

WEST KINGSDOWN PARISH COUNCIL

The Pavilion
London Road
West Kingsdown
TN15 6BZ
20 February 2025

I hereby summon you to attend the Parish Council Meeting of West Kingsdown Parish Council to be held in St Edmunds Centre School Lane, West Kingsdown commencing at 7.30pm on **Wednesday 26th February 2025** to transact the following business.

Signed: *Tracy Baker*

Tracy Baker

Clerk to the West Kingsdown Parish Council.

Members of the Parish Council

Members of the Parish Council: Cllr Mrs P Bosley (Chairman), Cllr D King (Vice Chairman), Cllr A Blackburn, Cllr I Bosley, Cllr M Matthew, Cllr Mrs M Richards, Cllr M Stoneham, Cllr Mrs J Watchorn

Members of the Public and Councillors who wish to raise mattersPlanning Committee Agenda

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

1. Apologies for Absence:**2. Declarations of Interest:****3. Plans:**

To consider comments:

25/00333/WTPO

Site: White Heather Botsom Lane West Kingsdown Kent TN15 6BL

Development: T1 Ash removal of a large lower branch that reaches north, to leave a balanced crown. Large dead horizontal bough above car park to be removed and any deadwood found.

24/02512/MMA

Site: Magrose Kingsingfield Road West Kingsdown Kent TN15 6LJ

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

I previously wrote to you about the application received by the Council for this site. This application has now been amended, and a summary of the main changes are set out below; Amended floor plans to show additional windows to match the elevation plans already submitted.

24/03409/FUL

Site: Stacklands Wood School Lane West Kingsdown Kent TN15 6JH

Development: Proposed new forestry access

24/01652/FUL

Site: Oaklands London Road West Kingsdown Kent TN15 6AP

Development: 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.

We previously wrote to you to inform you that this application was invalid and therefore was not under consideration. We can now confirm that this application has been re-validated and is pending consideration.

A summary of the main changes are set out below;

Biodiversity Net Gain Information received on 12.02.2025

25/00342/HOUSE

Site: Birch Hill 28 - 29 Ashen Grove Road Knatts Valley Kent TN15 6YE

Development: Erection of single storey garden room with associated works

WEST KINGSDOWN PARISH COUNCIL
Parish Council Meeting Wednesday 26th February 2025
St. Edmunds Centre School Lane. 7.30pm

Members of the Parish Council: Cllr Mrs P Bosley (Chairman), Cllr D King (Vice Chairman), Cllr A Blackburn, Cllr I Bosley, Cllr M Matthew, Cllr Mrs Richards, Cllr Stoneham and Cllr Mrs Watchorn

Parish Council Clerk – Tracy Baker

Parish Council Agenda

1. Apologies for absence:
2. Declaration of Interests relating to items on the agenda.

3. Minutes of Previous Meetings

To approve as a correct record the MINUTES OF THE Planning Committee meeting held on Wednesday 22nd January 2025

To approve as a correct record the MINUTES of the Parish Council meeting held on Wednesday 22nd January 2025 as attached and implement recommendations contained therein.

To approve as a correct record the MINUTES of the Planning Committee held on Monday 10th February 2025 as attached and implement any recommendations contained therein.

To approve as a correct record the MINUTES of the General Purposes meeting held on Monday 10th February 2025 as attached and implement recommendations contained therein.

4. Any Urgent Business

The Chairman to rule 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.

5. Diary Items

6. Outdoor gym

Cllr Matthew to present his report for the outdoor gym.

7. Grounds contract tender 2025-2028

Members to review contracts received and confirm who they wish to undertake the Grounds Contract for 2025-2028.

We asked 5 contractors to tender for the Grounds Contract and only received one from Kent Grasslands as follows:

West Kingsdown Parish Council
Grounds Maintenance 2025-28 Schedule of prices

| Tender | Item | Price excl. VAT |
|--|-----------------|-----------------|
| Tender A Burial Ground | | |
| | 1 | £123.60 |
| | 2 | £484.10 |
| | 3 | £113.30 |
| | 4 | £231.75 |
| Tender B Public Open Spaces | | |
| School Lane Gardens | 1a | £22.66 |
| | 1b | £25.75 |
| | 1c | £46.35 |
| Thornbank, Blackthorn Close | 2 | £26.78 |
| Meadowbank, Meadowbank Close | 3 | £25.75 |
| Millfield | 4 | £97.85 |
| Chancel Close | 5a | £36.05 |
| | 5b | £46.35 |
| Oaklands Close | 6 | £26.78 |
| Neal road | 7 | £15.45 |
| Tender C The Old School | Inclusive price | £1133.00 |
| Tender D Recreation Ground Hever Avenue | Inclusive price | £1236.00 |
| Tender E Gamecock Meadow Field | 1 | £123.60 |
| Tender F Gamecock Meadow remaining area | 1 | £82.40 |
| | 2 | £123.60 |
| | 3 | £154.50 |
| | 4 | £22.66 |
| | 5 | £36.05 |

Members' instructions required

8. Policies

Members to approve and formally adopt the proposed three new policies as previously circulated:

Risk Register

Financial regulations

Scheme of delegation

Once approved these will be published on the Parish Council's web site.

