

**WEST KINGSDOWN PARISH COUNCIL**  
**Minutes of the Planning Committee**  
**Held on Monday 12<sup>th</sup> August 2024**

**Members Present:** Cllr J Watchorn (Committee Chairman)  
Cllr I Bosley  
Cllr P Bosley  
Cllr A Blackburn  
Cllr M Richards  
Cllr M Stoneham

**In Attendance:** S Fishenden – Locum Clerk  
Two members of the public

**Item 1: Apologies for Absence**

Apologies were received and accepted from Cllr D King and Cllr R Seal

**Item 2: Declarations of Interest**

There were no declarations of interest.

**Item 3: Plans**

**SE/24/01603/CONV : Sunnyside, London Road**

*Variation of condition 3 (drawings) and removal of condition 10 (Arboricultural Method Statement and Tree Protection Plan) of 23/03479/OUT for the Outline application for a new dwelling (two bedroom bungalow) with some matters reserved to take into account revised plans to the footprint of the development with internal layout change to shift the proposed bungalow outside of the trees root protection area.*

The members of the public present explained the context to the application, the outline application had been approved but they now wished to revise the footprint to save on the cost of construction materials.

It was agreed the Council would raise no comment to the application.

PROPOSED: Cllr Stoneham: SECONDED: Cllr Blackburn. There were four votes in favour and two against. The motion was carried.

**SE/24/01652/FUL : Oaklands, London Road**

*Demolition of existing buildings and erection of new building for use within Use Classes E(g) (ii) or (iii) or B8, with associated landscaping and parking.*

It was agreed to object to this application on the grounds that the development would be intrusive in the Green Belt, and that the Parish Council did not deem the site suitable for commercial development.

PROPOSED: Cllr P Bosley. SECONDED: Cllr I Bosley. All in favour.

**SE/24/01823/HOUSE : Tyro, St Clere Hill Road**

*Erection of detached garage and car port*

It was agreed to submit the following comment:

“1) The proposal would be totally inappropriate development on this Ancient Woodland site that is not only covered by a Tree Preservation Order and Article 4 Direction, but is also within the Green Belt and Kent Downs National Landscape Area.

2) The proposal is in conflict with Government policy on Ancient Woodlands that states, “Ancient Woodlands are irreplaceable. They have great value because they have a long history of woodland cover. It is Government Policy to refuse development that will result in the loss or deterioration of irreplaceable habitats including ancient woodland unless there are wholly exceptional reasons”, of which there are none in this case. The Forestry Commission advises that “One of the most important features of Ancient Woodlands is the quality and inherent biodiversity of the soil that has been relatively undisturbed physically or chemically. This applies to both Ancient Semi Natural Woodland (ASNW) or Plantations on Ancient Woodland Sites (PAWS). Direct impacts of development that could result in the loss or deterioration of Ancient Woodland or Ancient Veteran Trees include: damaging or destroying all or part of them (including their soils, ground flora and fungi), damaging roots and understory (all the vegetation under the taller trees) damaging or compacting soil around the tree roots. It is therefore essential that the ancient woodland identified is considered appropriately to avoid the above impacts.”

3) The proposed building would far exceed the 40sqm limit and there appears from the plan to be another two outbuildings already on the site.

4) On 22nd October 2021, in respect of an earlier application on this site, an Officer from the Kent Ecological Advice Service wrote, “We highlight paragraph 180 of the NPPF 2021, which states, “development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists”.

The designation protects ancient woodland sites from development even if they have been cleared, and any development within ancient woodland sites is unacceptable (unless deemed wholly exceptional by the planning authority and a suitable compensation scheme has been proposed). Therefore, we advise that this application is refused. As previously stated, we would remind the applicant that the site is surrounded by a highly sensitive, irreplaceable and relatively rare habitat.”

PROPOSED: Cllr Watchorn. SECONDED: Cllr I Bosley. All in favour.

**SE/24/01857/FUL : Portobello Inn, London Road**  
*Installation of kitchen extraction system*

It was agreed to make no comment.

PROPOSED: Cllr I Bosley. SECONDED: Cllr Stoneham. All in favour.

