

Minutes of the Meeting of the Parish Council of Farningham held at Shand Hall, High Street, Farningham on Wednesday 11th September 2024 at 7pm.

Present: Cllrs Daryl Burns (Chair), Andie Fitzsimons, Mark Keith (in part), Philip McGarvey, Kevin McGeough and Carol Salmon. Laurence Ball, Roddy Hogarth and Alan White (SDC).

In attendance: four members of the public (in part), and Helen Penney (Clerk).

1. Apologies for absence.

Apologies were received for KCC Cllr Roger Gough.

Cllr Burns advised that a resignation had been received and accepted for Krishna Shanmuganathan. The Clerk added that the notice of a casual vacancy had been displayed and would remain on the noticeboard until the 1st October 2024 after which the Parish Council can co-opt if an election is not called.

Cllr Burns thanked Krishna for his long and very valuable service to Farningham Parish Council.

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

Cllr McGarvey declared a personal interest in agenda item 11.2.1 and would not participate during the discussion or vote on this item.

3. 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 The Public Bodies (Admission to Meetings) Act 1960.

None.

4. Trident.

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

5. Report from the County Councillor.

In his absence, Cllr Burns read the following report:

Please accept my apologies for the belated apologies from Roger, but he is unable to attend the Parish Council tonight. He has asked me to share with you the below updates:

- Inconsiderate Parking – Till Avenue. As you will be aware I met with Farningham Parish Council and Highways Officers and residents on Wednesday 7 August. Following this meeting, I raised the matter with Highways officers in my meeting with them on 8 August and I am awaiting further feedback, but a number of suggestions were raised including possibly moving the fence to address some of the parking issues.
- A20 Farningham signage and average speed camera scheme - General update - the countdown signs and other signing and lining improvements on the A20 at Farningham were ordered with our contractor's w/c 10 August. Works are permitted for the installation of the signs and cameras between 4 November and 15 November with some resurfacing works taking place beforehand. I continue to pursue issues of right-hand turn at the A20/A227 junction.

Cllr McGarvey complained that after the A20 was recently resurfaced, the one-meter wide "separation" hatching at the right-hand edge of the "turn right" lane (off the middle of the A20 into the A225 Eynsford

Road) has not been restored. The Clerk advised that this has been reported and she will circulate the link to the Kent Fault Reporting Tool to all Councillors so that they can do the same. **Action: Clerk.**

6. Report from District Councillors, to include a written report from Cllr White.

Cllr White reported that he had attended Friends of Farningham and is supporting a resident with a West Kent Housing complaint. Members noted the written report that Cllr White had provided before the meeting.

Hello Helen, Daryl

I am anticipating Roddy attending our Parish Council meeting on the 11th. I'm mindful that we want to maximise his presence at the Parish Council so sharing this update with Councillors early to minimise my updates.

There was only one incident for Farningham in the past few weeks which related to the closure of the High Street while Thames water undertook emergency work due to a broken drain that was leaking and polluting the river. The road closure was on a Friday to a Monday, so inconvenience to residence was kept to a minimum.

I attended two Friends of Farningham Sessions and also the family fun day held in Market Meadow.

Linda Harrison deputy SDC Chairman attended this event and she was very impressed to see that the Parish Council had paid for additional activities which I believe was the magician/circus events, face painting and the refreshments.

Certainly, all the children seemed very occupied and the face painter was very good and impressively quick in showing all the children that wanted their face painted were able to do so.

I hope this helps and see you soon.
Alan

7. Cllr Hogarth – to discuss District related matters important to Farningham.

Cllr Hogarth reported that SDC is facing changes being shaped by the new the National Government and, that specifically, the proposed changes to the National Planning Policy Framework are very worrying. The new housing target for Sevenoaks has been increased by 58%, from 712 to 1,113 new houses per year. A consultation for the NPPF is open until the 24th September 2024 and Cllr Hogarth encouraged as many people to respond as possible adding that “character” has been removed from the NPPF Consultation. SDC has asked for clarification around this.

Cllr Hogarth reported that the new recycling bags for life will start to be rolled out over the coming weeks and information on the service will be published in the next inShape magazine. Cllr Hogarth added that following a waste analysis, SDC discovered that 28% of waste in black bags was recyclable and as such, SDC will work on communicating and educating residents on the different waste streams and services. Cllr Hogarth added that waste collections will continue to evolve to eventually include kerbside glass recycling and that recently, KCC has successfully upgraded the Dunbrik waste and recycling facility increasing its capacity.

