

Minutes of the Meeting of the Parish Council of Farningham held at the Village Hall, High Street, Farningham on Wednesday 4th December 2019 at 7.45pm

Present: Cllr. D. Burns (Chair)
Cllr. L. Bourne
Cllr. R. Hirons
Cllr. P. McGarvey (District Councillor)
Cllr. C. Salmon

Mrs. J. Gray (Clerk)

91. Chairman's Welcome, Apologies for absence:

1. The Chair welcomed four Parish Councillors which included the District Councillor P. McGarvey, the Clerk and five members of the public.
2. Apologies had been received from the County Councillor, R. Gough, District Cllr. B. Carroll, Cllrs. K. Shanmuganathan and G. Williams.

92. Declaration of Interests:

The declarations of interest stood as previously recorded in May 2019. Councillors were asked to inform the Clerk should they have any changes.

93. Public Lighting:

Prime One Maintenance, a lighting contractor, had been invited to give a presentation as the lighting maintenance contract expires at the end of March. The company utilises remote management and will respond to faults within five days. The presentation included displaying how lights can be dimmed overnight thereby reducing electricity costs. They also offer CCTV camera installation.

94. Public Participation:

It was agreed to take this item earlier on the agenda:

Gary Burns and Gavin Leverett from Serenity Parks and Daniel Hyde, a legal adviser from Freeths made a presentation to Councillors regarding a pre-application they wish to submit to Sevenoaks District Council for 35 Park Homes on the Maplebank Farm site, similar to their Kingsdown Meadow site which is nearing completion. They were advised the site lies within West Kingsdown Parish though Farningham residents would be more affected by any development.

95. Matters Arising and Confirmation of the Minutes of the last Meeting;

1. It was agreed Cllr. Salmon, would write the report for Trident.
2. The Chair signed the minutes of the meeting held on 6th November 2019, which had already been agreed, to confirm they were a true record.
3. The Clerk had learnt the river Darent walk through will be undertaken by the Darent team (DRIPS, Environment Agency, South East Rivers Trust and North West Kent Countryside Partnership) in the late Spring of 2020. A representative from the Parish Council would be invited.
4. Cllr Williams and the Clerk had met two Thames Water personnel outside Potager and South Hall in the High Street following FPC's complaint. David Cook from Thames Water agreed to one repair being undertaken outside Potager where the pavement was sinking as this was a trip hazard. The Clerk had asked them to replace the slabs on the other repair at the same time. as

they the sites were so close that it would not be a difficult job. A decision is expected by 18th December.

5. Cllr Shanmuganathan, Graham Collins and the Clerk had met with Samantha Pelling from Mitchells and Butlers at The Lion on Friday 29th November to discuss residents parking in their top car park. She had already agreed to turn off parking charges overnight from 9.00pm to 11.00am for the benefit of residents. She then advised four spaces from Sunday to Thursday may be possible. It had been agreed the Clerk would canvass approximately 30 residents via a questionnaire to ask how often they would wish to use a parking space in their top car park if it were available and requesting email addresses and registration numbers. The Chair offered to contact Sevenoaks Planning to ask if they could help find a Condition to a Planning Decision at the Lion proving the facility had existed in the past.
6. The Clerk and Mr C Bourne had attended a meeting at Horton Kirby and South Darenth Parish Council to look at their 'Hugo Fox' website. Mr Bourne had offered to build a website for the Parish Council and this was gratefully accepted. The Clerk would ask him to go ahead and liaise with him regarding photographs, text and documents necessary.
7. The Clerk had received a response from Alan Watson of Speedwatch that he was currently looking at parishes with a view to installing 'Speedwatch' signs and would be in touch once he had looked at Farningham. The Clerk would let Eynsford Parish Council know.
8. The Clerk reported several parishioners from Oliver Crescent had written asking when the Cinder Path was going to be reopened. Kent ROW Officers had confirmed they are aware of what a vital link the footpath is to residents. Another emergency closure notice will be going up on 5th December for a further 21 days or until Building Control at SDC confirm that it is safe to reopen the path. The Clerk to request an update from Building Control as a matter of urgency.
9. The Clerk was asked to report to Environmental Health (Sevenoaks District/Dartford Borough Council) that the owners of Bridge Cottage had a recent issue with their drains. They called out a contractor, on Monday 2nd December and managed to partly clear the blockage. He measured the drain in Bridge Cottage to be over 2m deep and believes it then runs under the river and connects into a drain opposite, situated on 'Manor House' land. Drainage falls dictate the drain cannot connect back to the front of the Mill development nor the sewer system on the bridge. He looked at the drain pipe and there is a severe blockage, which looks like a fatberg. Hence both he and the Manor House resident contacted Thames Water as this could have caused an environmental issue with the river. A team from Thames Water and Graham Collins from the Mill Development attended as their drainage system goes into that under Bridge Cottage. The Thames Water team investigated the issue but believe the manhole in question is a 'catch pit' (collects silt and debris from the drainage system in the High Street) as opposed to a 'foul pit' (toilets, sinks etc) Therefore TW could not do anything as a catch pit is the responsibility of the District Council. The TW employee advised to contact Sevenoaks District Council to get them to come and pump out the debris within the chamber. Once done, if it subsequently proves them wrong and shows it to be a foul pit they will then return to map the system. Therefore someone needs to attend urgently and pump out the chamber as this could cause pollution of the River if there is heavy rainfall.

