

# **Minutes of the Meeting of the Parish Council of Farningham, held at Shand Hall, High Street, Farningham on Wednesday 12<sup>th</sup> October 2022 at 7pm.**

Present: Cllrs Liz Bourne (Chairman), Daryl Burns (Vice Chair), Sam Pointer, Carol Salmon, Krishna Shanmuganathan (until 8pm) and Philip McGarvey (District Councillor from 8:50pm)

In attendance: Helen Penney (Clerk)

## **HM Queen Elizabeth II**

**Prior to the commencement of the meeting a one-minute silence was observed to pay respects to HM Queen Elizabeth II following her death on 8th September 2022**

### **1. Chair's welcome and apologies and for absence.**

The Chair welcomed everyone to the meeting. Apologies were received and accepted from Cllr's Latif Oztosun and Roger Gough (Kent County Council).

### **2. Declarations of personal, prejudicial and disclosable pecuniary interests on items on the agenda and updates to members' register of interests.**

None

### **3. Report from the County Councillor**

Cllr Gough provided a written report in advance of the meeting that was read out by Cllr Bourne:

- Regarding the proposals for the bridge, Whitney has visited and will be bringing forward a report to you, including rough cost estimates, after a survey in half term. This report is likely to be in November.
- With regard to 20mph, she is trying to get final costs to you; awaiting figures for traffic management from Amey re traffic management, plans to escalate this. So far about £6K but this is before traffic management.
- A20 - review works (and potentially carry out further works) on Button Street, Scratchers Lane. I understand that the Parish has been advised that it (the PC) could install repeaters if willing to fund. Lewis Sutton following up on drainage issues.
- Pothole blitz - Works carried out in Button Street (on bridge between A20 junction and Farningham Hill Road) in September

### **5. To consider, and approve if appropriate, which agenda items are sufficiently confidential as to warrant exclusion of members of the press and public under the provisions of The Public Bodies (Admission to Meetings) Act 1960**

None

### **6. A Public Open Session. Members of the public will be welcome to address the Parish Council with any local concerns they have. Please note this item will be limited in time at the discretion of the Chairman.**

None

### **7. Report on General Data Protection Regulations**

The Clerk reported no breaches of General Data Protection Regulations.

**8. Approve as a correct record the Minutes of the Parish Council meetings on 6<sup>th</sup> and 20<sup>th</sup> July 2022.**  
The minutes from the Parish Council meetings on 15<sup>th</sup> June and 7<sup>th</sup> September 2022 were approved and signed.

**9. Matters arising from the Minutes where these are not covered under the subject headings below.**

**9.1 Farningham Oak**

The Clerk advised that the Enforcement Team at Sevenoaks District Council had been asked to issue an untidy site notice, a Section 215 Notice, to the land owner and that rather than issuing a Section 215 Notice the Enforcement Team has spoken to the owner who has acknowledged that the site is looking untidy and will hopefully start to tidy it up in due course.

**10. Planning – including consideration of the following planning applications requiring comments and note the updated planning log:**

**10.1** Planning log circulated by Clerk on 7<sup>th</sup> October 2022

**10.2** Planning Applications

**10.2.1 Reference 22/02472/FUL**

**Site:** Farningham Butchers High Street Farningham Dartford Kent DA4 0DG

**Development:** Change of use from butchers to residential. Alterations to fenestration.

**Comments by:** 20<sup>th</sup> October

**Objection**

The Parish Council wants to maintain the vibrancy of the village and that includes maintaining a commercial core in the High Street. The loss of another commercial business will have a detrimental impact on the other village businesses. There are other successful businesses in the High Street and there remains interest from retail and service business more generally in Farningham. We therefore object to a change of use to residential.

**10.2.2 Reference 22/02596/LBCALT**

**Site:** 56 And 58 High Street Farningham Dartford Kent DA4 0DB

**Development:** Proposed minor work to 56 High St. Redevelopment of 58 High St. to form residential annex for 56 High St.

