

**WEST KINGSDOWN PARISH COUNCIL**  
**Minutes of the Planning Committee**  
**Held on Monday 9th June 2025 at 7.30pm**

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

**In Attendance:** Tracy Baker, West Kingsdown Parish Clerk, District Councillors Bulford, Harrison and  
 Malone and 4 members of the public

**Item 1:** **Apologies for Absence:** Cllr M Stoneham

**Item 2:** **Declarations of Interest:** There were none

**Item 3:** **Plans: Plans - To comment on the following planning applications, and any received  
 after the agenda was posted**

**25/01380/HOUSE**

**Site:** 2 Bayldon House School Lane West Kingsdown Kent TN15 6JN

**Development:** Convert integral garage into a living accommodation for a disabled person with a  
 ramp to new side access door.

It was agreed to respond as follows under comments: bearing in mind the Green Belt National Landscape  
 location and the size of previous extensions, if it is Sevenoaks District Councils' intention to grant approval  
 in this case, then the Parish Council would request a condition removing future development rights.

Proposed by the Chair

All in favour

**25/01384/HOUSE**

**Site:** 3 Victoria Cottage School Lane West Kingsdown Kent TN15 6JN

**Development:** Erection of a first floor rear extension on top of existing ground floor rear extension.

It was agreed to respond under comments as follows: The Parish Council expects the decision in this case  
 to reflect the 50% rule that applies in this Green Belt National Landscape location.

Members would also express concern at the possible overshadowing of the first floor window of No.2  
 Victoria Cottages.

Proposed by the Chair

All in favour

**25/01320/HOUSE**

**Site:** Hillview Knatts Valley Road Knatts Valley Kent TN15 6XY

**Development:** Conversion of the existing garage into a home office and gym facility ancillary to the  
 main residence and 2.no parking spaces using existing access.

It was agreed to respond under comments as follows: Provided the development has a condition linking it  
 permanently to the existing dwelling, then the Parish Council would have no objection.

Proposed by the Chair

All in favour

**25/01107/HOUSE**

**Site:** 190 Hever Avenue West Kingsdown Kent TN15 6DX

**Development:** Demolition of lean-to rear addition and construction of new single storey rear  
 extension

It was agreed to respond under comments as follows: Members of the Parish Council are not in a position  
 to identify the roots shown in the investigation holes.

Proposed by the Chair

All in favour

**25/01446/LDCPR**

**Site: Woodside, Rushetts Road, West Kingsdown**

**Development: A double garage and workshop**

The Parish Council objects to the proposal of any lawful development certificate on the grounds that the garage would not allow for a 15m gap between it and the ancient woodland, known as Side Hilly Wood. In addition to this the structure is being built on top of built up land and the whole building is in the green belt area.

Proposed by the Chair

All in favour

**25/00969/FUL**

**Site: Kings Lodge, London Road, West Kingsdown**

**Development: Demolition of the exiting building, clearance of the site and the subsequent erection of three buildings to create five industrial units in flexible Class E(g), B1(c) and B8 use with parking, landscaping and associated works. Addition of 5 EV chargers and Solar Panels.**

Amended plan showing existing container to be removed, to supersede the proposed plan submitted in error. There are no containers proposed as part of this application.

The Parish Council agreed to stand by their previous comments

Proposed by the Chair

All in favour

***The meeting closed at 8.00pm***

**WEST KINGSDOWN PARISH COUNCIL**  
**Minutes of the General Purposes Committee**  
**Held on Monday 9th June 2025 at 7.30**

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

**In Attendance:** Tracy Baker, West Kingsdown Parish Clerk, District Councillors Bulford, Harrison and Malone and 4 members of the public

**1. Apologies for Absence:** Cllr M Stoneham

**2. Declarations of Interest:** Cllr Blackburn had an interest in item 3 of the agenda as this is his event.

**3. Bus and Car event – 23rd August 2025**

a) Access for buses

Cllr Blackburn gave members a PowerPoint presentation which confirmed details of the event and then went on to discuss how he envisaged buses could access the Gamecock Meadow. Cllr Blackburn suggested removing land from the bunding next to the footpath leading to the Community Cupboard which would allow access for large vehicles. Cllr Matthew suggested installing an additional post with a chain so that one side could be left open for pedestrians and prams and the other side could be opened up to large vehicles in order for them gain access to the field. This would also benefit the Community Cupboard when they start their extension.

b) Funding

Cllr Blackburn has kindly offered to fully fund this event though his company Go Coach.

