

WEST KINGSDOWN PARISH COUNCIL
Minutes of the Planning Committee
Held on Wednesday 23rd October 2024

Members Present: Cllr Mrs J Watchorn (Meeting Chairman), Cllr A Blackburn, Cllr I Bosley, Cllr Mrs P Bosley, Cllr M Matthew, Cllr Mrs M Richards, Cllr R Seal, Cllr M Stoneham.

In Attendance: Miss T Baker – Clerk & Responsible Financial Officer
Cllr Mrs L Harrison – District Councillor
Cllr Mrs E Bulford – District Councillor
Seven members of the public

Members of the Public & Councillors who wish to raise matters

The following points were raised by members of the public:

1. Hayes Farm, Fawkham Road: Exercising of dogs groups.
This is being investigated by SDC Planning Enforcement. Cllr Harrison will chase this up, also felling of large number of tress.
2. Yellow Lines at the corner of London Road/Fawkham Road
This was raised with KCC Highways and has been included on the Highways Improvement Plan. The Clerk to chase in two months.
3. Email sent on 23rd September 2024 which appears to have been overlooked regarding doing something to mark the previous Clerks years of service. To be discussed with members at the next meeting.
4. Field opposite Old School, School Lane.
 - a) Large amount of manure reported beside the footpath.
 - b) Removal of trees by pond leaves no barrier to rear of pond.
 - c) The drain from School Lane into the pond is blocked preventing water to drain into the pond. Matters to be raised with Kent Highways and the landowner.
5. Footpath SD269 Fawkham Road – Crowhurst Lane.
This is blocked by overgrown foliage. Clerk to report to Kent Rights of Way.
6. Scratchers Lane: Exit from Industrial Estate right hand hedge is overgrown, obstructing vision of oncoming vehicles. Clerk to report to Kent Highways.
7. Fawkham Road: Trees opposite Springhams Cottages. Cllr Watchorn confirmed the trees were checked on 21st October 2024 and will put this in writing.
8. School Lane: Speeding traffic. Clerk to request this to be put on Highways HIP Plan.
9. Cllr Stoneham asked if anyone knows of an individual or company that could lend the Parish Council a PA system for Remembrance Sunday. It was agreed to circulate this appeal via social media.
10. Cllr Richards asked the Clerk to chase up a response regarding a request for a bus stop at the “dip” (opposite the West Kingsdown Industrial Estate) on the A20.
11. Cllr Richards advised the members that a mother and child had their car locked into the village hall carpark and found it difficult to find a contact with the key. It was agreed to put contact details on the web site for Village Hall and Old School key holders.
12. Cllr Seal asked Cllr I Bosley the outcome of his contact with the Monitoring Officer at Sevenoaks District Council regarding the issues being experience by the previous Clerk. Cllr I Bosley confirmed that the Monitoring Officer said he had spoken with her direct.

13. Cllr Blackburn advised that he had a recent conversation with Laura Trott's (MP) office where he learnt that the West Kingsdown Boxing Club was looking to extend the gym in the Village Hall. He asked for the Parish Council to support this project, so that they can seek funding. It was noted that this is not a new project and discussions had been ongoing with the Village Hall Management Committee. It was agreed that a meeting be arranged with the Boxing Club and Village Hall Management Committee in order that all members are aware of the current proposals.

Item 1: Apologies for Absence

Apologies were received from Cllr King along with District Councillor Malone and KCC Cllr Brazier.

Item 2: Declarations of Interest

Cllr Seal. regarding Magrose, Kingsingfield Road

Item 3: Plans

SE/24/02512/MMA Magrose, Kingsingfield Road

Development: Minor Material Amendment to 19/00213/FUL - additional fenestration and doors.

It was agreed the Council would make the following comment on the application: Request that the window on the SW be glazed in obscured glass in order to protect the neighbours' privacy.

Proposed from the Chair

6 in favour 1 abstention.

24/02684/HOUSE Glenville Knatts Valley

Development: Demolition of outbuilding. Addition of roof lights and two dormers with Juliet balconies in connection with creating habitable rooms in the roof space.

Alterations to fenestration.

It was agreed the Council would object to this application on the grounds that it would exceed the 50% rule that applies in this Green Belt, National Landscape location. The outbuilding referred to in the application appears to be more than 20m from the bungalow. As such it cannot be taken into account as part of the dwelling and is outside the area covered by Class E of the 2015 Act.

Proposed from the Chair

All in favour.

Application for consent to cut down, prune or uproot trees covered by a Tree Preservation Order.

Site: 12 Primmitt Close West Kingsdown

Development: Ash Tree – to fell as has severe die back

Noted

24/02531 68 Hever Avenue

Development of existing conservatory, erection of single storey rear extension with roof lantern, loft conversion with roof lights, alterations to front and rear dormers, exterior insulation with brick slips, alterations to fenestration including new side windows, new fence, landscaping to include terrace, front boundary treatment to include front gate and internal alterations

It was agreed the Council would make the following comment on the application: The Parish Council remains concerned that the large window in the North flank wall could prove intimidating to the residents of the adjacent property.

