

**WEST KINGSDOWN PARISH COUNCIL**  
**Minutes of the Parish Council & Planning Committee**  
**held on Wednesday 27th November 2024**

**Members Present:** Cllr Mrs P Bosley (Meeting Chairman), Cllr D King (Vice Chairman) Cllr I Bosley, Cllr M Matthew, Cllr Mrs M Richards, Cllr M Stoneham, Cllr Mrs J Watchorn.

**In Attendance:** T Baker – Clerk & Responsible Financial Officer  
 District Cllr Miss E Bulford and District Cllr D Brazier  
 6 Members of the Public

**Apologies for absence:** Cllr A Blackburn, District Cllr Mrs L Harrison, District Cllr S Malone

**The Chairman welcomed everyone to the meeting and advised that a letter of resignation had been received from Mr R Seal.**

**Members of the Public & Councillors who wish to raise matters:**

The following points were raised:

1. The building site adjacent to Wendawn in Fawkham Road has a large amount of household waste including a kitchen appliance on the grass verge. In addition to this the pavement is covered in subsoil from the foundations.

The Clerk to contact SDC Planning Enforcement.

2. Cllr Matthew stated that there is a large amount of mud outside of the preschool from the building site that is not being cleaned up.

The Clerk to contact SDC Planning Enforcement.

3. Platinum Dog Walkers : Hayes Farm. Cars are being parked in the access road to the Church making it difficult for vehicles exiting the site to view oncoming traffic in Fawkham Road.

The Clerk to contact HIP regarding the parked cars and to confirm if there is permission for this business activity with Ryan Grant from Planning Enforcement.

4. Brands Hatch Woodland : Tree removal. A question was raised as to why such a large amount of trees have been removed. Cllr Stoneham confirmed that this has been approved by the SDC Tree Officer and the Forestry Commission because of Ash die back and other diseased or damaged trees, including Oaks. He added if there was a Tree Preservation Order infringement, Brands Hatch would risk a significant fine and would have to go to the Magistrates Court. He also confirmed that Brands Hatch would be replanting trees in around 18 months' time.

5. Repair/replacement of bus shelter outside of The Portobello Inn. Cllr Blackburn has found a nearly new Shelter at William Mundy Way, Sevenoaks that we be replaced with the living roof shelters. He is awaiting costs regarding moving the bus shelter to its new location and setting it into the ground, once it is available. In the meantime, Cllr Blackburn will make arrangements to make it safe.

Planning Committee

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

**In Attendance:** Miss T Baker – Clerk & Responsible Financial Officer  
 Cllr Miss E Bulford, Cllr D Brazier  
 Six members of the public

**1. Apologies for Absence:** Cllr Blackburn

**2 Declarations of Interest:** None

**3. Plans:**

To consider comments:

**Site: 24/02712/FUL The London Golf Club Stansted Lane Ash Kent TN15 7EH**

**Development:** Proposals within Tonbridge and Malling Borough Council area:

Erection of a hotel with spa and conference facilities, and visitor accommodation lodges, associated parking and landscaping located to the west of Ash Lane. An underpass under Ash Lane connecting the main golf club site with the eastern parcel. A sports pavilion (comprising a restaurant, gym and

studios), racket courts and a swimming lake; visitor accommodation lodges and a new relocated driving range and Elite Performance Centre located to the east of Ash Lane along with associated parking and landscaping. Change of use of Grade II\* listed South Ash Manor and adjacent stables block from office use to visitor accommodation. Refurbishment of Grade II\* listed South Ash Manor including internal and external alterations and demolition of conservatory.

Proposals within the Sevenoaks District Council area:

Erection of visitor accommodation lodges and landscaping located to the west of Ash Lane.

Demolition of the existing building within the southern parcel and redevelopment of land into a sports turf academy with associated surfaces and an artificial pitch. New equestrian facilities including an arena and replacement stables.

Change of use of Grade II\* listed South Ash Manor and adjacent stables block from office use to visitor accommodation. Refurbishment of Grade II\* listed South Ash Manor including internal and external alterations and demolition of conservatory.

It was agreed to make an appointment with the Council Members and Jo Selby to meet on site either on Saturday 7<sup>th</sup> or Sunday 8<sup>th</sup> December.

**24/02733/LBCALT South Ash Manor South Ash Road Ash Sevenoaks Kent TN15 7EN**

**Development:** Refurbishment of existing building throughout including internal alterations and repairs. Demolition of conservatory to the rear. Insertion of new opening at first floor level to form a new entrance. Installation of new bathrooms on second floor level. Installation of new kitchen at ground floor level. Replacement of cement pointing with lime mortar. Repair to chimney

It was agreed a "No objection" response would be given

All in favour.

**24/02893/HOUSE Oakwood House School Lane West Kingsdown Kent TN15 6AW**

**PROPOSAL:** Creation of new pedestrian and vehicular access to classified road

This was objected on the grounds that it is contrary to the Green Belt Policy to have a further metalled road surface leading to a field. This was considered unnecessary as there is an existing entrance. There is also the question of the road safety aspect to this. The Parish Council were also concerned at the loss of the mature trees which were taken down prior to planning permission being applied for, and would question if these were under a TPO.

All in favour

**24/02796/HOUSE The Istana Fawkham Road West Kingsdown**

**Development:** single storey rear extension with roof lanterns. Two-storey side extension. Raise ridge height and extend roof above garage, insert dormers and roof lights, and convert loft space into habitable rooms.