Members' instruction required

9. Old School Kitchen/CIL Spending Board

The next CIL Spending Board will be taking place on Wednesday 2 July 2025. The Parish Council has been invited to bid for funding to help delivery local and/or strategic infrastructure projects which will benefit the local community. In order for the funding bid to be considered, all applications must be received by no later than 11.59pm on Monday 24 March 2025.

Members are asked to consider bidding for funds for The Old School building kitchen.

The kitchen in the Old School building is in need of updating and refurbishment. White goods need replacing to bring them up to date and electrical supply to cooker, fridge etc needs updating. This has been on the Old School Management Committee agenda for some time but costs have prohibited works to commence. The Committee now has the opportunity to apply to the CIL Spending Board at SDC for funding to assist with these works. In order for the application to be considered it has to be shown that users of the facilities are supportive and that funding opportunities have been explored with other sources. An approach has been made to KCC Members Fund, but timing is not right as we are approaching KCC Councillor elections and all past funding has been used and there will be no reallocation until after the elections and the new Councillor is in place. The prospective Councillor, Cllr Penny Cole, has said it is something she would consider. The Committee asks if the Parish Council would consider supporting the application by contributing to costs. Two quotations were received and the preferred contractor is David Allaway with a price of £16,942.20.

It is proposed, pending on support from the Parish Council that a bid is made to the CIL spending Board for £12,000, £1,942.00 being contributed from the Old School Committee and £3,000 from WKPC. It is hoped that the works can take place in the August school holidays as Pre-School is one of the current users and they do not meet during this time.

Members' consideration required

10. Finance

Details of income and expenditure to be tabled

11. Bylaws for Gamecock Meadow

Copies of the bylaws have frequently been posted on the notice board and they are either removed or blown away by the wind. Members to consider if a more permanent board is required highlighting, for instance:

No Motorcycles, No Golf Practice etc

Members' consideration required

12. Co-option to fill vacancies on the council

Update to be given at the meeting

13. Planning training meeting

The Clerk would like to remind members that wish to attend the planning training meeting that this will be held at 6pm on 10th March, before the General Purposes Meeting.

14. Website

Cllr I Bosley has provided some pictures of the interior and exterior of the old school hall to be added to the Parish Council website.

The Clerk would also like some nice pictures of the recreational ground, outdoor gym and skate ramp and tennis courts once they have been refurbished and asks if there are any Council Members that are proficient photographers that would like to take this on?

Member's consideration required

15. Skate park street art

The Street Artist has commenced his commission hopes to complete this shortly, weather permitting. The Clerk will post pictures onto Facebook and the Parish Council Website to inform residents once he has finished.

16. Tennis courts

Line marking has been carried out and the nets and posts will be erected once we have a dry day. The Clerk would like Members to consider the wording for the use of the tennis courts to be added to the Website. The Clerks suggests the following:

“The newly refurbished West Kingsdown tennis courts remain free of charge to use. They will be kept open until 7pm or until dusk, whichever is sooner. If residents would like to play during daylight hours after this time please contact The Clerk in advance.”

Once this has been agreed The Clerk will add this to the Parish Council Website and Facebook pages. Members’ consideration required

17. Footpaths**18. Report from Village Hall Committee****19. Correspondence**

Motorbikes in Church Woods, The Gamecock Meadow and “99 steps”

The Clerk has received an email from a concerned resident regarding the motorbikes in Church Woods. These have also in previous months entered the Gamecock meadow and more recently a resident has informed me that motorbikes have been seen riding up the bridleway commonly known as “99 steps”.

Members to discuss how best to deal with this.

20. Re-surfacing of the paved/concrete area outside of the Library and Pavilion

Cllr Blackburn and Cllr Stoneham together with one of Cllr Blackburn’s work colleagues who has experience in these matters, carried out a site survey at the area in front of the library and the walkway to the Pavilion. They considered it as three separate areas which are each marked with white blobs and numbered 1 to 3.

Area 1: This is the area that SDC Direct Services quoted £1973.95 to remove and lay a new path. They felt that it should be possible to thoroughly clean out the most damaged areas and repair them with a mortar mix at much less cost. If Members decide on breaking up and replacing then they can provide a specification for this.

Area 2: Paving slab area leading up to the library. They identified a number of possible tripping hazards on these slabs [Cllr Stoneham has photos of several of them]. They agreed that the best way forward was for the slabs to be uplifted and set aside [except those immediately in front of the entrance], raked over and new sand added as necessary, then thoroughly compact and re-lay the slabs, all of which are in good condition.

Area 3: This is the ‘apron’ from the car park and up to the metal posts. Make good as in item 1 or leave as it is for the time being.

The Clerk is waiting for quotes from Olney Maintenance and Michael Hood from SDC to present at this meeting.

Members’ consideration required

21. Matters Arising

Devolution of District Councils in Kent

The decision has been taken that Kent will not be in the first phase, therefore County Council elections will be held in May.

22. Possible change of date for Parish Council Meeting

Members are asked to consider moving the Parish Council meeting due to be held on Wednesday 23rd April to Wednesday 30th April as it is likely that The Clerk will be on holiday.

23. March meeting dates

Planning Training meeting 6pm on the 10th March in the Pavilion.

General Purposes meeting to be held at 7.30 on the 10th March in the Pavilion. London Road

Parish Council meeting to be held on 26th March at 7.30 in the St Edmunds Centre, School Lane