

# Minutes of the Meeting of the Parish Council of Farningham held at Shand Hall, High Street, Farningham on Wednesday 12<sup>th</sup> June 2024 at 7pm.

Present: Cllrs Daryl Burns (Chairman), Mark Keith, Kevin McGeough, Carol Salmon and Krishna Shanmuganathan. Laurence Ball (in part, SDC) and Alan White (SDC).

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

## 1. Apologies and reasons for absence.

Apologies were received and accepted for Cllrs Andie Fitzsimons, Philip McGarvey and Roger Gough.

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

None.

## 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 written by Cllr Salmon. **Action: Cllr Salmon.**

Cllr Ball arrived at the meeting.

## 5. Report from the County Councillor.

Cllr Gough had provided the following written report before the meeting that was read by Cllr Burns:

I regret that I will be unable to join you tonight. Could you please share this update with the council?

Regarding the A20 I have followed up with officers and it is hoped to have a programme for delivery completed by the end of August. If this is done, then we would expect to see delivery over the following months. Having spoken to the officers there is good reason to be hopeful over the timeline, but I do not wish to raise expectations in advance of being sure. There are a number of dependencies such as securing power connections. The project would be funded by KCC out of our crash remedial funds. The central focus is the average speed camera system as discussed previously, however, the wide range of issues raised by the Parish Council and local residents are being worked on as well.

On a perhaps more disappointing note, the Department for Transport have been unhelpful regarding the use of countdown markers in advance of the gateways; however, we are looking at ways to push back on this.

End.

Members requested that the Clerk ask Cllr Gough to confirm how the average speed cameras will work with vehicles having to naturally slow down to navigate the roundabout and why cameras and strips had been placed around Farningham and surrounding villages in recent weeks. **Action: Clerk.**

## 6. Report from the District Councillors.

Cllr White advised that he has sent details of building work at Farningham Hill House to the Sevenoaks District

Council Enforcement Team as current work looks excessive when compared to a recent planning application.

Cllr Ball advised that Members are invited to his Civic Service at 3.15pm on Sunday 23rd June 2024, St Peters and St Paul's Church, Farningham. The Clerk confirmed that Cllr McGarvey will be attending.

One member of the public arrived.

**7. 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.**

The member of public advised that a tree on her property, and within the conservation area, is being damaged by squirrels. The member of public added that they have learnt that the land for the proposed Wasps Stadium has been re-jigged and, the 11<sup>th</sup> July 2024 is the next key date when it is expected SDC will discuss the Local Plan.

**8. Approve as a correct record the Minutes of the Parish Council meetings on 8<sup>th</sup> May 2024.**

Cllr McGeough noted that he had been recorded as being in attendance and sending apologies. Cllr McGeough had not been at the meeting. The Clerk corrected the error and the minutes were approved and signed as a correct record of the meeting on 8<sup>th</sup> May 2024.

**9. Clerks report.**

The Clerk reported that after receiving the latest newsletter, one resident had been in contact requesting a maintenance plan for the river and that the residents had been advised that Farningham Parish Council will continue to follow guidance from governing authorities.

The Clerk reported that the map of Farningham, outside Irving's Corner, had been replaced.

**10. Planning.**

**10.1 Planning log circulated by the Clerk on 7<sup>th</sup> June 2024.**

Members noted the log.

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

**10.2.1 Reference: 24/01301/HOUSE**

Site: 2 Till Avenue Farningham Kent DA4 0BH Proposal: New porch and single storey rear extension.

Comments by: 20<sup>th</sup> June 2024.

No Comment.

**10.2.2 References: 24/01100/HOUSE and 24/01101/LBCALT**

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

Proposal: First floor dormer to form bathroom. Internal upgrading and insertion of conservation roof lights.

Replacement roof coverings.

Comments by: 26<sup>th</sup> June 2024

No comment, both applications.

**10.2 Planning applications for noting but not for comment. Reference: 24/01245/DCC**

Site: Norman Road North Belvedere London DA17 6JY

Proposal: Application for development consent order for the Cory Decarbonisation Project - Pre-examination consultation.

Noted.

**Reference: 24/01318/WTCA**

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

Proposal: Conifer tree – remove.

Noted.

**10.3 Planning Applications replied to under delegated powers.**

**10.3.1 Reference: 24/01002/ADV**

Site: Roundabout At The Junction With Farningham Hill Road

Proposal: Display of 4 x free standing, non-illuminated fascia advertising boards

Comments by: 31<sup>st</sup> May 2024.

Object.

**10.3.2 Ref: 24/01003/ADV**

Site: Roundabout North Of Pedham Place Golf Centre London Road Farningham Kent BR8 8PP Proposal:

Display of 4 x free standing, non-illuminated fascia advertising boards

Comments by: 31<sup>st</sup> May 2024

Object.

**10.3.3 Reference: 24/01195/LDCEX**

Site: Hodsoil House High Street Farningham Kent DA4 0DH

Proposal: Continued Class C3 residential use of whole site.

Comments by: 7th June 2024

No comment.