96. Correspondence:

1. The Clerk informed the Manager at Daily Poppins their staff are filling the litter bin outside the Village Hall with their used cleaning products (which should be recycled) pointing out the litter bins provided by are not for commercial waste. Their Manager advised she had consulted the whole team, underlining the correct approach to waste, recycling and the appropriate method of disposal. She meets the team daily and from now on will check the bin herself to ensure no recurrence.

2. Thames Water had responded to the Clerk apologising in respect of the traffic disruption caused by their work in Eynsford Road requiring four way traffic management. They stated their work was essential to replace a broken control valve in the carriageway. TWA attended on 26 September to replace the broken valve. Although the work was completed the same day, a short period of time is required to allow the repair to settle and ensure there are no leaks, prior to backfilling and reinstating the excavation. TWA confirm this was completed on 2 October. They contacted their planning team to advise them of the impact this work had, so they may avoid such issues in future.

3. The Clerk had asked three companies to tender for tree work deemed necessary in Irving's Corner: Reducing two large field maples by 30-35%, reducing one large silver birch tree by 30-35% and remove 2-3 lower limbs on each overhanging Ash trees that are overhanging the fence line. Two quotations had been received to date and the Clerk was asked to check with the Tree Officer if Planning Consent was required.

4. The Clerk has asked Earth Anchors, the company who installed the dog waste bins for a price to remove them.

5. The Clerk had received a request for CCTV to be installed in the High Street following alleged incidents. It was agreed this will be further discussed and the Clerk would do some research.

97. Planning;

1. It was agreed the following comments be sent regarding planning applications received from Sevenoaks District Council:

SE/19/03001/HOUSE and 19/03002/LBCALT 40 London Road Demolition of detached garage and shed and erection of single garage building NO OBJECTION

SE/19/03091/HOUSE 1 Coldharbour Farm, London Road Proposed part demolition of existing outbuilding, two storey rear extension and internal alterations APPLICATION WAS INVALID

SE/19/03160/VAR106 Greenacres, Old Dartford Road Discharge of the Section 52 agreement dated 30 October 1986 in relation to planning permission 85/01002 restricting agricultural occupancy of a dwelling

OBJECTION: Farningham Parish Council can see no valid reason for removing the restriction of agricultural occupancy in the dwelling

SE/19/03222/LBCALT The Lion Hotel, High Street Removal, restoration and replacement of existing window and replacement of existing structurally unsound timber beam SUPPORT

SE/19/03228/CONVAR Acer House Practice, High Street Minor material amendment to 19/00226/CONVAR

It was unclear what the minor material amendment referred to therefore it was resolved the Clerk seek advice from the Planning Officer

SE/ 19/02951/HYB White Oak Leisure Centre, Hilda May Avenue, Swanley Hybrid application comprising, in outline: residential development of between 35 and 40 residential units, residential mix to be either 2 or 3 bed units with either integral or on-street parking. Units to be either 2 or 3 storeys high. In detail: demolition of existing leisure centre building and erection of replacement leisure centre and associated car park OBJECTION: Farningham Parish Council supports need to replace the existing life expired and unsustainable facility with a modern leisure centre on the site but would wish to replicate the Sports Hall facilities and pool to accommodate the current and potential new users including the car park size.