Cllr Keith arrived at 19:22.

Cllr Hogarth reported that a recent study, based on four-year-old census data, shows that Farningham, Horton Kirby and South Darenth have the worst figures for deaths from all causes, in all age groups across

the district. Life expectancy for males is 79 and for females is 82. Cllr Hogarth advised that SDC is able to offer programmes to residents to support lifestyles and referrals from GPs which will be investigated further.

Cllr McGeough questioned air quality in Farningham as it was recorded as being very poor before monitoring devices were removed approximately 5 years ago adding that recent air quality monitoring in Dartford shows air quality in their borough as one of the worst in the country. Cllr Hogarth agreed to work with Cllr Ball and Cllr White to request that an air quality monitoring device be reinstated in Farningham.

Action: Cllrs Ball, Hogarth and White.

Cllr McGeough questioned how proposed changes to the NPPF will impact SDC and the evolving Local Plan. Cllr Hogarth advised that, as the increase in new houses is more than 200 homes per year, SDC will have to take a step back to Regulation 18 which will delay a submission to the inspectorate by 12-18 months. Sevenoaks will be in a very vulnerable position until a Local Plan is in place.

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 this item will be limited in time at the discretion of the Chairman.

Whilst Cllr Hogarth was at the meeting, members of the public were invited to ask him questions. One resident voiced concern around SDC using the North of the district as an easy location to avoid development in other areas, Cllr Hogarth responded by stating that SDC are evidence led in all of their decisions.

A second resident asked Cllr Hogarth why, in the Local Plan documents, Pedham Place is continuously and wrongly located in Swanley or identified as being in the Metropolitan Greenbelt or National Landscape. Cllr Hogarth was not able to provide a technical answer however, the train station, links to services and shopping in Swanley mean that some aspects of identifying sites is logical to be located near to Swanley. Cllr Hogarth advised that he would investigate S106 and CIL fund(ing so if development were to take place, the funds are distributed correctly.) so money is not wrongly allocated to a neighbouring parish. **Action: Cllr Hogarth.**

Cllr Hogarth left the meeting at 19:45

A resident asked if the woods at The Mount, Sparepenny Lane, can have a Tree Preservation Order applied and the conservation area extended to include this area. Members advised that the resident can apply for a TPO and asked the Clerk to add the suggestions to the next agenda. **Action: Clerk.**

9. Approve as a correct record the Minutes of the Parish Council meeting on 10th July 2024.

Cllr McGeough queried item 11.3 as it was not written that the consultant had been appointed. The extra information was added to the minutes which were approved and signed.

10. Clerks report.

The Clerk reported that:

- Cllr White had helped to organise the removal of the burger van in the A20 layby.
- Double yellow lines have been installed from bridge on the High Street to just beyond the entrance to Market Meadow and on the opposite side of the road.
- Thirty children were recorded as attending the Family Fun Day on 21st August and everyone was very positive about the event. Members agreed to include a Family Fun Day and advertising for the 2025 budget.
- The Clerk has annual leave booked from the 22nd to 29th October 2024.
- The Eynsford firework event has been cancelled due to unforeseen circumstances.

- A complaint had been received following a very harsh tree cut back where some gardens at Tilmans Mead back onto Eynsford Road. The Clerk had advised the resident to escalate the complaint to KCC who were responsible for the work and Members noted the correspondence.

11. Planning.

11.1 Planning log circulated by the Clerk on 6th September 2024.

Members noted the log.

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: 24/01969/HOUSE

Site: Clevelands Eynsford Road Eynsford Kent DA4 0BG

Proposal: Raise roof height and convert loft space into a glazed sunroom.

Comments by: 18th September 2024.

No comment.

11.2.2 Reference: 24/01770/FUL

Site: Farningham Butchers High Street Farningham Kent DA4 0DG

Proposal: Change of use of the existing butcher shop into a two-bedroom residential dwelling. Removal of hardstanding. Removal of cladding. Internal changes. Alteration to fenestration.

Comments by: 23rd September 2024.

