

Minutes of the Meeting of the Parish Council of Farningham, held at Shand Hall, High Street, Farningham on Wednesday 1st February 2023 at 7pm.

Present: Cllrs Liz Bourne (Chairman), Philip McGarvey (Sevenoaks District Council), Latif Oztosun and Carol Salmon.

In attendance: One member of the public and Helen Penney (Clerk)

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

The Chair welcomed everyone to the meeting. Apologies were received and accepted from Cllrs Daryl Burns (Vice Chair), Sam Pointer and Krishna Shanmuganathan.

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

3. Report from the County Councillor

None

4. Verbal report from the District Councillor.

Cllr McGarvey reported that the drop-in event for the Conservation Area Appraisal was well attended, although it finished at 14:00 rather than 16:00 as originally reported. He added that the appraisal proposes some minor changes to the boundary of the conservation area effectively rounding off the edges, including the removal of two houses that front onto Oliver Crescent and a small wooded area at Secunda. Cllr McGarvey also reported an error on the map as the new addition bordering The Mill Estate is proposed to extend as far as the weir.

Cllr McGarvey reported that the consultation stage for the Local Plan 2040 for Sevenoaks District Council has closed, responses are being reviewed and an update will be presented to the Development and Conservation Advisory Committee later this year.

Cllr McGarvey reported that planning application 22/03450/HYB has been validated and is open for comment. The application is for a new roundabout, Lidl food store and 47 houses at a site in Swanley.

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. 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.

One member of the public attended to oversee proceedings due to local interest.

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 7th December 2022 and 11th January 2023.

Both sets of minutes were approved and signed

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

9.1 Hill Top Farm, London Road, proposed erection of a communal Gypsy/Traveller dayroom.

The Clerk reported that after some investigation, the building discussed under agenda point 10.4 on 7th December 2022 has not been built and the Enforcement Team has not been contacted.

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 27th January 2023

Members noted the planning log

10.2 Farningham Conservation Appraisal

Members requested that the Clerk investigate the long-term status and protection of trees in the proposed areas to be removed from the conservation area and, if Tree Protection Orders are required, Members requested that the Clerk submit the requests for the wooded areas at The Mount and Secunda. Otherwise, the Council does not have any further comment on the appraisal.

Action: Clerk

10.3 Maplebank Poultry Farm

It has been observed that a new building without planning permission and that does not form part of the current planning application is in the process of being built. It has been escalated to the Enforcement Team but no action has been taken. The current planning application should have a decision by Wednesday 8th February 2023.

10. Planning Applications

10.4.1 References: 22/03128/FUL and 22/03129/LBCALT

Site: Building North Of The Dairy Barn Beesfield Lane Farningham Kent DA4 0LA

Proposal: Alteration and conversion of barn to residential dwelling together with associated laying out of landscaping and parking

Comments by: 2nd February 2023, extended from 30th January 2023

Support both applications

10.4.2 Reference: 22/02802/FUL

Address: Land Rear Of Broomhill Button Street Swanley Kent BR8 8DX

Proposal: Mixed use application for the stationing of caravans for residential use and the keeping of horses in association with existing stables and barn ancillary to that use. Erection of three dayroom. Installation of soakaway.

Comments by: 9th February 2023

Objection

- The land lies within the Metropolitan Green Belt where strict policies of restraint apply. The residential aspect of the application would be an inappropriate development and the proposal harmful to the character of the Green Belt and its openness, and would add a built form to the land that is detrimental to the character and appearance of the area.
- Farningham has already accommodated a disproportionately high number of established travelling community - of around 5% of total residents of this small parish.
- This site sits beside the M25 at junction 3, and therefore close to the M20 as well. Living so close to any major motorway, never mind two, is not conducive to good health.

Ratification of planning applications responded under delegated powers

Application No: 22/03261/FUL

Site: Land South West Of Broomhill Button Street Swanley Kent

Proposal: The erection of building to provide 4 stables and a store. Associated soft landscaping and installation of gate.

Comments by: 1st February 2023

No Comment

11. Finance Items for noting and decision

11.1 Items paid, payable and receipts

Noted

11.2 Flexed budget report, January 2023

Noted

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

12.1 DM Payroll

Approved for payment

12.2 Lothlorien December

Approved for payment

12.3 Lothlorien January

Approved for payment

12.4 Streetlights

Approved for payment

13. Highways including

13.1 20mph scheme

The Clerk advised that there are no updates and was actioned to chase Cllr Gough following January's meeting. **Action: Clerk**

13.2 Highways Improvement Plan – Automated Traffic Counts

Members agreed to request Automated Traffic Counts to be in place over the last week in April 2023, Monday 24th April to Sunday 30th April at the following locations:

- Between Eglantine Lane and Braeside Surgery crossing the A20 in both directions
- At Lime Tree House crossing the A20 in both directions
- At the bus stop near to Button Street, crossing the A20 in both directions.

Action: Clerk

13.3 Bridge feasibility study

The Clerk advised that there are no updates and was actioned to chase Cllr Gough following January's meeting. **Action: Clerk**

14. Streetlights

The Clerk advised that a new contract with Streetlights Ltd has been requested.

