

**WEST KINGSDOWN PARISH COUNCIL**  
**Minutes of the Planning Committee**  
**Held on Monday 9<sup>th</sup> September 2024**

**Members Present:** Cllr J Watchorn (Meeting Chairman), Cllr I Bosley, Cllr P Bosley, Cllr A Blackburn, Cllr D King, Cllr M Richards.

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

**Item 1: Apologies for Absence**

Apologies were received from Cllr M Stoneham and Cllr R Seal.

**Item 2: Declarations of Interest**

Cllr I Bosley and Cllr P Bosley declared a non-pecuniary interest in the planning application SE/24/02063/LDCEX – Windycot.

**Item 3: Plans**

**SE/24/01985/FUL: 1 Portobello Parade, Fawkham Road**

*Proposed single storey rear extension*

The Council agreed to provide the following response: “The Parish Council is concerned that the proposed extension could lead to an additional vehicle being parked in the shared access at the rear where it would be likely to obstruct residents access to the flats, and emergency and service vehicles”.

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

**SE/24/02063/LDCEX: Windycot, The Grove**

*Confirmation that planning application SE/78/988 was lawfully implemented*

It was agreed that the Parish Council is not in a position to comment as to whether or not planning permission SE/78/988 has been implemented.

PROPOSED: Cllr Watchorn. SECONDED: Cllr King. Four votes in favour and two abstentions due to declared interests. The motion was carried.

**SE/24/02190/LDCPR: 1 Westfield Cottages**

*Demolish existing conservatory. Single storey rear extension with roof lights*

It was agreed to raise no objection.

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

**SE/24/02205/HOUSE: Dunluce, Tinkerport Lane**

*Single storey pitched roof double garage side extension with driveway alterations.*

*Alternations to fenestration*

It was agreed to make a comment to enquire whether the extension would make the developed area for the replacement dwellings larger than the built area of the previous Golf Course clubhouse site.

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

**SE/24/02071/ HOUSE: 190 Hever Avenue**

*Demolish lean to at rear and construct single storey rear extension*

It was agreed to raise no objection.

PROPOSED: Cllr Watchorn. SECONDED: Cllr King. Four votes in favour and two against. The motion was carried.

***The meeting closed at 8:10pm***

**WEST KINGSDOWN PARISH COUNCIL**  
**Minutes of the General Purposes Committee**  
**Held on Monday 9<sup>th</sup> September 2024**

**Members Present:** Cllr M Richards (Meeting Chairman), Cllr I Bosley, Cllr P Bosley, Cllr A Blackburn, Cllr D King, Cllr J Watchorn

**In Attendance:** S Fishenden – Locum Clerk

**Item 1: Apologies for Absence**

Apologies were received from Cllr M Stoneham and Cllr R Seal.

**Item 2: Declarations of Interest**

There were no declarations of interest.

**Item 3: Footpaths**

There were no updates.

**Item 4: Correspondence**

a) KALC Sevenoaks Area Meeting 13<sup>th</sup> September 2024

Agenda for meeting noting that time is set aside to consider the Parish/Town Councils possible response to how the NPPF Planning Policy may affect us under the new Government.

Cllr Watchorn would attempt to attend the meeting subject to her availability.

**Item 5: Trees: Recommended works from Tree Inspection Report**

Quotations received from

a) Site 1 : Burial Ground : Oak Tree

Down to Earth £400

Omega £700

AP Trees £480

b) Site 2 : Adj 14 Blackthorn Close : Oak dead wood & hazel reduction

Down to Earth £400

Omega £300

AP £240

c) Millfield Road Large Ash adj No 80- fell due to ash dieback

Down to Earth £1200

Omega £1400 (£1050 if arising nestled into woodland)

AP £1200

d) Footpath between 86-94 Millfield Road :raise crown to 3m over path

Down to Earth £200

Omega £120

AP £200

e) TPO applications

Down to Earth £40 plus £430 for elevated platform

Omega Free of charge

AP Does not mention

All prices plus VAT

It was agreed that AP Trees would be instructed to complete the quoted works (a-e) at a total cost of £2120 + VAT. Clarification would be sought on whether they would assist with the TPO applications.

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

**Item 6: Football: Gamecock Meadow**

Proposed sizing and plan of the storage area for the goals as submitted by South Darenth Football Club will be tabled for consideration.

The proposed storage area as set out by South Darenth Football Club was approved. It was confirmed they would be fully responsible for its maintenance.

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

**Item 7: Tennis Courts – refurbishment**

a) Posts and nets: Arrangements have been made for Charlie Luke to reset the post in order to straighten it. Prices have been obtained for new posts/nets to be considered when project is ready to

b) move forward.

This was received and noted.

b) Surface/Hedge: quote requested from Kent Grasslands to cut back overhanging hedge and clear and clean surface. It is suggested that a second quote is obtained from Olney Maintenance Limited the company who have repaired the boot scraper and field chain on the Gamecock.

This was received and noted.

c) Gate: the gate not presently in situ is stored in the hedge behind the courts.

This was received and noted.

**Item 8: Local Transport Plan Consultation**

Report from Cllr Blackburn

Cllr Blackburn reported that the LTP had very little impact on West Kingsdown itself.

Cllr Richards enquired whether there was the possibility of a formal bus stop being created in the 'dip' by footpath SD267. Cllr Blackburn offered to assist with establishing contact with the relevant person.

**Item 9: Community Warden**

Members are asked to reconsider the decision taken regarding financial support in order to maintain our Community Warden in the area, sharing with Hartley, Ash and Fawkham. This is being requested as it appears that some information given at the time when the decision was taken was not correct. There will only be 1.5 community wardens for the Sevenoaks District.

It was agreed that the original decision not to provide any funding would be upheld. However, the Council would contact Cllr Clair Bell (Cabinet Member for Community Services) to enquire why there was uneven distribution of Wardens under the new structure.

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

**Item 10: Skatepark**

The Chairman reported the quote had been received for the repair works to the skatepark, these works were agreed to proceed with Fearless Ramps at a total of £1470.00 to replace the 9mm birch sheets.

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

**Item 11: Meetings**

Planning and Parish Council Meeting, Wednesday 25<sup>th</sup> September 2024 : 7.30pm at St Edmunds Centre, School Lane, West Kingsdown.

This was noted.

***The meeting was closed at 9:03pm***