDC Development Management Meeting on 20th June 2024 this matter was deferred to allow the drawing to be clarified This follows concerns raised by third parties' - officers made a further site visit to the neighbouring property and further measurements were taken. Received

SE/24/01646/WTPO

Land East of Chancel Close: Crown lift to clear garage roof by 2m of Oak tree behind garage block. Noted.

SE/24/01624/WTPO

25 Kaysland Park, London Road: Tree removal. Cllr Watchorn will visit site to look at tree.

SE/24/01431/HOUSE

68 Hever Avenue: demolish existing conservatory. Single storey rear extension. Loft conversion Alterations to fenestration, exterior insulation cladding, new brick slips with gate, rooflights, new fence. Landscaping to include terrace and front boundary. Deferred comments due 17th July 2024.

**Minutes of Parish Council Meeting
Wednesday 26th June 2024 2024
St. Edmunds Centre School Lane.**

1. Apologies for absence: Cllr S Gray,

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

3. Parish Council Vacancies

SDC has advised that the vacancy from the resignations of Cllr Christie and Cllr Bennett can be filled by co-option. We now have three vacancies that can be filled by co-option. The expiry date for the call of an election for the other one vacancy from the resignation of Cllr McCarthy is 26th June 2024.

RCEIVED

4. Minutes of Previous Meetings

The MINUTES of the Planning Committee held on Wednesday 22nd May 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 Annual Parish Council meeting held on Wednesday 22nd May 2024, were submitted. It was moved from the Chair that they be signed as true record.

ALL IN FAVOUR

The MINUTES of the Planning committee held on Monday 17th June 2024, were submitted. It was moved from the Chair that they be signed as a true record and recommendations implemented.

ALL IN FAVOUR

The MINUTES of the General Purpose Committee held on 17th June 2024, were submitted. It was moved from the Chair that they be signed as a true record and recommendations implemented.

ALL IN FAVOUR

5. Any Urgent Business

The Chairman ruled that any business received since the despatch of the agenda, by reason of special circumstances, be considered, to avoid any undue delay and have up to date information.

6. **Diary Items:** none.

7. Footpaths

FP269: Footpath between Fawkham Rd / Crowhurst Lane : Mr Barry said he would check the condition of this path and report back.

Stacklands Wood: Mr Barry reported he had seen 5 notices posted in the woods advising "Private Wood no public access". He advised to date no one had reported being challenged. He requested the Parish Council obtain from KCC, Evidence of Use forms for local people to complete in order that a challenge can be made to continue public use of the woods, which is known to have taken place for over 20 years.

8. Correspondence

Co-Housing for Older People: SDC

Notification that the Council has decided not to undertake any resident engagement within the local community until later.

- The adopted Local Plan (Core Strategy 2011) has no reference to self-commissioned housing (which includes cohousing). This means there are currently no policy "hooks" in place on which we could support a cohousing scheme on either a rural exceptions housing site or as a part of the affordable housing provision on a major development site. A relevant policy is contained in

- the new Local Plan 2040. It is anticipated a Regulation 19 consultation on Plan 2040 will take place later this year and once submitted, the policies contained in Plan 2040 will gain weight. This would greatly assist the trajectory of any planning application submitted
- the Council is reliant on the independent Rural and Community Enabling service (RACE) to lead on community led housing. RACE's knowledge, expertise and capacity are essential to take the cohousing project forward. The RACE service is currently funded until 30 April 2025. The Council is working with the RACE Steering Group to try to identify new funding in order to secure the continuation of service. Unfortunately, at this time, the future of the RACE service is by no means certain due to the very challenging financial climate. If the RACE service ceases to exist from 1 May 2025, the Council would be unable to take the project forward on its own.

The Housing and Planning teams will continue to work with RACE to develop step by step delivery pathways with a focus on financial models for delivery.

Liz Crockford, enabling Officer, will be back in contact next Spring when the position of the RACE service will be clarified, and we can take the project forward.

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Family Fun Day: Monday 5th August Gamecock Meadow

Activities supported by Millwall Football Club and refreshments supported by the community Cupboard, 10.30am – 1.30pm.

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9. Finance

- a) Details of income and expenditure were tabled. Income received £1947.84. It was proposed by Cllr I Bosley, seconded by Cllr King, that payments totalling £10.422.86 be paid.

5 IN FAVOUR
1 ABSTENTION.

- b) Following the resignation of Cllr McCarthy, to appoint a Councillor to carry out Internal quarterly finance check. Agreed this be deferred until we had more Councillors appointed.

10. Property Risk Assessment

RESOLVED to ratify the amended property risk assessment discussed and amended on the General-Purpose Meeting on 17th June 2024. Proposed by Cllr Watchorn, seconded by Cllr I Bosley.

ALL IN FAVOUR

11. 15 Millfield Road: Insurance Claim

The matter of damage to the property of 15 Millfield Road, claimed to be from a tree on the Council's land, has been referred to the Council's insurers. They advise that as the property is not covered under the Council's building insurance, they cannot pursue the claim. The resident will need to go through their own insurance company and if appropriate make a liability claim against the Council.

RESOLVED that the resident be advised of the council's insurers position.

12. Co-Option of Persons to fill vacancies

The Council has received six indications of interest and to date one application form has been received. It is proposed, for Members consideration that the evening of Wednesday 17th July 2024 be set aside for interviews to be held. Location: the Pavilion starting at 7.30pm

AGREED

13. Matters Arising

Hever Road Shops: line marking of parking bays

This will be carried out on 9th July at 5.30am. As agreed, the disabled parking bay will be moved to the space nearest to the new location of the Co-Op shop.

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Village Hall Car Park

The Chairman advised that this matter had been raised with KALC and the Monitoring Officer at SDC. The full scenario was present and the response received from the Monitoring Officer was that on the basis of the information in the email it sounds as if this is a non-pecuniary interest which has been declared. If the roles were paid, they would instead be pecuniary interests, therefore on this basis there is no breach of the Cod of Conduct.

However, Members should bear in mind that they are absolutely obliged to avoid apparent bias or predetermination when making decision for the Parish Council.

A full copy of the scenario and the full response was circulated to Members on 31st May 2024.

Car Park: Cllr Bosley confirmed that any damage caused to cars using the car park by the current surface would be covered by the Parish council's insurers. Users would have to claim from their own insurers and then it would be up to that company to redress against the Parish Council.

Outdoor Gym Surface; Gamecock Meadow; Cllr Seal meeting with second contractor 27th June 2024.

Trees: Millfield Road: Cllr Watchorn reported visiting the site.

- a) Ash tree: adjacent to No 80 Millfield Road : ash die back
- b) Tree canopy over the path Nos 74 / 78 Millfield Road

Cllr Watchorn to meet tree surgeon on site to obtain quote for works.

Trees Thornback: Cllr Watchorn to visit site and report back.

Florence Farm Fallen tree. Assistance to be requested from SDC Councillors in resolving this matter.

14. Newsletter/ Website Items

- a) Parish Clerk Job Vacancy
- b) Community Warden Survey

15. July 2024 dates

Co-Option Interviews: Wednesday 17th July 2024, The Pavilion, at 7.30pm

Parish Council Meeting, Wednesday 24th July 2024 7.30pm pm at St Edmunds Centre

Meeting closed at 9.45pm