**Comments by:** 24<sup>th</sup> Oct 2022.

**No objection**

**10.2.3 Reference 22/01172/FUL**

**Site:** Land North And West Of Franks Farm Dartford Road Horton Kirby Kent

**Development:** Erection of polytunnels and creation of new non-impounding irrigation reservoir and associated works.

Comments by 26<sup>th</sup> October 2022.

**Objection**

Massive overdevelopment of existing large development.

Could be/become the largest caravan park in the District.

Visual impact to SSSI (Farningham Woods) and MGB (Darent Valley), exacerbated by prominent location on the site.

The large (2,000m<sup>2</sup>) industrial cold store building proposed in this rural setting should not be silver/grey (green, maybe?).

Lighting should be low-level, unobtrusive to nearby residents and sympathetic to its MGB environment.

Location of proposed large yard & parking area would cause noise nuisance to nearest neighbours on A225 Dartford Road.

New access road is near to brow of hill (A225 Dartford Road), so large slow lorries (turning across both carriageways) will add to hazards. Despite the speed limit recently having been reduced to 40mph along this accident blackspot stretch of the A225 Dartford Road (due to a history of numerous RTCs), cars & motorbikes still speed and overtake. The A225 Dartford Road has also seen an increase in frequency & size of heavy farm vehicles & 40 tonne lorries - and there are long queues, often stationary, along the road when the nearby Dartford Tunnel or M25 have RTCs. Additional lorry traffic is not sustainable.

Concerns about traffic; light pollution & anti-social hours of operation needing consideration and/or limiting by Conditions.

#### **10.2.4 Reference 22/01173/FUL**

**Site:** Land North And West Of Franks Farm Dartford Road Horton Kirby Kent

**Development:** Erection of new storage and cold store building and creation of new farm access road. Comments by 26th Oct 2022.

#### **Objection**

Massive overdevelopment of existing large development.

Could be/become the largest caravan park in the District.

Visual impact to SSSI (Farningham Woods) and MGB (Darent Valley), exacerbated by prominent location on the site.

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Concerns about traffic; light pollution & anti-social hours of operation needing consideration and/or limiting by Conditions.

#### **Ratification of planning applications responded under delegated powers**

#### **10.2.5 Reference 22/02156/HOUSE**

**Site:** Folly Rise Calfstock Lane Farningham Dartford Kent DA4 9JH

**Development:** Single storey rear extension and infill extension between main dwelling and garage. Balcony to new flat roof area over new extension with external door and rooflights.

**Comments by:** 1 September 2022

## **Objection**

Farningham Parish Council object based on the potential overlooking of a neighbouring property and their loss of privacy.

### **10.2.6 Reference 22/01913/HYB**

**Site:** Charton Manor Farm Gorse Hill Farningham Dartford Kent DA4 OJT

**Development:** Hybrid planning application for a phased residential development comprising (1) Application for full planning permission for the demolition of existing barns and office/workshop including sand school and associated development, and the erection of 4no. dwellings with associated parking, amenity, landscaping and access and (2) Application for outline planning permission (with some matters) for the erection of up to 3no. self-build dwellings.

**Comments by:** 9<sup>th</sup> September 2022

## **Objection**

Farningham Parish Council object as the proposal is contrary to greenbelt policy and will have a detrimental impact on the greenbelt.

## **Ratification of planning applications received but not needing further comment or action**

### **10.2.7 Reference 21/00417/HOUSE**

**Site:** The Carriage House Sparepenny Lane Farningham Dartford Kent DA4 OJH

**Details:** Non material amendment to 21/00417/HOUSE

### **10.2.8 Reference 22/02166/WTCA**

**Site:** Vicarage House High Street Farningham Dartford Kent DA4 ODG

**Details:** Birch: reduce crown by approx 1.5m

### **10.2.9 Reference 22/02423/WTPO**

**Site:** 1 Lime Tree House 23 London Road Farningham Dartford Kent DA4 OJP

**Details:** G1 - To cut lower growth back by 1-2mtrs and up by 1-2mtrs.

## **11. Finance Items for noting and decision**

### **11.1 Items paid and payable**

Items paid and payable were agreed and signed off. The Chair requested that the Clerk contact Tim Germany for a quote for repointing work on the cattle screen with an aim for work to be booked in for Spring 2023. **Action: Clerk**

### **11.2 Flexed budget report, September 2022**

Members requested that the Clerk reallocate the spend of CIL money to Cost Code: road improvement/traffic calming. **Action: Clerk**

### **11.3 Interim Audit**

Members noted the interim audit report and that the next audit is due February 2023.