The Council members agreed that this site is in the Green Belt but not the National Landscape area. The proposed extension represents around a 50% increase in floor area and volume. In view of this the Parish Council agreed that, if the decision in this case reflects the 50% rule that applies in this Green Belt location, they would have no objection.

All in favour.

**SE/24/00211/OUT Planning appeal Churnside, London Road 3rd December**

It was agreed that Cllr Mrs J Watchorn would represent the Council at the appeal.

**Meeting closed at 8.16**

**WEST KINGSDOWN PARISH COUNCIL**  
**Minutes of the Parish Council**  
**Held on Wednesday 27th November 2024**

**Parish Council Agenda**

**Item 1: Apologies for Absence:** Cllr A Blackburn

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

Cllr Mrs P Bosley and Cllr Stoneham both declared an interest as there were payments to them. Cllr King declared an interest with the grant applications.

**Item 3: Minutes of Previous Meetings**

To approve as a correct record the MINUTES of the Planning Committee held on Wednesday 23rd October 2024 as submitted and implement any recommendations contained therein.

It was proposed by the Chair that the minutes be approved.

All in favour

To approve as a correct record the MINUTES of the Parish Council meeting held on Wednesday 23rd October 2024 as attached and implement recommendations contained therein.

It was proposed by the Chair that the minutes be approved.

All in favour

To approve as a correct record the MINUTES of the Planning Committee held on Monday 11th November 2024 and implement recommendations contained therein.

It was proposed by the Chair that the minutes be approved.

All in favour

To approve as a correct record the MINUTES of the General Purpose Committee held on Monday 11th November 2024 and implement recommendations contained therein.

It was proposed by the Chair that the minutes be approved.

All in favour

**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. Footpaths**

The Parish Council Members would like to thank Mr Barry for taking the time to survey the footpaths around our village and for providing the following report:

**1.FPSD258** Location: A20 Adjacent junction with Stansted Lane. Rotted post lying on the ground.

**2.FPSD270** Location: South end of Kingsingfield Road. Rotten post lying in hedge.

**3.FPSD259** Location: A20 just before west side of M20 overpass. Missing finger.

**4.RBWS314** Location: London Road. Missing finger at London Road entrance.

**5.RBWS271A** Location: North end of Kingsingfield Road where previously FP sign stone stood pointing to FP271, Kaysland Mobile Home site. Request 2 fingers are placed on this post to indicate RBW271A and FP271. Missing finger post.

The Clerk to inform David Munn from Kent Public Rights of Way

**Item 6. Diary Items** - No diary items to report.

**Item 7. Grant applications (£1000 budget)**

The following organisations have applied for grants

West Kingsdown Baptist Church £600  
 St Edmunds King and Martyr Church £75  
 St Edmunds King and Martyr Toddler Group £75  
 Kingsdown Racers under 14s £350  
 West Kingsdown Boxing Club £300  
 Friends of St Edmunds C of E Primary School £1000  
 West Kingsdown Pre School £5000  
 The Community Cupboard £500  
 We are Beams (Hextable) £2000

Parish Councillors considered the allocation of grant funds and approved the following:

West Kingsdown Baptist Church	£75
St Edmunds King and Martyr Church	£75
St Edmunds King and Martyr Toddler Group	£75
Kingsdown Racers under 14s	£200
West Kingsdown Boxing Club	£175
Friends of St Edmunds C of E Primary School	£175
The Community Cupboard	£175
<b>Total</b>	<b>£950</b>

It was proposed by Cllr I Bosley and Seconded by Cllr M Matthew that these payment be made.

6 in favour, 1 abstention

**Item 8. Finance**

- a) The Income and expenditure reports were received.

Proposed by Cllr Matthew, seconded by Cllr I Bosley that expenditure totally £7700.00 be paid.

5 in favour, 2 abstentions

- b) Report for Internal quarterly finance check

Councillor Matthew carried out internal checks on Monday 28th October all paperwork was checked and found to be in order.

**Item 9. Update from the Brands Hatch Liaison Group**

Councillor Stoneham advised that the last meeting of the Group had been held on 12 November. Members had been updated on the tree work being carried out (reported in the Public Questions).

It was noted that some changes had been made to the Firework Display, with the level of explosive content reduced. Despite this the sole complainant about the display remained dissatisfied with the noise level.

Applications for grants from the money raised on the Villagers Day to be held on 9 February would be considered shortly and those who were successful would be invited to come along on the Day. The donation for each drive/ride would be £13.00

The first event to be held in 2025 would be a Car Rally on 18 January. The 2024 passes could be used to access the event. Thereafter the calendar for the larger events remained much as in 2024.

**Item 10. Newsletter/website/Facebook page**

The Clerk confirmed that she is waiting for more information to come forward and would then be updating the website to include a "what's on" and a "contacts" sections. The Clerk will also confirm whether the font size can be increased.

**Item 11. Report from Village Hall Management Committee**

The hall continues to be well used with both regular classes and parties.

Annual checks, including gas safety certificate and boiler service, emergency lighting, fire alarm are up to date. The Charity Commission has agreed that the name can be amended to West Kingsdown Village Hall, from Kingsdown Village Hall. The next Committee Meeting is due to be held on Friday 6th December.

**Item 12. Matters Arising**

No matters arising.

**Item 13. December/January meeting dates**

**Planning meeting** to be held on Monday 9th December to discuss the plans for the golf course.

**Parish Council Meeting** will be held at the St Edmunds Centre on Wednesday 18th December

**Finance/Precept Meeting** will be held at the Pavilion on Monday 13th January 2025

**Parish Council Meeting** held at the St Edmunds Centre on 22nd January 2025