15. Events

15.1 King Charles III Coronation event Monday 8th May 2023

After some discussion, Members agreed that if the Cricket Club concur, Eynsford Parish Council can join the celebrations in Farningham suggesting a contribution of up to £1,000 from both Parish Councils splitting the costs of the event evenly. If total costs are less than £2,000, Eynsford will be refunded their share of the difference. Members agreed that the Church can hold a stall at the event and submit a quote for an Oak tree to be donated by Farningham Parish Council to be planted in the church yard marking the Coronation. The Clerk was actioned to arrange meetings with the Cricket Club and Eynsford, if they are able to join, to start preparations as soon as possible. Cllr Bourne agreed to prepare the next newsletter for distribution early April to include advertising the event.

Action: Cllr Bourne and the Clerk.

15.2 Family Fun Day Wednesday 2nd August 10am – 2pm.

Members agreed for the Clerk to help at the Family Fun Day in Eynsford to gain experience before hosting Family Fun Day in Farningham over the summer of 2024. **Action: Clerk**

15.3 Annual Parish Meeting, Wednesday 19th April 2023, 8pm

Members agreed to invite the same groups as the previous year. Cllr McGarvey reminded the Clerk to contact the generic email at the Church. **Action: Clerk**

16. Upcoming review of regulatory documents to prepare for 2022/23 end of year internal audit

Members noted the documents for review.

17. If required, dates for 2023 planning meetings

Members noted the dates.

18. Kent Communities Programme Consultation

Members noted the consultation and do not have any comments.

19. Clerk's probation

Members confirmed that the Clerk has passed her Employment Probationary Period and noting some courses and learning for the year ahead. Members expressed their thanks and gratitude to the Clerk for all her hard work in the past 12 months.

20. Sevenoaks District Council 2023 grass cutting schedule

Members noted the schedule.

21. CPRE membership benefits

Members noted the benefits.

22. Contract for W/001443 - Wayleave required for access to National Grid Tower on land owned by the Council

Members noted that the woods are managed by Sevenoaks District Council so Farningham Parish Council cannot agree as sole owner of the land. If Fisher German agree to omit Farningham as the only owner, the Clerk can sign and return the wayleave agreement. **Action: Clerk**

23. Trident

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

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

Following Cllr McGarvey's earlier report Members discussed planning application 22/03450/HYB and agreed that Farningham Parish Council does not want to comment on the application.

The meeting ended at 20:40

Date of next meeting Wednesday 1st March 2023

Items Paid

Farningham Parish Council PAYMENTS LIST

Voucher	Date	Description	Supplier	VAT Type	Net	VAT	Total
149	19/01/2023	Village Hall expenditure	Door and Windows	S	£3,636.67	£727.33	£4,364.00
150	19/01/2023	PO Box	Royal Mail Group Ltd	S	£315.00	£63.00	£378.00
151	16/01/2023	Bank charges	Handelsbanken	X	£14.73		£14.73
152	23/01/2023	Clerk's salary	Miss H Penney	X	£1,018.55		£1,018.55
153	19/01/2023	Tax/NI	HM Revenue and Custom	X	£38.78		£38.78
154	16/01/2023	Pension contribution	Nest Pensions	X	£91.68		£91.68
155	19/01/2023	Electricity supply	npower	L	£175.07	£8.75	£183.82
156	19/01/2023	Insurance Renewal	BHIB Councils Insurance	X	£2,306.54		£2,306.54
				Total	£7,597.02	£799.08	£8,396.10

Receipts

Farningham Parish Council RECEIPTS LIST

Voucher	Date	Description	Supplier	VAT Type	Net	VAT	Total
20	18/01/2023	Electricity Sub-Station	UK Power Networks	X	£ 50.00		£ 50.00
21	18/01/2023	Electricity Sub-Station	National Grid	X	£ 51.94		£ 51.94
				Total	£ 101.94		£ 101.94

Items payable

30 January 2023 (2022-2023)

Farningham Parish Council PAYMENTS (AWAITING AUTHORISATION) LIST

Voucher	Date	Description	Supplier	VAT Type	Net	VAT	Total
157	01/02/2023	Membership	CPRE	X	£ 60.00		£ 60.00
158	01/02/2023	Christmas	Lothlorien Landscapes	S	£ 830.00	£ 166.00	£ 996.00
161	01/02/2023	Notice Board	Lothlorien Landscapes	S	£ 90.00	£ 18.00	£ 108.00
159	01/02/2023	Payroll services	DM Payroll Services	X	£ 90.00		£ 90.00
160	01/02/2023	Street Light Repair	Streetlights	S	£ 97.75	£ 19.55	£ 117.30
162	01/02/2023	Bank charges	Handelsbanken	X			
163	01/02/2023	Clerk's salary	Miss H Penney	X	£1,030.60		£ 1,030.60
164	01/02/2023	Tax/NI	HM Revenue and Customs	X	£ 38.74		£ 38.74
165	01/02/2023	Pension contribution	Nest Pensions	X	£ 91.68		£ 91.68
166	01/02/2023	Electricity supply	npower	L			
168	01/02/2023	DONATION	Darent River Preservation Society	X	£ 20.00		£ 20.00
				Total	£203.55	£ 2,552.32	

Total to pay to Lothlorien - £1,104.00