### **11.4 Costings with joint event with Eynsford**

Members noted that Eynsford Parish Council will be refunding Farningham £1,069.52 from the joint event held in June 2022. Figures reported from Eynsford were a total starting budget for the day of £12,849, made up as £6,000 from Eynsford Parish Council, £3,000 from Farningham Parish Council and £3,849 from the National Lottery Fund. After outgoings total expenditure for the day was £9,640.44 which was £3,208.56 under budget and split by the percentage of funds supplied, 1/3<sup>rd</sup> to

Farningham Parish Council and 2/3<sup>rd</sup> to Eynsford Parish Council. Eynsford Parish Council has not yet made the payment to Farningham Parish Council. The Clerk will monitor that it is paid and chase if necessary. **Action: Clerk**

#### **11.5 2021/22 External AGAR report**

Members noted that the 2021/22 AGAR report has been signed off by the external auditor and the Notice of Conclusion of Annual Accounting and Governance Return uploaded to the Parish Council's website.

### **12. Items for decision and allocation of resources if necessary:**

#### **12.1 Ash Tree removal from River Bank at Irving's Corner**

Members agreed for Down to Earth Ltd to complete the work based on advice that the lesser affected ash may rejuvenate if pollarded heavily enough and preferred costs after the Clerk followed the three-quote process. Down to Earth will remove the badly affected ash and pollard the medium sized ash to 7m. **Action: Clerk**

#### **12.2 Damaged wooden strut on cattle screen**

Members requested that the Clerk obtain quotes from a carpenter to repair the middle grid and assess the two undamaged grids for work that maybe required as they have been in place for several years and open to the elements. If the work is quoted up to £2,000 the Clerk can arrange for it to go ahead before the grids are damaged any further. **Action: Clerk**

#### **12.3 Dog Fouling**

Members noted the kind offer from the Clerk at South Darent and Horton Kirby offering Farningham the stencil and chalk spray paint to borrow, however feel that dog fouling is not as much of an issue now and this option can be revisited if required in the future.

#### **12.4 Christmas lights event - Christmas tree, delivery and install and mulled wine**

Members approved the costs for the purchase, delivery and installation of the Christmas tree and that the Clerk can spend up to £3.00 per bottle for the mulled wine and up to £30.00 on soft drinks. **Action: Clerk**

#### **12.5 Citizens Advice Energy event –Village Hall hire, rubbish disposal and deposit and WI**

CANCELLED - Members agreed to cancel the Citizens Advice Energy Event as it cannot be held before the end of the year and therefore considered too late to be of much benefit to residents and two local areas; Horton Kirby and West Kingsdown are hosting events that the Clerk will check and ask if these can be advertised to Farningham residents. The Clerk will cancel the event, the Village Hall booking, inform the WI and contact Horton Kirby and West Kingsdown to ask if their events can be advertised in Farningham. **Action: Clerk**

### **13. Highways**

#### **13.1 20mph scheme**

The Clerk advised that the Highways Team have confirmed that the initial designs for the 20mph scheme for Farningham has been completed and is currently progressing through the internal checking and approval process after which the proposals and costings will be shared.

#### **13.2 Highways Improvement Plan, submitted 5<sup>th</sup> October 2022**

The Clerk advised that the Highways Improvement Plan was submitted on the 5<sup>th</sup> October to the Highways Department.

