

WEST KINGSDOWN PARISH COUNCIL
Parish Council Meeting
held on Wednesday 28th August 2024

Members Present: Cllr Mrs P Bosley (Meeting Chairman), Cllr I Bosley, Cllr D King
 Cllr M Richards, Cllr R Seal, Cllr M Stoneham.

In Attendance: S Fishenden – Locum Clerk
 Cllr D Brazier – County Councillor, Cllr E Bulford – District Councillor
 Twelve members of the public

Apologies : Cllr Watchorn, Cllr Blackburn and Cllr Matthew, along with District Cllrs. Harrison and Malone

Locum Clerk

To confirm the appointment of Mr Shaun Fishenden to act as a locum to assist the Council with meetings and minutes.

It was agreed that Shaun Fishenden be appointed as Locum Clerk to assist the Council in the interim period whilst the recruitment process was ongoing.

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

Members of the Public & Councillors who wish to raise matters

- A resident enquired regarding the possibility of double yellow lines at the junction of Fawkham Road and London Road. The Chairman confirmed it had been reported to SDC and their current allocations for 2023/24 had been reached but it would be put forwards for the next financial year. The Parish Council would have this as an agenda item in six months' time.
- There were reports of motorbikes in Church Road around 5pm-5:30pm in the evenings. There was also suspected drug taking in the Church car park. Cllr Seal would report this at the next meeting with the Police.
- SD278 :The footpath sign opposite School Lane is broken off and needs repairing. The Parish Council would report this.
- SD 259: The right-of-way from School Lane – Pells Lane, there is a cattle feed by the kissing gate which is obstructing the path. Parish Council would report this to KCC so landowner can be asked to move the obstruction.

Mr Birley provided an update on the Brands Hatch Liaison Group

- Jonathan Palmer had confirmed he was fully aware of the concerns around the derelict buildings following the B&P Coachworks fire a few years ago. He would be bringing forward plans to redevelop this site imminently for new industrial units

Cllr Bulford provided the following updates:

- SDC is considering the next steps regarding Hays Farm as the landowner had admitted the site was being used for dog walking
- A site visit is to be attended by Cllr Harrison regarding the corner of Hever Avenue/Hever Rd and the need for enforcement to resolve the parking on double yellow lines
- There is currently a dispute over land ownership regarding the condition of the car park at the rear of the Co-op

**Minutes of Planning Committee
held on 28th August 2024**

Members Present Cllr I Bosley (Meeting Chairman), Cllr Mrs P Bosley, Cllr D King
Cllr M Richards, Cllr R Seal, Cllr M Stoneham.

Item 1: Apologies for Absence

Apologies were received from Cllr Watchorn, Cllr Blackburn and Cllr Matthew, along with District Cllrs. Harrison and Malone

In Attendance: S Fishenden – Locum Clerk

Cllr D Brazier – County Councillor, Cllr E Bulford – District Councillor

Twelve members of the public

Item 2: Declarations of Interest

There were no declarations of interest

Item 3: Plans

SE/24/01976/DETAIL: Goodbury Farm,. Goodbury Road

Details pursuant to condition 6 (enhance & maintain biodiversity of SE/24/01090/HOUSE

It was agreed the Council would make 'No Comment' on the application.

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

SE/24/02070/DETAIL: The Warrens Poultry Farm, East Hill Rd

Details re Condition 5 of SE/21/02462/FUL – Tree protection measures.

It was agreed the Council would make 'No Comment' on the application.

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

SE/24/02094/DETAIL: Rear of 20 Southfields Road

Details re Conditions 5 (CEMP); 9 (Tree Protection Measures); 3 (External Materials); 4 (Hard & soft landscaping); 8 (EV charging point) of SE/23/03509.

It was agreed the Council would make 'No Comment' on the application.

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

SE/24/00749/FUL: 26-32 Hever Road

Creation of a second floor roof extension to provide five residential units, alterations to rear staircase and parking.

It was agreed the Council would object to the application on the following grounds:

1. Overdevelopment of the site
2. Not in keeping with the street scene
3. Loss of privacy/amenity to neighbouring properties including undesirable access to the proposed new dwellings
4. Inadequate parking provision – there is no new parking facility
5. Right to light through skylights and ventilation (in the flat bathrooms and hallway)
6. An application for a second storey was previously refused around two-three years ago
7. Concerns around drug abuse at the recently constructed homes

An additional comment would also be made that the building was constructed in the 1960's and it was queried whether the foundations would take the additional weight.