**SE/24/01904/LBCALT : Knockmill, Tinkerport Lane**  
*Internal refiguration, relocate staircase, opening kitchen and dining room, re-arranging bathroom to create shower*

It was agreed to make no comment.

PROPOSED: Cllr I Bosley. SECONDED: Cllr Watchorn. All in favour.

**SE/24/01908/DET 106: Land East of Westfield Cottages, Fawkham Road**  
*Details of community Benefit Plan & Economic Development Strategy re schedule 1 Schedule 2 of S106 Legal Agreement – re 22/01960 for a training academy facility.*

It was agreed to make no comment.

PROPOSED: Cllr I Bosley. SECONDED: Cllr Stoneham. All in favour.

***The meeting closed at 8:20pm***

**WEST KINGSDOWN PARISH COUNCIL**  
**Minutes of the General Purposes Committee**  
**Held on Monday 12<sup>th</sup> August 2024**

**Members Present:** Cllr M Richards (Committee Chairman)  
 Cllr I Bosley  
 Cllr P Bosley  
 Cllr A Blackburn  
 Cllr M Stoneham  
 Cllr J Watchorn

**In Attendance:** S Fishenden – Locum Clerk  
 Two members of the public

**Item 1: Apologies for Absence**

Apologies were received and accepted from Cllr D King and Cllr R Seal

**Item 2: Declarations of Interest**

Cllr M Richards declared an interest in Item 9 as she is an allotment plot-holder.

**Item 3: Footpaths**

Cllr P Bosley reported that the footpath opposite School Lane had been reported to KCC, the footpath is not obstructed, and a sign can be erected.

In addition, Cllr Bosley reported on her discussions with Mr R Barry regarding Stacklands Wood and claiming rights-of-way. The evidence forms will be prepared for each route and there are six footpaths where PROW claims will be attempted.

It was agreed to make an informal approach to the landowner about future plans for Stacklands Wood.

**Item 4: Correspondence**

a) Disabled Parking Space :Hever Road Shops

*Two people have expressed concern regarding the new siting of the disabled parking bay outside the Hever Road Shops.*

A site inspection has been made and it has been agreed to monitor the situation for now and review in October 2024. An agenda item will be placed on the Full Council agenda for October.

b) KCC Local Transport Plan Consultation:

*KCC has launched a county-wide consultation on the new draft plan and to help the council make the case for future funding for delivering improvements. Invitation to take part in the LTP5 consultation at [www.kent.gov.uk/ltp5](http://www.kent.gov.uk/ltp5) and there is a drop in session at Sevenoaks Library on 23<sup>rd</sup> August 2024 between 12 – 4pm where proposals for the relevant district can be viewed.*

Cllr A Blackburn agreed to review the consultation and report back to the September committee meeting.

c) The Community Cupboard 5 year Celebration

*Invitation to join the Community Cupboard Team, its supporters and many local services to celebrate their 5<sup>th</sup> Anniversary on Monday 16<sup>th</sup> September 2024, 10-12noon at The London Golf Club. TN15 7EH.*

It was agreed Cllr I Bosley, Cllr P Bosley and Cllr M Richards would attend on behalf of West Kingsdown Parish Council. The offer would also be extended to Cllr D King and Cllr R Seal who were not present at the meeting.

**Item 5: Trees - Tree Inspection Report - Alltree Consultancy**

- a) Burial Ground
- b) Thornbank, Blackthorn Close
- c) Pound Bank
- d) Millfield Road

Copy of the report circulated separately. Members decision required.

It was agreed that three quotes would now be sought for the works identified within the report. APG, Down to Earth and Omega Tree Surgery would be invited to quote.

PROPOSED: Cllr I Bosley. SECONDED: Cllr Stoneham. All in favour.

**Item 6: Football : Gamecock Meadow**

Hartley De Sales Football Club has advised that they will not be using the ~Gamecock for next season.

An approach has been made from Otford Football club and they are considering use of the field.

Cllr P Bosley provided an update to the Committee, that she, Cllr I Bosley and Cllr A Blackburn had met with a representative from South Darenth; Mr A Townsend. They were wanting to hire the top part of the Gamecock field for three mini teams.