The Clerk advised that the application has been withdrawn due to some drawings being inaccurate.

11.3 To note applications replied to under the Clerks delegated power.

11.3.1 Reference: 24/01616/LBCALT & 24/01615/HOUSE

Site: Hodsoll House High Street Farningham Kent DA4 0DH

Proposal: Internal alterations and introduction of new rear door to ground floor accommodation.

Comments by: 27th August 2024, No comment

11.3.2 Reference: 24/01308/FUL

Site: 13 & 15 Alban Crescent Farningham Kent DA4 0BX

Proposal: Joint single storey extension to the rear of both properties (No.13 & No.15)

Comments by: 31st August 2024, No comment

11.3.3 Reference: 24/01997/LDCEX

Site: Hodsoll House High Street Farningham Kent DA4 0DH

Proposal: Class C3 residential use of land shown edged red under drawing no. (P) 001 Rev. A.

Comments by: 10th September 2024, No comment

11.4 To note applications submitted but not requiring comments:

11.4.1 Reference: 24/01737/PAC

Site: Charton Vale Eglantine Lane Farningham Kent DA4 0LD

Proposal: Prior notification for a change of use from agricultural use to Dwellinghouses Class C3 and associated operational development. This application is made under Class Q of The Town and Country Planning (General Permitted Development) (England) Order 2015.

11.4.2 Reference: 24/01670/WTCA

Site: Flat 1 Sunnyside London Road Farningham Kent DA4 0JP

Proposal: Sycamore - reduce canopy by 50%

11.4.3 Reference: 24/01858/NMA

Site: Ambleside Eynsford Road Farningham Kent DA4 0BQ

Proposal: Non-material amendment to 24/00604/HOUSE.

11.4.4 Reference: 24/02313/WTPO

Site: Cherry Tree Cottage High Street Farningham Kent DA4 0DP

Proposal: Sycamore Tree x2 - Whole crown reduction to 10 metres above floor level, to provide sufficient clearance to property.

11.5 Any new Enforcement requests and ongoing cases with SDC.

The Clerk advised on an update from SDCs Enforcement team on Farningham Oak who have visited the site noting the building's condition. As such, the building and associated land are being investigated as an untidy site with discussions ongoing with the landowner to resolve this matter. With reference to the building's use, a further visit is to be arranged so that access can be provided, allowing SDC to form an assessment on whether its current use constitutes a breach of planning control.

11.6 Sevenoaks District Council Local Plan 2040.

Members noted the next Development and Conservation Committee Tuesday 24th September at 7pm and resolved that, if the SDC Chairman grants permission, Cllr McGeough can speak with regards to the Local Plan. Members asked the Clerk to confirm this with Democratic Services. **Action: Clerk.**

11.7 To receive a report from Cllr McGeough with updates from Protect Our Greenbelt Together.

None.

11.8 Monthly electoral roll checks for unregulated buildings.

Members resolved for the Clerk to sense-check updates received on the electoral roll to check for new addresses in the Parish that have not been through the planning process and to raise queries with the planning department at SDC. **Action: Clerk.**

11.9 To discuss and agree a Neighbourhood Plan for Farningham with neighbouring Parishes.

Members resolved to explore a combined Neighbourhood Plan with Eynsford Parish Council and, if appropriate, other neighbouring parishes. Members asked the Clerk to investigate and apply for the boundaries to be confirmed as the first step of the Neighbourhood Plan. **Action: Clerk.**

11.10 To discuss the Government National Planning Policy Framework Consultation and if Farningham Parish Council are going to comment.

Members discussed the consultation. Cllr McGeough agreed to circulate comments on the questions most specific and important to Farningham so that each Councillor can submit a response. **Action: All Councillors.**

Two member of the public left at 20:42.

12. Finance Items for noting and decision.

12.1 To approve items payable and note items paid and receipts.

The items payable were approved and signed.

12.2 Flexed budget August 2024.

Noted.

12.3 To note contributions from neighbouring Parish Council's for the Reg 19 planning consultant.

Members noted that Crockenhill Parish Council and Eynsford Parish Council will make a financial contribution to the project, and Horton Kirby and South Darent Parish Council have resolved not to make a contribution.

