

Farningham Parish Council

Minutes of the Meeting of the Parish Council of Farningham held at Shand Hall, High Street, Farningham on Wednesday 8th October 2025 at 7pm.

1. Attendees and apologies for absence.

Attendees: Cllrs Bourne, McGarvey, Salmon and Sevenoaks District Councillor (SDC) Ball.

In Attendance: six members of the public and the Clerk, Helen Penney.

Apologies: Cllrs Burns, Fitzsimons, McGeough, SDC Cllr White and Kent County Councillor (KCC) Logen.

In the absence of Cllr Burns, Cllr Bourne was nominated to Chair the meeting by Cllrs McGarvey and Salmon.

2. Co-option.

None.

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

Cllr Bourne declared an interest for agenda point 16 as she is Secretary to the CPRE Sevenoaks branch.

4. To consider, and approve if appropriate, agenda items sufficiently confidential as to warrant exclusion of members of the press and public under the provisions of Admission to Meetings Act 1960.

None.

5. Trident.

To be completed by Cllr Salmon. **Action: Cllr Salmon.**

6. Report from the County Councillor.

In Cllr Logen's absence, the Clerk advised that bollards have been installed at the entrance to the large green at Oliver Crescent and the low fence extended on the verge opposite to prevent inconsiderate parking. A site meeting on Wednesday 15th October is taking place for SDC and KCC to discuss installing bollards along one side of Till Avenue.

7. Report from District Councillors.

Cllr Ball reported that:

- The architect for the Chequers Inn planning application has requested that the application be referred to SDC's Development Committee. However, the planning officer has not yet made a determination. Members agreed they would be happy for the application to be considered by the Committee and confirmed that a representative from the Parish Council would attend if required.

- The Planning in Principle application for planning application, 25/02117/PIP, Land North West Of Charton Manor Gorse Hill Farningham Kent for the erection of dwellings with a minimum of 5 or a maximum of 9 net dwellings and associated ancillary works junction was refused by SDC's Development Committee.
- That SDC will be holding a series of pop-up sessions across the district to provide residents with information about the Local Plan and proposed development sites.
- The West Kent Independents, a breakaway group at SDC, have called an Extraordinary Meeting of Sevenoaks District Council, to hold a vote of no confidence in Cllr Hogarth, the current Leader of the Council. The meeting is scheduled to take place on Thursday, 16th October 2025 at 7pm.

8. A Public Open Session. Members of the public will be welcome to address the Parish Council with any local concerns they have. Please note that each speaker will be allocated a maximum of three minutes and at the discretion of the Chair.

The members of the public in attendance advised that they wished to observe the meeting and expressed an interest in the Local Plan and the proposals at Pedham Place.

Members agreed to bring forward agenda item 11.5 to discuss the Local Plan during the public participation section of the meeting.

The Clerk advised that SDC's Cabinet is due to meet on Thursday, 9th October, when it is expected they will approve the launch of the Regulation 18 consultation to run from 23rd November to 11th December 2025. SDC's Development and Infrastructure Committee is scheduled to meet on Tuesday 25th November however, Local Plan updates are not expected at this meeting as it is within the consultation period. The next scheduled meeting of the Development and Infrastructure Committee is 5th March 2026, when it is expected there will be an update on the Regulation 18 and next steps for Regulation 19.

Cllr Bourne advised that SDC will publish their supporting evidence for Regulation 18 at the start of the consultation period and that each report will need to be considered which may take some time. It is encouraging that residents are keen to submit comments, but it is important that each response is mindful of the evidence base to be as effective as possible.

Members discussed the possibility of holding an additional Parish Council meeting to support community engagement on the Local Plan. It was agreed that an extra meeting is not necessary at this stage but may be considered again at the next Parish Council meeting on Wednesday 12th November 2025.

Cllr McGarvey advised residents to type their responses in a separate document before accessing SDCs consultation portal, as the system can time out and unsaved work may be lost.

9. Approve as a correct record, the Minutes of the Parish Council meeting on the 10th September 2025 and the extra ordinary meeting on 24th September 2025.

The minutes of the Parish Council meetings on the 10th and 24th September 2025 were approved

as a correct record of each meeting and signed by the Chair. Members asked the Clerk to investigate land ownership at Oliver Crescent. **Action: Clerk.**

10. Clerks report.

The Clerk reported that PC Collins has advised the weekly motorbike meets at the A20 layby opposite Scratchers Lane should have stopped at the end of September.