### **13.3 Bridge feasibility study**

The Clerk advised that the Highways Team carried out the site visit element of the feasibility study on the 5<sup>th</sup> September and a few things came out of this that need to be followed up on. As part of the ongoing feasibility study some traffic and pedestrian surveys have been commissioned to take place during October half-term so that they can assess potential usage levels for a widened footway. And as the proposals involve works on a highways structure (the bridge) they will also need to liaise with the Structures Team to see what they would require should the project proceed to construction. Members requested the Clerk ask exactly what the traffic and pedestrian surveys are hoping to achieve and why are they being carried out over half term when certain demographic groups will not be as active when compared to other times of the year. **Action: Clerk**

### **13.4 A20 crash cluster report actions**

Members asked if Cllr Gough has provided an update on the A20 cluster report. The Clerk advised that no update has been received and that she will request an update. **Action: Clerk**

## **14. Streetlights**

### **14.1 Valley Terrace View**

The Clerk advised that UKPN have confirmed receipt of the payment made for the disconnection and reconnection of the supply to the light on the BT pole in Eynsford Road so a work date should be confirmed soon.

### **14.2 Contract renewal**

The Clerk advised that she has received one quote from J.C Electrical Ltd and is speaking to PSR and Streetlights. **Action: Clerk**

## **15. Events**

### **15.1 Christmas Lights event, Saturday 26<sup>th</sup> November 5-8pm**

Discussed under agenda point 12.4

### **15.2 Citizens Advice in North and West Kent – Energy events, 17<sup>th</sup> February 11am**

Discussed under agenda point 12.5

### **15.3 King Charles III Coronation**

Members agreed to add the Coronation to the 2023 budget and to ask residents for suggestions of how to celebrate the event in the next issue of the Trident.

**Cllr Shanmuganathan left the meeting**

## **16. The Charity of Anthony Roper**

Members agreed that Irene Staples has been renewed to October 2025 and Vikki Saunders to October 2026 to be minuted at the Annual Parish Meeting on 19<sup>th</sup> April 2023. The Clerk will send copies of the minute to Clive Stanyon, Clerk to the Charity of Anthony Roper for his records. **Action: Clerk**

## **17. Refresh Appointment of Parish Council Representatives on Local Organisations for Farningham Parish Council, last copy found from year 2019 to 2020**

Members updated the Appointment of Parish Council Representatives on Local Organisation for Farningham Parish Council and requested that the Clerk ensures it is included at every Annual General Meeting moving forwards. **Action: Clerk**

1. Planning, Cllr L Oztosun
2. Footpaths, Highways and Lighting, All Cllrs
3. Darent River Preservation Society, Cllr K Shanmuganathan
4. Age Concern, Cllr D Burns
5. Charity of Anthony Roper, Nominative Trustees Mrs Staples and Mrs Saunders  
Co-optative Trustees, Mrs Mullins and Mrs Gould
6. Kent Association of Local Councils - Sevenoaks Branch, Cllr P McGarvey
7. Council for the Protection of Rural England, Cllr L Bourne
8. Correspondent for Trident, Cllr D Burns
9. Farningham Village Hall Management Committee, Cllrs D Burns and C Salmon
10. Representative on Transport Matters, Cllr K Shanmuganathan
11. Tree Warden, Cllr L Bourne
12. Brands Hatch Liaison Group, Cllrs D Burns and P McGarvey
13. Responsibility for website, Mr Bourne
14. Darent Valley Consortium Cllrs L Bourne and D Burns

#### **18. Donations acknowledged in 2021**

The Clerk advised that thanks was received from organisations for their 2021 donations from the Parish Council and that 2022 donations will be on November's agenda. **Action: Clerk**

#### **19. Farningham Woods ashes scattering request**

The Clerk advised that a member of public had requested scattering her father's ashes at Farningham Woods. The Clerk had sent the request to Sevenoaks District Council who jointly own the woods with Farningham Parish Council. Sevenoaks DC have had to send the request to Natural England as Ashes can change the soil chemistry and damage the fragile balances of ecosystems, which is why generally ashes are not scattered in ancient woodland, near ancient trees which are particularly sensitive and already under threat or SSSI sites. The Clerk has contacted the family to let them know the request has been sent to Natural England and will provide them with a definitive answer as soon Natural England reply. **Action: Clerk**

#### **20. Ownership and usage rights of the car park that nominally belongs to The Lion Hotel**

Members advised that this has previously been investigated and Farningham Village has no claim or ownership rights to the top car park at The Lion Hotel. Cllr Pointer will advise the residents that had asked for confirmation on the subject. **Action: Cllr Pointer**

#### **21. Trident**

The Clerk to finalise and send by the 13<sup>th</sup> October after being granted a day's extension by the Editor. **Action: Clerk**

#### **22. Village Hall Committee meeting update**

Cllr Burns and Salmon advised that the Village Hall Committee instructed the Bookings Secretary to charge the Parish Council to hire the hall for the Citizens Advise Energy Event but it was not made clear if all bookings would be charged moving forwards.