**10.3.4 Reference: 24/01151/HOUSE**

Site: The Leas Dartford Road Horton Kirby Kent DA4 9JE

Proposal: Demolition of existing kitchen. New wall facing courtyard. New single-storey side extension with rooflights. Removal of stone balustrade and gate. Alteration to fenestration.

Comments: by 7th June 2024

No comment.

**10.4 Appeals with the Inspectorate**

**10.4.1 Reference: 24/00024/ENF, APP/G2245/C/24/3344410**

Site: Farningham Hill Stables Farningham Hill Road Farningham Kent Appeal against issue of Enforcement Notice

Procedure: Inquiry.

Interested Party Comments due: 12 July 2024

No further comments to add.

**10.4.2 Reference: 24/00027/RFPLN, APP/G2245/W/24/3345553**

Site: Catahoula Fields Eglantine Lane Farningham Kent DA4 9JL Appeal lodged against refusal of planning permission

Procedure: written representation, not currently open for comments.

No further comments to add.

#### **10.5 Enforcement requests and cases with SDC.**

Noted.

#### **10.6 Sevenoaks District Council Local Plan 2040.**

Members noted that the tender for support with Regulation 19 had been sent and that the Clerk is awaiting responses. Members also noted the following dates:

- Any clarifications to the tender should be made by 14th June 2024.
- Responses to be submitted to Clerk by email or post by 1st July 2024.
- Responses to be assessed between 1st to 5th July.
- Details for winning supplier to be approved at FPC meeting on the 10th July.
- SDC Development & Conservation Committee 11th July 2024, 7pm.
- Suppliers will be notified on 12th July 2024.
- SDC Cabinet meeting 16th July 2024, 7pm.
- SDC Council meeting 25th July 2024, 7pm.

#### **10.7 To receive a report from Cllr McGeough with updates from Protect Our Greenbelt Together.**

Cllr McGeough reported that there was concern that Councillor Rachel Waterton, District Councillor for Crockenhill and Well Hill had been replaced on the Development and Conservation Committee as she had been vocal by opposing potential development at Pedham Place and Petham Court.

Cllr McGeough reported that a proposal similar to Pedham Place, in Tudeley, Tunbridge Wells, had been rejected by the Inspectorate as Tunbridge Borough Council could not provide evidence that the proposal was sustainable, which delayed their Local Plan by two years and cost a considerable amount of money, meaning they had to return to the proposal and find other sites.

Cllr McGeough reported that Dartford Borough Council still has 600 surplus homes that SDC have not engaged over and a reason why the Local Plan has previously failed.

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

##### **11.1 To approve items payable and note items paid and receipts.**

Members approved the list of payments omitting the street light invoice by asking the Clerk to confirm the correct column had been invoiced approving this invoice in principle. **Action: Clerk.**

##### **11.2 Flexed budget May 2024.**

Noted.

##### **11.3 To note card payment during May for the map of Farningham, £37.60+VAT.**

Noted.

##### **11.4 To discuss and agree for quotes to be obtained for bus shelter maintenance.**

Members agreed for the Clerk to obtain quotes to include the removal of the vegetation behind the bus shelter that is causing a lot of the damage and that CIL funds can be used for the project. **Action: Clerk.**

## **12. Highways including**

### **12.1 To consider and agree to a pre-engagement plan to allow residents to feedback at the placement of double yellow lines along Till Avenue.**

Members asked the Clerk to raise the issue with Cllr Gough and ask him to visit to see the problem in person. **Action: Clerk.**

### **13. To discuss and agree to supply Bleed kits in the village defibrillator cabinets.**

Members asked the Clerk to confirm the life expectancy of the kits and ask the building owners, where defibrillator cabinets are installed, for permission to add small plaques to indicate that the cabinets also contain bleed kits. **Action: Clerk.**

### **14. Stall at Farningham Fete on Saturday 15th June, midday to 3pm.**

Cllrs Burns, Fitzsimons, McGarvey and Salmon to man the table with Cllr White and Protect our Greenbelt Together.

### **15. Health and safety at The Lion Hotel.**

Members noted the information and asked the Clerk to request that she is kept up-to-date with discussions the Lion Hotel has with the Environment Agency and if the river bank could be re-constructed around the base of the tree, similar to the retaining wall built between the bridge and the cattle screen. Members added that any fencing could be controversial with residents. **Action: Clerk.**

### **16. Admin access to Parish Council Facebook page.**

Members noted that the Clerk has limited admin access to the Facebook page and if this cannot be resolved, asked the Clerk to save data from the current page should a new Facebook group be required. **Action: Clerk.**

### **17. Friends of Farningham**

Cllr Salmon reported that Friends of Farningham had a successful working party at Millfield where the overhanging vegetation had been cleared from the paths, however it wasn't clear why they had been allowed to become so overgrown. Cllr Salmon agreed to discuss with Dorothy McGarvey to understand how the area is managed and if this plan needs to be revisited. **Action: Cllr Salmon.**