11. Planning.

11.1 To note and raise any questions to the planning log circulated by the Clerk on 3rd October 2025.

Cllr Bourne advised that planning application 25/01104/FUL at Hilltop Farm London Road Farningham Kent DA4 0JW, has been called to be discussed at SDCs Development Committee.

11.2 Planning Applications. To consider any planning applications and to include any received by the Clerk after the agenda has been served to Councillors.

11.2.1 Reference: 25/02502/HOUSE

Site: The White House High Street Farningham Kent DA4 0DH

Proposal: Single-storey Timber frame Summerhouse and Secure cycle store.

Comments by: 16th October 2025

No comment.

Received by the Clerk after the agenda had been served to Councillors:

Reference: 25/02804/HEDNOT

Site: Land West Of Gabriel Spring Road Fawkham Kent

Proposal: Hedgerow removal.

Comments by: 27th October 2025.

Object.

11.3 Planning applications to note but not for comment:

11.3.1 25/02766/AGRNOT

Site: Chinhams Farm London Road West Kingsdown Kent TN15 6BT

Proposal: Erection of a 10,000ft² steel framed agricultural barn.

Noted.

11.4 Updates on enforcement cases and to highlight new activities or sites causing concern.

None.

11.5 To note and discuss updates from SDCs Local Plan and resolve if an additional PC meeting is required.

Covered under agenda point 8.

11.6 To note any Neighbourhood Plan updates from the Steering Group.

Cllr Bourne advised that the inception meeting with the Steering Group and consultant Tibbalds has taken place, and that Tibbalds are drawing up a revised project plan.

The Steering Group has arranged three Discovery Walks to engage further with the Neighbourhood Plan. A leaflet is also The Steering Group to be delivered with the Parish Council newsletter in late October.

12. Finance Items for noting and decision.

12.1 To approve items payable and the Clerk being the second approver for this month only, and note items paid and receipts.

Members approved the items payable and resolved that the Clerk can be the second signatory this month.

12.2 To note and raise any questions for the flexed budget September 2025.

Cllr Bourne queried grass cutting at Market Meadow. The Clerk advised that they were granted the funds at the start of the financial year.

12.3 Grant request from The Space.

Members approved the grant request from The Space. **Action: Clerk.**

12.4 To approve a donation for Remembrance Day.

Members approved a donation of £50 and noted that a recycled wreath would be used this year. **Action: Clerk.**

12.5 To note the Completion Letter, Audited AGAR for 2024/25 and that the Completion Notice has been published as expected.

Members noted the completion letter and notice for the audited AGAR for 2024/25.

13. To agree and approve the Highways Improvement Plan ready for the annual review on Wednesday 15th October 2025.

Members resolved to split the current priority 1 into several smaller priorities and to remove the hatching on the A20 that has been reinstated. Once the HIP has been reviewed with the Highways Officer, some priorities maybe removed as they cannot be progressed.

14. To note updates from the Clerk regarding the Expressions of Interest to SDC for Community Asset Transfers.

The Clerk advised that there are no updates as SDC have missed their deadline. The Clerk added that, if any of the Expressions of Interest are progressed to the Business Case stage, that she has requested an extension from SDC.

15. Resolve to adopt NALCs Model Standing Orders, 2025.

Cllr Bourne requested that the Clerk check and cross reference the financial aspects of the new Standing Orders. Once this is resolved, the new SOs can be adopted. **Action: Clerk.**

16. To receive Correspondence from CPRE and agree next steps regarding the “Change the ‘grey belt’ definition in the National Planning Policy Framework” petition.

Cllr Bourne advised that CPRE Sevenoaks are encouraging everyone, including Town and Parish

Councils, to sign the “Change the ‘grey belt’ definition in the National Planning Policy Framework” petition, in order for Government to consider debating the issue. It is expected that most of the Sevenoaks District could be defined as grey belt with the current definition.

Members resolved to agree signing the petition in principle, to be ratified at next month’s meeting, and for the petition to be circulated to residents.

17. KALC COMMUNITY AWARDS SCHEME 2026

Members noted the scheme and requested that the Clerk circulate to residents and invite nominations to be considered by the council at a future meeting. **Action: Clerk.**

18. Urgent business that occurs and requires, attention before the next meeting that may be reported at the Chairman’s discretion.

The meeting closed at 20:18.