2. Planning Decisions:

SE/19/02585/HOUSE Shelton, 54 Beesfield Lane Demolition of existing garage and extensions. Erect single storey side extension, first floor front extension, porch and associated roof alterations GRANTED

SE/19/01716/LDCPR Hill Farm, Farningham Hill Road Certificate of Lawfulness of Proposed Use for development for the siting of 9 caravans for seasonal agricultural workers. GRANTED

SE/19/02777/HOUSE Toya, White Post Hill Proposed ground floor part rear extension to incorporate a first floor rear extension, part ground floor front extension, basement store room with extended raised patio, roof extension comprising a raising of ridge height with attic rooms, removal and erection of new chimney, Juliet and new balcony and alterations to fenestration. GRANTED

98. Highways, Footpaths and Street Lighting:

1. The Clerk had noted on the Highways Portal the footpath beside the A20 between the A225 junction and King's Roundabout covered with mud in places, had not yet been cleared; she would remind.

2. The Clerk was asked to report on the Highways Portal there was vegetation/branches overhanging the A225 Eynsford Road at the rear of Tilmans Mead properties.

3. A Dartford Road resident had written to the Clerk about vegetation overhanging the footpath alongside the A225 Dartford Road from Franks Lane towards the roundabout and she had reported on the Highways Portal.

4. The Clerk was asked to report on the Highways Portal that the verge at the junction of Donkey Lane with the A20 London Road needs a deeper cut; vision is so restricted it is dangerous.

5. Cllr Salmon advised the damaged footpath outside Jaxx House in Oliver Crescent had been repaired by Kent County Council where their drainage vehicle had sunk through the surface. Unfortunately some of the filling had since given way. There is now a hole large enough to potentially cause injury, particularly as it is an unlit section. Additionally leaves can camouflage the ground, therefore the Clerk was asked to report as urgent on the Highways Portal.

99. Extension of Time:

The Chair asked for an extension of time after 10pm and this was agreed

100. Reports from Representatives on Other Bodies:

1. The Clerk was asked to contact Mrs McEnroe to ask if she had attended any meetings of the School Safety Campaign or had any updates.

2. Cllr McGarvey reported as Sevenoaks District Councillor he is on the Joint Transportation Board; the composition of the Board had changed and now comprised six County Councillors, six District Councillors and up to three Parish Councillors.

101. Assets of Community Value:

In view of the late time it was agreed this be discussed a future meeting.

102. Finance:

1. Cllr. McGarvey circulated a proposed budget for 2020/2021 and asked Councillors to consider it and respond to him with any suggestions. He reported the new Scribe accounts package did not profile the monthly expenditure accurately. The Clerk had reported this back to Scribe who reported it was on their list of reports to devise.

2. Members resolved to authorise the Schedule of Payments for December:

Kent County Council	Pension contribution (PC: £360.57 Clerk: £56.66)	£417.23
British Telecom	Telephone and Broadband	£47.83
HMRC	Tax and NI	£241.62
Mrs J Gray	Clerk's Salary	£741.14
Mrs J Gray	Parish Council Expenses Use of house (£20) Mobile phone contribution (£10)	£30.00
Lothlorien Landscapes	Grass cutting in the churchyard	£588.00
Shirley Computer Services	Annual Maintenance support contract For computer	£597.00

Signed **Wednesday 8th January 2020**

The meeting closed at pm. The next Parish Council meeting will be held on Wednesday 8th January 2020

The meeting closed at 10.35 pm. The next meeting of the Parish Council of Farningham will be held at 7.45 pm. on Wednesday 8th January 2020