Proposed from the Chair

All in Favour

The meeting closed at 8:47pm

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Members Present: Cllr Mrs P Bosley (Meeting Chairman)
 Cllr A Blackburn, Cllr I Bosley, Cllr M Matthew, Cllr Mrs M Richards
 Cllr R Seal, Cllr M Stoneham, Cllr Mrs J Watchorn.

In Attendance: T Baker – Clerk & Responsible Financial Officer
 Cllr Harrison, Cllr Bulford District Councillors

Item 1: Apologies for Absence:

Apologies were received from Cllr King along with District Councillor, Malone and KCC Cllr Brazier.

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

Cllr Mrs P Bosley declared an interest, as there was a payment to her.

Item 3: Minutes of Previous Meetings

To approve as a correct record the MINUTES of the Planning Committee held on Wednesday 25th September 2024 as attached and implement any recommendations contained therein.

It was agreed the minutes of the Planning Committee be approved

To approve as a correct record the MINUTES of the Parish Council meeting held on Wednesday 25th September 2024 as attached and implement recommendations contained therein.

It was agreed the minutes of the Parish Council meeting be approved

To approve as a correct record the MINUTES of the Planning Committee held on 14th October 2024 and implement recommendations contained therein.

It was agreed the minutes of the Planning Committee be approved

To approve as a correct record the MINUTES of the General Purpose Committee held on 14th October 2024 and implement recommendations contained therein.

It was agreed the minutes of the Parish Council meeting be 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.

There was none.

Item 5: Mobile phone

The following deal has been suggested for the members' consideration:

36-month contract for an iPhone 14 at £24.00 per month ex VAT with 50Gb of data plus unlimited calls and texts supplied by EE.

The Members of the Council thanked Cllr Stoneham for his hard work. It was proposed from the Chair that this be implemented as soon as possible.

All in favour

Item 6: Diary Items

Stacklands Wood Nothing further to report regarding any further fences/works in the woods. Mr Barry continues to collect evidence/statements of people who have walked the woods in excess of 20 years.

Noted

Item 7: Footpaths

This was covered under members of the public that wish to raise concerns

Item 8: St Edmunds School PTA Banner

The Clerk has been approached by a member of the St Edmunds School PTA who has asked if they can erect a banner on the railings outside of the Gamecock car park to advertise their Christmas Fete. This was agreed with the proviso that the banner be removed the day after their event (24th November). Proposed by Cllr Matthew, seconded by Cllr Stoneham. All in favour

Item 9: Christmas Lights: Hever Road

The cost for Christmas lights this year will be £1120 ex VAT for installation and take down. The cost of the lights was discussed and it was agreed to ask businesses to help with cost next year and perhaps enhance the lights. Clerk to make a note in the diary in September next year. Cllr Blackburn proposed, Cllr Richards seconded. All in favour.

Item 10: Update was provided from the Brands Hatch Liaison Group:

An email has been received from Cllr S Malone stating that he has been in touch with Mike Lalley, from Brands Hatch who has confirmed that he has received a report from his Estate Manager. Mike Lalley said that to the best of their knowledge the material in the buildings is not asbestos, nonetheless they are going to look to clear the site reasonably soon and he has requested quotes for this work from his contractors already. In the meantime they will reinstall fencing to protect the site.

Cllr Malone has said that he assumes this work will go ahead in the near futures, however, if this isn't the case he has asked that we let him know so that he can follow up with Mike again. This information has been provided to Mr Birley. Cllr Stoneham stated that he will follow up with the Brands Hatch Liaison Group on the 12th November. Noted

Item 11: Facebook/Website

Facebook - Our Facebook page has been advertised on the West Kingsdown Residents Group page, West Kingsdown Residents Free Speech page and the West Kingsdown Residents Break Away group. Comments have been disabled. Cllr M Stoneham and Cllr Mrs M Richards have now been added as administrators to Facebook. Cllr Bulford has received some positive feedback from a resident. Cllr Richards has provided an image of the West Kingsdown sign to use as a thumb print on our Facebook Page. She also noted that both signs are in need of refurbishment. This was noted and could be a project in the future. It was discussed how we might gain followers. The Clerk will continue to advertise the page on the West Kingsdown Facebook Pages and ensure that it is mentioned in the Council's periodic reports in SEKAM.

Website - All existing members have now been added to the West Kingsdown Parish Council Web site. Images waiting from Tracy Baker and Cllr Mrs J Watchorn. The Clerk has positioned the members' profiles in the following order: Chairman, Vice Chairman, all other Councillors in alphabetical order according to their last name, then West Kingsdown Parish Clerk. Members agreed with this ordering.