Date of next meeting Wednesday 12th November, 7pm.

Requests from Councillors for the next agenda due by 31st October 2025

Items Paid

**Farningham Parish Council
PAYMENTS LIST**

Voucher	Date	Description	Supplier	VAT Type	Net	VAT	Total
75	09/09/2025	Telephone and Broadband charges	Talk Mobile	S	4.12	0.83	4.95
71	10/09/2025	Clerk's salary	Miss H Penney	X	1,104.72		1,104.72
77	10/09/2025	Bus shelter renovation	Beray Builders	S	1,560.00	312.00	1,872.00
77	10/09/2025	Bus shelter renovation	Beray Builders	S	1,980.00	396.00	2,376.00
70	12/09/2025	Bank charges	Handelsbanken	X	8.90		8.90
64	12/09/2025	Electricity supply	npower	L	353.07	17.65	370.72
65	12/09/2025	Electricity supply	npower	L	299.12	14.96	314.08
66	12/09/2025	Electricity supply	npower	L	260.38	13.02	273.40
67	12/09/2025	Electricity supply	npower	L	226.95	11.35	238.30
68	12/09/2025	Electricity supply	npower	L	246.92	12.35	259.27
62	18/09/2025	Printing	Miss H Penney	X	5.00		5.00
76	18/09/2025	Printing	Miss H Penney	X	5.00		5.00
54	18/09/2025	Computer Support	Parish Online	S	202.00	40.40	242.40
63	18/09/2025	Clerk's salary	Miss H Penney	X	122.60		122.60
74	18/09/2025	Tree Surgery	Aspen Tree Care	X	285.00		285.00
79	18/09/2025	Cattle Screen flint work	Tim Germaney Heritage Bricklayer	X	1,125.00		1,125.00
28	18/09/2025	Amenity Area Maintenance	Lothlorien Landscapes	S	180.00	36.00	216.00
55	18/09/2025	Payroll services	DM Payroll Services	S	102.00	20.40	122.40
56	18/09/2025	Printing	Aspect Press	S	50.00	10.00	60.00
59	18/09/2025	Tax/NI	HM Revenue and Customs	X	139.85		139.85
72	18/09/2025	Tax/NI	HM Revenue and Customs	X	217.55		217.55
78	18/09/2025	Streetlight maintenance	Streetlights	S	565.00	113.00	678.00
80	25/09/2025	Electricity supply	npower	L	289.89	14.49	304.38
69	29/09/2025	Acrobat	Adobe Acrobat	S	16.64	3.33	19.97
73	29/09/2025	Pension contribution	Nest Pensions	X	104.71		104.71
			Total		9,454.42	1,015.78	10,470.20

Receipts

**Farningham Parish Council
RECEIPTS LIST**

Voucher	Code	Date	Bank	Description	VAT Type	Net	VAT	Total
10	Precept received from SDC	30/09/2025	FPC Current Account (HB)	Precept received from SDC	X	26,180.00		26,180.00
11	Bank Interest	30/09/2025	FPC Deposit (HB)	Bank Interest	X	54.28		54.28
				Total		26,234.28		26,234.28

Items Payable

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

Voucher	Method	Date	Description	Supplier	VAT Type	Net	VAT	Total
93	BACs	08/10/2025	Printing	Miss H Penney	X	5.00		5.00
84	BACs	08/10/2025	Land Registry fee	Miss H Penney	X	14.00		14.00
								19.00
83	BACs	08/10/2025	Family Fun Day	Play Place Transitions Ltd	S	365.00	73.00	438.00
89	BACs	08/10/2025	Tax/NI	HM Revenue and Customs	X	155.35		155.35
85	Card	01/10/2025	Land Registry fee	Land Registry	X	14.00		14.00
81	SO	08/10/2025	Clerk's salary	Miss H Penney	X	24.56		24.56
92	DD	08/10/2025	Phone and Broadband charges	Talk Mobile	S	4.12	0.83	4.95
86	DD	08/10/2025	Acrobat	Adobe Acrobat	S	16.64	3.33	19.97
87	DD	08/10/2025	Bank charges	Handelsbanken	X			
88	DD	08/10/2025	Clerk's salary	Miss H Penney	X	1,129.28		1,129.28
90	DD	08/10/2025	Pension contribution	Nest Pensions	X	104.71		104.71
91	DD	08/10/2025	Electricity supply	npower	L			
				Total		1,832.66	77.16	1,909.82