**23. Urgent Business that occurs and requires attention before the next meeting may be reported at the Chairman's discretion.**

**23.1 Circular walk**

Cllr Bourne updated Members on recent discussions with Reece Evans from the North West Kent Countryside Project. Reece has advised that the route has to be agreed by the end of October however, the route suggested by Reece includes a mile and a half section along Beesfield Lane and Maplescombe Lane. It was agreed that this is not suitable for publication as a walking route in view of traffic levels. Members agreed to re-route the walk along the river Darent towards Horton Kirby, circling through Westminster Fields and back into Farningham. Cllr Bourne and the Clerk are meeting Eynsford Parish Council on Friday 14<sup>th</sup> October to discuss the walks and will respond to Reece with the suggested walk into Horton Kirby. **Action: Cllr Bourne and the Clerk**

**Cllr McGarvey joined the meeting**

**23.2 Newsletter**

Members agreed to distribute the newsletter over the last week in October.

**23.3 Friends of Farningham**

Members agreed to donate up to £100 to Friends of Farningham Christmas gathering and thanked Cllr Salmon for her hard work organising and attending work parties.

**4. Report from the District Councillor**

Cllr McGarvey reported that refuse collections are changing for some residents and that all households have been contacted in advance of the change by Sevenoaks District Council.

The meeting ended at 9pm

**Date of next meeting Wednesday 9<sup>th</sup> November 2022**

## Items Paid

5 October 2022 (2022-2023)

### Farningham Parish Council PAYMENTS LIST

Voucher	Code	Date	Bank	Description	Supplier	VAT Type	Net	VAT	Total
75	Bank charges	14/09/2022	FPC Current Account	Bank charges	Handelsbanken	X	£ 9.80		£ 9.80
76	Clerk's salary (net)	26/09/2022	FPC Current Account	Clerk's salary	Miss H Penney	X	£ 951.68		£ 951.68
77	Salary On Costs (Tax, NI etc)	15/09/2022	FPC Current Account	Tax/NI	HM Revenue and Customs	X	£ 28.68		£ 28.68
78	Pension	02/09/2022	FPC Current Account	Pension contribution	Nest Pensions	X	£ 111.60		£ 111.60
79	Electricity Charges	27/09/2022	FPC Current Account	Electricity supply	npower	L	£ 193.74	£ 9.69	£ 203.43
89	Street Lighting Repairs	15/09/2022	FPC Current Account	Street Light Repair	UK Power Networks	S	£ 1,733.00	£ 346.60	£ 2,079.60
90	Churchyard Grasscutting	15/09/2022	FPC Current Account	Churchyard maintenance	Lothlorien Landscapes	S	£ 280.00	£ 56.00	£ 336.00
91	Maintenance Assets/Open Spaces	15/09/2022	FPC Current Account	Amenity Area Maintenance	Lothlorien Landscapes	S	£ 75.00	£ 15.00	£ 90.00
92	Maintenance Assets/Open Spaces	15/09/2022	FPC Current Account	Market Meadow Grasscutting	Lothlorien Landscapes	S	£ 57.50	£ 11.50	£ 69.00
93	Projects	15/09/2022	FPC Current Account	Bench	Lothlorien Landscapes	S	£ 639.30	£ 127.86	£ 767.16
94	Projects	15/09/2022	FPC Current Account	Bench	Lothlorien Landscapes	S	£ 650.00	£ 130.00	£ 780.00
95	Projects	15/09/2022	FPC Current Account	Fence Repair	Lothlorien Landscapes	S	£ 58.60	£ 11.72	£ 70.32
96	Projects	15/09/2022	FPC Current Account	Information sign repair	Lothlorien Landscapes	S	£ 118.30	£ 23.66	£ 141.96
74	Computer	15/09/2022	FPC Current Account	Acrobat	Miss H Penney	S	£ 12.64	£ 2.53	£ 15.17
80	Telephone/Broadband	15/09/2022	FPC Current Account	Telephone and Broadband charges	Miss H Penney	X	£ 4.95		£ 4.95
81	Postage/Stationery/Print	15/09/2022	FPC Current Account	Printing	Miss H Penney	X	£ 2.50		£ 2.50
82	Computer	15/09/2022	FPC Current Account	Acrobat	Miss H Penney	S	£ 12.64	£ 2.53	£ 15.17
83	Telephone/Broadband	15/09/2022	FPC Current Account	Telephone and Broadband charges	Miss H Penney	X	£ 4.95		£ 4.95
84	Postage/Stationery/Print	15/09/2022	FPC Current Account	Printing	Miss H Penney	X	£ 1.50		£ 1.50
<b>Total</b>							<b>£ 4,946.38</b>	<b>£ 737.09</b>	<b>£ 5,683.47</b>