12.4 Damaged bench near Irving's Corner and to note debit card use for hazardous tape, 26th July 2024.

Members resolved for a wooden bench to be installed, for the anonymous donation money to be used and the original plaque to be reinstated. **Action: Clerk.**

12.5 Farningham Parish Council - Audited AGAR 2023_24 and statement of accounts published 28th August 2024.

Members noted that the external audit for the year end 31st March 2024 has been completed noting that the start of the Exercise of Public Rights is to start within two weeks of the accounts being approved by the council and that decimal points are not to be used.

Members also noted that industry encourages the domain for the council's website and emails to be .gov.uk and the Clerk has booked onto training and will provide more information at the next meeting.

Action: Clerk.

12.6 Interim Audit - August 2024.

Members noted the audit and the Chair countersigned April's bank reconciliation.

12.7 Review of payroll fees and terms.

Members resolved to accept the new terms and small fee increase. **Action: Clerk.**

12.8 To note that the draft Financial Regulations have been prepared and circulated to Councillors to be approved by the Council at a future meeting.

Members agreed to review and discuss to be adopted at November's meeting. **Action: All Councillors.**

13. Highways including

13.1 Inconsiderate parking Till Avenue – site meeting update from Wednesday 7th August, 2pm.

Members asked the Clerk to confirm when KCC will provide an update. **Action: Clerk.**

13.2 A20 Improvements.

Members asked the Clerk to confirm where the cameras will be placed between Kings roundabout and London Road as residents are concerned that drivers travelling uphill will accelerate loudly creating a negative noise impact. Can the speed camera closest to London Road be as close to the national speed limit as possible. **Action: Clerk.**

A member of the public left at 20:50.

13.3 Correspondence from resident – travelling between River Darent Medical Group Surgeries.

Members noted the correspondence and Cllr Burns advised that she would raise the point at the next River Darent Medical Group liaison meeting. The Clerk confirmed that she would inform the resident of the new Community Car Share due to be launched by the Darent Valley Community Church. **Action: Cllr Burns and the Clerk.**

14. Streetlights - to note and agree next steps for the Service Inspection Report.

Members resolved for the work to be booked and confirmed with the contractor. **Action: Clerk.**

15. Winter Newsletter 2024.

Members resolved to produce a winter 2024 newsletter for delivery to residents before Saturday 7th

December to help with advertising the Christmas event. Councillors were asked to write any articles they would like considered for inclusion. **Action: Clerk.**

16. Christmas event, Saturday 7th December, Village Hall, 4:30pm set up, 5pm start for residents.

Cllrs Burns, Fitzsimons, Keith and McGarvey confirmed that they can help on the evening, as will Cllr White if he can attend. Members resolved that the Clerk order batteries for the lights, mulled wine and suitable treats for children that attend. The church has one urn and a resident has another that can be borrowed.

Members granted an extension for the remainder of the meeting.

17. To note the current list of Assets of Community Value and to discuss and agree if Farningham Oak, and/or any other assets, should be added.

Members resolved for the Clerk to submit an application for Farningham Oak and to extend the Chequers Pub when it expires in April 2025. **Action: Clerk.**

18. Friends of Farningham.

Cllr Salmon advised that the end of the season is nearing and that work had been concentrated in the churchyard, Village Hall car park and along the High Street.

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

None.

The meeting finished at 21:10.

Date of next meeting Wednesday 9th October 2024.

Requests for the next agenda due by 30th September 2024.