Cllr Mrs P Bosley proposed that members agree to this in principle and requested that Cllr Blackburn put together a more detailed plan for the next meeting.

Cllr Mrs M Richards asked the Clerk to forward the PowerPoint presentation to members.

Proposed by Cllr Mrs P Bosley, seconded by Cllr Mrs J Watchorn 7 in favour 1 abstention

**4. Risk Register Policy**

Councillors were asked to accept the revised Risk Register policy which had been circulated to members in advance.

Proposed by Cllr Mrs P Bosley, Seconded by Cllr I Bosley

All in favour

**5. Hayes Farm and dog walking update.**

The Clerk read the latest email update dated 6th June 2025 from Ryan Grant, the Planning Enforcement Officer at Sevenoaks District Council as follows: An authorised report to allow for the consideration of enforcement action has now been sent to senior management. I am now waiting for their feedback on where enforcement action will be progressed. Cllr Bulford kindly offered to keep in contact with Ryan Grant and copy the Clerk in on her emails to keep her informed.

Noted

**6. Yellow Lines**

At the last Parish council meeting members were informed that a meeting was held between Nigel Rowe from the Highways Improvement Planning office and the Clerk discussed the possibility of painting yellow lines at the end of Hever Road junction with A20 and Fawkham Road junction with A20. Nigel Rowe confirmed that it will cost around £3000 – but for the same money we can do the whole of West Kingsdown (where required). The Clerk was asked to confirm if the yellow lines were enforceable (it has been ascertained that they are) and if the price included traffic order (it has been ascertained that it does).

Councillors expressed concerns that there have been two accidents recently and in particular are concerned about the junction at Hever Road where customers from the Oasis Café park cars, vans and trucks on the cycle lane, reducing visibility greatly and forcing pedestrians on to the road.

It is illegal for vehicles to park on cycle lanes can they be issued with a Penalty Charge Notice.

Cllr Bulford stated that SDC had previously mentioned that they were seeking to implement the removal of the grace period of 10 minutes for these sites later on this year and would like to see this implemented sooner rather than later. She believes that if more people are issued with a fine, it could reduce the number of cars parking in this area. Cllr Bulford offered to take this up with Kent Highways, Kent County Councillor Maxine Fothergill and Laura Trott, the conservative MP for Sevenoaks, and will copy the Clerk in on emails sent to keep her informed.

Noted

## **7. Photocopying proposed increase in price**

Current photocopying charges are as follows with the library's price as a comparison:

<b>Parish Council</b>	<b>Library</b>
A4 black and white 15p	20p
A4 colour 50p	70p
A3 black and white 20p	35p
A3 colour 75p	£1

Cllr Blackburn proposed that the prices be increased in line with the Library's prices.

Cllr Matthew seconded 7 in favour 1 abstention

## **8. Land opposite 16 – 20 Vernon Close – TN15 6JY**

Sevenoaks District Council is proposing to dispose the following parcel of land;

Land opposite 16 – 20 Vernon Close – TN15 6JY.

West Kingsdown Parish Councillors were very concerned that this parcel of land could be lost and sold for development. They therefore agreed to respond to SDC stating that this Parish Council strongly objects the District Councils proposals to dispose of this land by auction and asked the Clerk to submit an expression of interest in acquiring the land under a community asset transfer, for the benefit of the local residents.

The District Councillors stated that they were meeting the FIAC (the Finance and Investment Advisory Committee) to discuss the land disposals proposal and would put the residents' and Parish Councils' concerns forward and keep the Clerk informed.

One of the residents suggested that if the Parish Council were to obtain this land, the residents of Vernon Close might maintain the grassed area themselves.

The Clerk was asked to contact "The Open Spaces Society" to see if they had any advice.

Proposed by Cllr Mrs P Bosley, seconded by Cllr I Bosley

All in favour

## **9. Planning and Parish Council next meeting,**

The next meeting will be held on Wednesday 25th June at the St Edmunds Centre, School Lane, West Kingsdown at 7.30pm

Meeting closed 9.05pm