Item 12: Motorbikes

We have had several complaints regarding motorbikes riding around Church Woods and the Gamecock Meadow. One resident has also lodged a complaint with the Sevenoaks MP Laura Trott. The Clerk has also reported this information with the Kent Police. PC Ashleigh attending on Monday at the Parish Council office.

Item 13: Specification for Tennis courts project

Cllr Seal presented the draft specification for the Tennis Courts project. Members' suggested some amendments which Cllr Seal will incorporate and once complete will email to members for final approval and obtain quotes for discussion at the next meeting.

Cllr Seal suggested inserting a membrane and scalplings at the back of the tennis courts to keep weeds down. Cllr Seal to request a quote from Charlie Luke and a provide comparison costings between maintaining the area versus inserting a membrane and scalplings for consideration at the next meeting. Cllr Seal suggested asking Mr Yarnold to quote.

Cllr Matthew suggested that Cllr Seal ask Blewers to donate the wood.

All in favour

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Item 14: CCTV Cameras: The Pavilion

Arrangements with the previous provider, Caught on Camera, have ceased as they do not wish to continue working with the Parish Council.

The Clerk has received a quote from Prestige Services. They suggested booking a site visit for one of their engineers to carry out a password reset procedure with the manufacturer themselves as we are unable to access the system. Once they gain full access, they can then determine its condition. Their call-out charges are £125.00+VAT / £80.00+VAT per hour thereafter if necessary.

Providing they can get our system back to a working order they can then service the system on the same day and our maintenance contract can then start on that same day.

The maintenance contract is one-off annual cost of £125.00+VAT – this includes one annual visit each year to fully test the system and upgrade any firmware or software where possible, clean all cameras of any dust and cobwebs and make sure the system is performing to its full capability including recording and any recording schedules we may need adjusting. They can also carry out any remedial works within this visit. Any additional works which may be required will not be completed until they have confirmed costs with us first.

The Clerk also spoke to an alternative company – Premier Alarms who charge £170 plus VAT for 30 minutes and £160 plus VAT thereafter. If we have a contract with them it's half the price.

It was proposed from the Chair that the Clerk should book a site visit Prestige Services to get the cameras back into working order.

Cllr Matthew suggested that the Clerk contact CCTV Installation in Sevenoaks to ask if they would be prepared to provide this service.

All in favour

Item 15: Dog enclosure

Mr Max Garrett from The Acres Enclosed Dog Fields sent another request following his email in the Summer of 2023 regarding the possibility of renting between 1-2 acres of land in or around our parish. Since then they have opened another excellent enclosed dog field and are in the process of opening another at the end of this year.

He is asking again whether we may have some land in our parish, or know of any land nearby, that might be available. He says that he is confident that one of our enclosures would be a brilliant addition to your community. It was agreed to respond stating that the Parish Council does not have any land but will put his request on social media.

Item 16: Finance

Income and Expenditure reports were received.

It was proposed by Cllr Stoneham, seconded by Cllr Richards that payments totalling £17,502.43 be paid.

7 in favour 1 abstention

Item 17: Report from Church Woods Management Committee

The weekly work parties continue. Over the Summer the footpaths were cleared, some more than once. Fallen trees have been cleared as and when and at present ivy is being cleared to reduce windage.

Since the last report 3 dormouse surveys have taken place. In July an adult and 5 tiny pink babies were found in a nest. In August they had turned grey and were ready to leave. In September only one adult was in the nest. Katy Tennant who holds the licence spotted deer droppings. Two weeks later a stag appeared in my garden! It was probably one that was thrown out of the herd.

The annual survey took place this week and on Friday 25th October the Forestry Officer will be paying us a visit. Two motorcycles have been seen in the Wood recently. One has a red and white bike with number "11" on it and the other a silver bike with some blue on the edge of the wheels.

**Item 18: Matters Arising
Highways Improvement Plan.**

A meeting was held last week and concerns of speed were raised. Highways will be carrying out another Speed survey along London Road.

They are also looking into double yellow lines at Fawkham Road. We discussed the cars parking on the yellow lines outside of the co-op. District councillors are still pursuing and Traffic Enforcement officers are working around this area and the Oasis café.

Internal Finance Check

It was agreed the Cllr Matthew will arrange to come to the Parish Council Office to carry out finances audit.

The Pavilion: Paving. It was agreed to revisit once the tennis court project is underway.

Item 19: November dates

Planning & General Purpose Meeting: Monday 11th November 2024 at the Pavilion at 7.30pm

Planning & Parish Council Meeting: Wednesday 27th November 2024 at St Edmunds Centre School Lane at 7.30pm.

It was agreed to pencil in a possible planning meeting in December and that the Parish Council Meeting would be held on 18th December.

The meeting closed at 9:27pm