Items Paid

**Farningham Parish Council
PAYMENTS LIST**

Voucher	Date	Description	Supplier	VAT Type	Net	VAT	Total
51	01/07/2024	Acrobat	Adobe Acrobat	S	16.64	3.33	19.97
57	10/07/2024	Phone & Broadband charges	Talk Mobile	S	4.12	0.83	4.95
52	12/07/2024	Bank charges	Handelsbanken	X	11.20		11.20
56	17/07/2024	Electricity supply	npower	L	274.48	13.72	288.20
55	17/07/2024	Pension contribution	Nest Pensions	X	97.53		97.53
58	18/07/2024	Printing	Miss H Penney	X	5.00		5.00
50	18/07/2024	Office stationery	Miss H Penney	X	4.50		4.50
49	18/07/2024	Computer Support	Spectulise Limited	X	200.00		200.00
45	18/07/2024	Shand Hall Hire	FPCC	X	330.00		330.00
48	18/07/2024	Hall Hire	Farningham Village Hall	X	57.50		57.50
46	18/07/2024	Amenity Area Maintenance	Lothlorien Landscapes	S	80.00	16.00	96.00
54	18/07/2024	Tax/NI	HMRC	X	65.63		65.63
47	18/07/2024	Churchyard maintenance	Lothlorien Landscapes	S	300.00	60.00	360.00
59	18/07/2024	Training Course	Miss H Penney	S	50.00	10.00	60.00
60	18/07/2024	Training Course	Miss H Penney	S	250.00	50.00	300.00
53	23/07/2024	Clerk's salary	Miss H Penney	X	1,075.08		1,075.08
64	29/07/2024	Acrobat	Adobe Acrobat	S	16.64	3.33	19.97
61	29/07/2024	Hazard Tape	Screwfix	S	8.65	1.73	10.38
65	09/08/2024	Phone & Broadband charges	Talk Mobile	S	4.12	0.83	4.95
67	12/08/2024	Pension contribution	Nest Pensions	X	97.53		97.53
66	14/08/2024	Bank charges	Handelsbanken	X	13.15		13.15
63	17/08/2024	Electricity supply	npower	L	282.91	14.15	297.06
70	20/08/2024	Tax/NI	HMRC	X	65.83		65.83
69	23/08/2024	Clerk's salary	Miss H Penney	X	1,075.08		1,075.08
72	29/08/2024	Acrobat	Adobe Acrobat	S	16.64	3.33	19.97
				Total	4,402.23	177.25	4,579.48

Receipts

Farningham Parish Council RECEIPTS LIST

Voucher	Code	Date	Bank	Description	VAT Type	Net	VAT	Total
8	Credits	10/07/2024	FPC Current Account (HB)	Acrobat	X	19.97		19.97
10	Anonymous Donation	15/07/2024	FPC Current Account (HB)	Anonymous Donation	X	140.00		140.00
13	Bank Interest	31/07/2024	FPC Deposit (HB)	Bank Interest	X	14.88		14.88
11	VAT Refund received	15/08/2024	FPC Current Account (HB)	HMRC VAT Refund	R		1,430.76	1,430.76
12	Anonymous Donation	15/08/2024	FPC Current Account (HB)	Anonymous Donation	X	1.00		1.00
14	Bank Interest	31/08/2024	FPC Deposit (HB)	Bank Interest	X	14.88		14.88
				Total		190.73	1,430.76	1,621.49

Items Payable

Farningham Parish Council PAYMENTS (AWAITING AUTHORISATION) LIST

Voucher	Code	Date	Description	Supplier	VAT Type	Net	VAT	Total
81	Hall Hire	04/09/2024	Hall Hire	Miss H Penney	X	19.00		19.00
80	Postage/Stationery/Print	11/09/2024	Printing	Miss H Penney	X	5.00		5.00
								24.00
75	Audit fees	11/09/2024	Audit fee	Mazars	S	315.00	63.00	378.00
73	Computer	11/09/2024	Acrobat	Adobe Acrobat	S	16.64	3.33	19.97
79	Telephone /Broadband	11/09/2024	Phone & Broadband charges	Talk Mobile	S	4.12	0.83	4.95
74	Bank charges	11/09/2024	Bank charges	Handelsbanken	X			
37	Clerk's salary (net)	11/09/2024	Clerk's salary	Miss H Penney	X	1,075.08		1,075.08
71	Salary On Costs (Tax, NI etc)	11/09/2024	Tax/NI	HMRC ending 5th Sept	X	65.63		65.63
70	Salary On Costs (Tax, NI etc)	11/09/2024	Tax/NI	HMRC ending 5th Aug	X	65.83		65.83
77	Pension (PC & Clerk's contributions)	11/09/2024	Pension contribution	Nest Pensions	X	97.53		97.53
68	Administration Fees	11/09/2024	Payroll services	DM Payroll Services	X	90.00		90.00
62	Travel & Subsistence	11/09/2024	Mileage	Cllr Andie Fitzsimons	X	7.20		7.20
78	Electricity Charges	18/09/2024	Electricity supply	npower	L	287.02	14.35	301.37
				Total		2,048.05	81.51	2,129.56