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

Cllr Salmon advised that residents have been asking for updates on Farningham Oak. Cllr McGeough added that it could be appropriate for a community asset. Members asked the Clerk for an update from SDC and to investigate Community Assets. **Action: Clerk.**

**Date of next meeting Wednesday 10<sup>th</sup> July 2024.**

**Requests for the next agenda due by 1<sup>st</sup> July 2024.**

## Items Paid

### Farningham Parish Council PAYMENTS LIST

Voucher	Code	Date	Supplier	VAT Type	Net	VAT	Total
25	Pension (PC & Clerk's contributions)	09/05/2024	Nest Pensions	X	97.53		97.53
22	Bank charges	15/05/2024	Handelsbanken	X	12.05		12.05
24	Salary On Costs (Tax, NI etc)	16/05/2024	HM Revenue and Customs	X	65.63		65.63
15	Travel and subsistence	16/05/2024	Miss H Penney	X	6.21		6.21
2	Darent Valley Landscape Partnership Scheme	16/05/2024	Kent County Council	X	1,500.00		1,500.00
11	Telephone /Broadband	16/05/2024	Talk Mobile	S	8.25	1.65	9.90
13	Kent Assn of Parish Councils subs	16/05/2024	Kent Association of Local Councils	S	571.53	114.31	685.84
14	Audit fees	16/05/2024	Miss H Penney	X	35.00		35.00
20	Village Hall Works/Grants/Expenditure	16/05/2024	Farningham Village Hall	X	672.43		672.43
27	Postage/Stationery/Print	16/05/2024	Miss H Penney	X	5.00		5.00
29	Audit fees	16/05/2024	Mrs Julia Chamberlain	X	175.00		175.00
16	Family Fun Day	16/05/2024	Farningham Village Hall	X	188.00		188.00
17	Street Lighting Repairs	16/05/2024	Streetlights	S	106.25	21.25	127.50
18	Street Lighting Maintenance Contract	16/05/2024	Streetlights	S	995.88	199.18	1,195.06
19	Village Hall Grass cutting	16/05/2024	Farningham Village Hall	X	360.00		360.00
26	Electricity Charges	17/05/2024	npower	L	329.43	16.47	345.90
33	Projects	22/05/2024	Pixart Printing	S	37.60	7.52	45.12
23	Clerk's salary (net)	23/05/2024	Miss H Penney	X	1,075.08		1,075.08
21	Computer	29/05/2024	Adobe Acrobat	S	16.64	3.33	19.97
			<b>Total</b>		<b>6,257.51</b>	<b>363.71</b>	<b>6,621.22</b>

## Receipts

### Farningham Parish Council RECEIPTS LIST

Voucher	Code	Date	Bank	Description	Supplier	VAT Type	Net	VAT	Total
5	Anonymous Donation	15/05/2024	FPC Current Account (HB)	Anonymous Donation	Farningham Parish Council	X	149.50		149.50
6	Bank Interest	31/05/2024	FPC Deposit (HB)	Bank Interest	Farningham Parish Council	X	13.95		13.95
				<b>Total</b>			<b>163.45</b>		<b>163.45</b>

Items Payable

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

Voucher	Code	Date	Description	Supplier	VAT Type	Net	VAT	Total
34	Scribe	12/06/2024	Scribe Accounts	Scribe Accounts	S	345.60	69.12	414.72
36	Postage/Stationery/Print	12/06/2024	Printing	ColourFactory Kent Ltd	X	149.00		149.00
43	Telephone /Broadband	12/06/2024	Telephone charges	Talk Mobile	S	4.12	0.83	4.95
37	Computer	12/06/2024	Acrobat	Adobe Acrobat	S	16.64	3.33	19.97
38	Bank charges	12/06/2024	Bank charges	Handelsbanken	X			
39	Clerk's salary (net)	12/06/2024	Clerk's salary	Miss H Penney	X	1,075.08		1,075.08
40	Salary On Costs (Tax, NI etc)	12/06/2024	Tax/NI	HM Revenue and Customs	X	65.63		65.63
41	Pension (PC & Clerk's contributions)	12/06/2024	Pension contribution	Nest Pensions	X	97.53		97.53
<b>Subtotal</b>								
30	Churchyard Grasscutting	12/06/2024	Churchyard maintenance	Lothlorien Landscapes	S	300.00	60.00	360.00
31	Grass cutting	12/06/2024	Amenity Area Maintenance	Lothlorien Landscapes	S	80.00	16.00	96.00
								<b>456.00</b>
<b>Subtotal</b>								
35	Celebrations	12/06/2024	Fete	Miss H Penney	X	7.13		7.13
44	Postage/Stationery/Print	12/06/2024	Printing	Miss H Penney	X	5.00		5.00
								<b>12.13</b>
<b>Subtotal</b>								
42	Electricity Charges	12/06/2024	Electricity supply	npower	L	310.51	15.53	326.04
32	Street Lighting Repairs	12/06/2024	Street Light Repair	Streetlights	S	1,144.13	228.83	1,372.96
<b>Subtotal</b>								
<b>Total</b>						<b>3,600.37</b>	<b>393.64</b>	<b>3,994.01</b>