## Receipts

5 October 2022 (2022-2023)

### Farningham Parish Council RECEIPTS LIST

Voucher	Code	Date	Minute	Bank	Receipt No	Description	Supplier	VAT Type	Net	VAT	Total
11	Bank Interest	30/09/2022		FPC Deposit (HB)		Bank Interest	Handelsbanken	X	9.30		9.30
12	Precept received from SDC	30/09/2022		FPC Current Account (		Precept received from SDC	Sevenoaks District Council	X	23,715.00		23,715.00
<b>Total</b>									<b>23,724.30</b>		<b>23,724.30</b>

## Items Payable

7 October 2022 (2022-2023)

### Farningham Parish Council PAYMENTS (AWAITING AUTHORISATION) LIST

Voucher	Code	Date	Minute	Bank	Description	Supplier	VAT Type	Net	VAT	Total	
88	Salary On Costs (Tax)	12/10/2022	S/O	FPC Current Account (HB)	Tax/NI	HM Revenue and Customs	X	£30.88		£30.88	
98	Projects	12/10/2022		FPC Current Account (HB)	Flint wall repair	Tim Germaney Heritage Bricklayer	X	£5,305.00		£5,305.00	
100	Bank charges	12/10/2022	S/O	FPC Current Account (HB)	Bank charges	Handelsbanken	X				
101	Clerk's salary (net)	12/10/2022	S/O	FPC Current Account (HB)	Clerk's salary	Miss H Penney	X	£951.68		£951.68	
102	Computer	12/10/2022		FPC Current Account (HB)	Live Drive	Mrs E Bourne	X	£69.90		£69.90	
103	Pension (Parish Council)	12/10/2022	S/O	FPC Current Account (HB)	Pension contribution	Nest Pensions	X	£84.35		£84.35	
104	Electricity Charges	12/10/2022	April 2022 - 10.2	FPC Current Account (HB)	Electricity supply	npower	L	£199.86	£9.99	£209.85	
107	Administration Fees	12/10/2022		FPC Current Account (HB)	Payroll services	DM Payroll Services	X	£90.00		£90.00	
97	Christmas Decoration	12/10/2022		FPC Current Account (HB)	Christmas	Miss H Penney	S	£575.00	£115.00	£690.00	
99	Computer	12/10/2022	S/O April 2022, 10.2	FPC Current Account (HB)	Acrobat	Miss H Penney	S	£12.64	£2.53	£15.17	
105	Telephone/Broadband	12/10/2022		FPC Current Account (HB)	Telephone and Broadband	Miss H Penney	X	£4.95		£4.95	
106	Postage/Stationery/Print	12/10/2022		FPC Current Account (HB)	Printing	Miss H Penney	X	£1.50		£1.50	
108	Postage/Stationery/Print	07/10/2022		FPC Current Account (HB)	Computer expenditure	Miss H Penney	X	£7.00		£7.00	
								Clerks expenses	£601.09	£117.53	£718.62
<b>Total</b>								<b>£7,332.76</b>	<b>£127.52</b>	<b>£7,460.28</b>	