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

Residents of the flats present at the meeting were advised to make their own individual objections. In addition it was suggested they combine together to appoint a solicitor to review their leases.

SE/2401809/FUL: Hillside, Knatts Valley Rd

Demolish outbuildings and construct single storey detached dwelling with associated parking with EV charge and new access. Bin & cycle storage facilities, associated landscaping.

It was agreed the Council would restate its previous objections:

1. In the absence of any planning history for the outbuildings to be demolished and therefore any knowledge of how long they have been there, the Parish Council considers the proposal to be inappropriate development in this Green AONB location.
2. Neither the caravan nor the container has any foundations and therefore cannot be included in the calculations as buildings.
3. The calculations shown in the Planning Statement give little indication as to which buildings they refer so are of little value. The application as it stands is altogether too vague to be considered, bearing in mind the Green Belt AONB location.
4. The siting of the entrance is potentially dangerous as it appears to be immediately alongside Public Bridleway SD290

The Parish Council would also ask if the applicant has complied with SDC's reasons for refusal under 23/027765/FUL.

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

SE/24/01888/FUL : 134 Hever Avenue

Erection of a two storey residential dwelling house

It was agreed the Council would raise the following objections:

1. Lack of amenity for proposed house
2. Overdevelopment of the site
3. Detrimental to neighbour amenity
4. Out of keeping with existing street scene
5. Loss of privacy to neighbouring properties
6. Access would be via an unsatisfactory driveway

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

SE/24/01950/LDCEX : Birch Hill, 28-29 Ashen Grove Road

Erection of ancillary residential outbuilding

It was agreed the Council would raise an objection on basis of it constituting a new dwelling in the Green Belt and that any decision should reflect the 50% rule in the Green Belt.

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

The meeting closed at 8:17pm

WEST KINGSDOWN PARISH COUNCIL
Minutes of the Parish Council
held on Wednesday 28th August 2024

Members Present: CllrMrs P Bosley (Meeting Chairman)
 Cllr I Bosley
 Cllr D King
 Cllr M Richards
 Cllr R Seal
 Cllr M Stoneham

In Attendance: S Fishenden – Locum Clerk
 Cllr D Brazier – County Councillor
 Cllr E Bulford – District Councillor

Item 1: Apologies for Absence:

Apologies were received from Cllr Watchorn, Cllr Blackburn and Cllr Matthew, along with District Cllrs. Harrison and Malone

Item 2: Declaration of Interests relating to items on the agenda

Cllr P Bosley declared an interest in Item 12 as there were payments to her.

Item 3: Minutes of Previous Meetings

To approve as a correct record the MINUTES of the Planning Committee held on Wednesday 24th July 2024 as attached

It was agreed the minutes of the Planning Committee held on Wednesday 24th July 2024 be approved.

To approve as a correct record the MINUTES of the Parish Council meeting held on Wednesday 24th July 2024 as attached

The minutes were agreed subject to a single amendment to include under the Community Warden decision, the information the Parish Council made the decision on, that there would be six wardens in Sevenoaks district.

PROPOSED: Cllr Seal. SECONDED: Cllr I Bosley. There were five votes in favour and one abstention.

It was noted the information was subsequently proven to be incorrect. Cllr Seal requested this decision be revisited given the updated information and it was agreed to add this to the next General Purposes Committee agenda.

To approve as a correct record the MINUTES of the Planning Committee held on 12th August 2024 and implement recommendations contained therein.

It was agreed the minutes of the Planning Committee held on the 12th August 2024 were approved and the recommendations implemented.

To approve as a correct record the MINUTES of the General Purpose Committee held on 12th August 2024 and implement recommendations contained therein.

It was agreed the minutes of the General Purpose Committee held on the 12th August 2024 were approved and the recommendations implemented.

To approve as a correct record the MINUTES of the Co-Option Meeting held on Wednesday 21st August 2024 as attached

It was agreed the minutes of the Co-option Meeting held on the 21st August 2024 were approved.

Item 4: 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.

It was noted supplementary items would be added at the end of the agenda as previously circulated by the Chairman.

Item 5: Diary Items

It was noted the decision on a Parish Council Facebook page would be reviewed in September

Item 6: Footpaths

Stacklands Wood: A telephone conversation has taken place with Quaife Woodlands, who submitted the planning application for tree works in the woods. They advise that it is a bona fide company carrying out a management plan under licence from the Forestry Commission. It was recognised that it would have been helpful to advise the Parish Council of the plan for the woodland, and he would pass on the lack of information and the “cut” notices posted in the woods, to the owners., He was of the opinion that when the works were completed there would be no reason why access to the woods continue as previously.