They would line mark the pitches and would use it on Sunday morning and afternoons. They would not require use of the changing rooms but would need to create a small storage area which they'd be responsible for maintaining. The proposed sizing and plans for the storage area will be submitted to Council for consideration.

They will be charged an annual rental of £1500 per annum plus hire of the refreshment room once Cllr P Bosley has confirmed Kingsdown Racers do not require this. South Darenth will be offered first refusal of the pitch every year.

**Item 7: Pavilion refurbishment**

Spec sent to Three contractors :  
One quote has been received as follows:

**HSO Contracts Limited**

Loft Area

Remove and dispose of x 7 damaged plaster boards from loft area

Re fit x 7 9mm plaster boards, fill gaps and sand to smooth finish.

Changing Rooms

Fit insulation to the x 2 ceilings in changing rooms and fit 9mm plasterboard to exposed area.

Repair walls above showers where water has damaged walls,  
re skim both ceilings using multi finish plaster and paint with white bathroom emulsion,

Gents Toilets

repair ceiling, around window and behind urinals paint with white emulsion,

Ladies toilet and lobby area

Repair ceiling and paint area with white emulsion,

replace one light unit with 1x led unit and replace 1x extractor fan

Leaving site clean and tidy

Cost £3895

Funding for this refurbishment has been received from SDC, part of the Government Levelling Up funding  
Covering the full cost of the refurbishment.

It was agreed to accept the quote received from HSO Contracts, and to utilise the Levelling-up funding received.

PROPOSED: Cllr Stoneham. SECONDED: Cllr Blackburn. All in favour.

**Item 8: The Pavilion - Cracks in Brickwork**

Quotation has been received from Catlech Designs Limited, Clive Lewis I.Eng AMISAtructE MICE, to visit site and provide a brief report relating to the cracking issues above the shutter circa £600 - £750 subject to final input required.

It was agreed to accept the quote received from Catlech Designs to conduct a survey and produce a report.

PROPOSED: Cllr Stoneham. SECONDED: Cllr Blackburn. All in favour.

**Item 9: Allotments**

Cllr Richards has raised the following points:

a) I understand it is illegal to sell, supply, store or use metaldehyde slug pellets. A few years ago the Parish Council agreed to ban weedkiller use following a complaint by the Hever Avenue holders. I assumed that applied to Beacon Row too.

I wouldn't use either product but would like to ask if this could be put on the contracts in case there are any allotment holders who don't know about these bans?

b) could the overhanging leylandii trees branches please be cut back in the late autumn/winter when ground plants have stopped producing fruit, as they are extending over my plot?

It was agreed that the allotment agreements and renewal notices would contain reminders regarding the ban on glyphosate and metaldehyde use within the allotments.

It was also agreed that the Council would write to West Kent Housing regarding the overhanging leylandii tree from the property on Vernon Close. Cllr Richards would provide photographs to accompany the letter.

**Item 10: Mobile Phone for the Council**

Members are asked to give consideration to a Council Mobile Phone. This will facilitate the use of the card reader for payments for refuse/garden sacks, allotments etc.

It was agreed that Cllr Stoneham would explore a suitable option for introducing a council mobile phone.

PROPOSED: Cllr I Bosley. SECONDED: Cllr Blackburn. All in favour.

**Item 11: Tennis Courts**

Update from Cllr Seal.

In the absence of Cllr Seal, Cllr P Bosley provided a verbal update to confirm that the post sockets in the tennis courts need to be dug out and remade. Also the nets need to be found, Cllr Stoneham would check the Pavilion loft on Friday.

Cllr P Bosley raised the funding received from Southern Water that can be used towards upgrading the tennis courts, and it was agreed there was a need to identify what works would be required and to break this down into a three-phase plan of improvements.

**Item 12: Meetings**

Co - Option Meeting : Wednesday 21<sup>st</sup> August 2024, the Pavilion, 7.30pm  
Planning and Parish Council Meeting, Wednesday 28<sup>th</sup> August 2024 : 7.30pm at St Edmunds Centre

Cllr J Watchorn confirmed her apologies for the meeting on the 21<sup>st</sup> August 2024

***The meeting closed at 9:17pm***