It was noted this would be added as an agenda item in October

Item 7: Correspondence

Fly the Flag for Merchant Navy Day:SDC

Invitation from the SDC Chairman to join him on Monday 3rd September at 10.00am for a ceremony at the Council Offices to raise the flag to support the national Fly the Red Ensign Campaign for Merchant Navy Day. Tea/coffee will be available after the ceremony.

This was noted. Councillors not present at the meeting would be asked if they were available to attend.

Land for sale adjacent to Hailwood Place, School Lane

Notification from SDC Planning Enforcement that they have been notified that this land is up for sale in plots, as well as two potentially larger plots. An enforcement case will be logged so that the matter can be investigated.

This was received.

Item 8: Vacancy following the death of Cllr Gray

Confirmation has been received from SDC that the vacancy can be filled by co-option as no request for an election was received. Notices have been posted on local noticeboards and on the website.

This was received.

Item 9: Community Litter Picking

Request has been received to reinstate the volunteer litter picking group as there are several areas in the village that would benefit from regular attention. The area at the moment considered to be needing attention is the lower part of Hever Road adjacent to the field and the beginning of the footpath. This could be arranged on a monthly basis, tackling different areas each month.

It was agreed the Parish Council would reinstate regular litter-picks. A suitable day and time would be arranged and publicised to commence from September.

Item 10: Tree Inspection Report: Alltree Consultancy

To note that an updated tree report has been provided by Alltree following a further inspection on one tree adjacent to 80 Millfield Road in which two large innoxious hispidus fungal brackets have been spotted. These have the potential to allow a large section of the tree to fail particularly in serious adverse weather and the recommendation is that the tree be felled. The updated report has been sent to the tree surgeons asked to quote for all the works.

This was received.

Item 11: Parish Council Mobile Phone

To consider the information to be tabled regarding a mobile phone for Council use.

It was agreed that the Chairman and Cllr Stoneham be authorised to proceed with the acquisition of a SIM card and specified phone model, with monthly costs not exceeding £15.00 (ex. VAT) and a hardware acquisition cost of circa £250 (inc. VAT)

PROPOSED: Cllr Seal. SECONDED: Cllr King. All in favour.

Item 12: Supplementary Items

The Chairman now raised the supplementary agenda items

- The notification had been received from Mazars that the external audit had been completed. Only one point had been raised of the need to have regular Cllr internal audit checks. It was noted this was an agenda item later in this meeting. The Notice of Conclusion of Audit has been posted.
- There were several holes at the skatepark that could pose a safety issue, a quote has been sought for repairs.
- The structural report for the Pavilion has been received. There are remedial works recommended and it was agreed that quotes would be sought.

Item 13: Finance

a) Details of income and expenditure to be tabled. .

Income and Expenditure reports were received. One additional payment of £750 + VAT to Caltech was reported.

The total expenditure of £21,532.70 was approved.

PROPOSED: Cllr Stoneham. SECONDED: Cllr King. Five votes in favour and one abstention (due to declared interest)

b) To appoint a Councillor to carry out Internal quarterly finance check.

It was agreed to ask Cllr Mark Matthews at the next meeting if he'd be willing to carry out this task.

Item 14: Report from Village Hall Management Committee

The refurbishment of the car park has been completed and thanks is expressed to the grant funding contributions from KCC Members Fund, SDC CIL Funds and Parish Council CIL funds, the balance being funded by the Village Hall Management ~Committee. Routine maintenance has been carried out by members of the Committee both in the hall and outside around the hall. The hall continues to be used regularly by both weekly classes, boxing club and family gathering/parties.

This was received. It was noted that no taxpayer's money had been used as it had been majority funded by CIL contributions which comes from development, the balance being paid by the Village hall from income received.

Item 15: Newsletter/Website items

The following items were raised to go in the newsletter:

- The car park refurbishment at West Kingsdown Village Hall
- Advice on disposing of NO2 canisters
- Upcoming litter picks

Item 16: September dates

Planning & General Purpose Meeting : Monday 9th September 2024 at the Pavilion at 7.30pm

Planning & Parish Council Meeting : Wednesday 25th September 2024 at St Edmunds Centre School Lane at 7.30pm.

Date to meet with applicants for Parish Clerk/RFO vacancy – Set as 11 September

These were noted.

The meeting closed at 9:10pm