

Minutes of the Meeting of the Parish Council of Farningham held at Shand Hall, High Street, Farningham on Wednesday 13th November 2024 at 7pm.

Present: Cllrs Daryl Burns (Chair), Andie Fitzsimons, Philip McGarvey, Kevin McGeough and Carol Salmon.
Sevenoaks District Council (SDC) Cllr Laurence Ball.

In attendance: Helen Penney (Clerk).

1. Apologies for absence.

Apologies were received and accepted for Cllr Mark Keith until January 2025, SDC Cllr Alan White and Kent County Council (KCC) Cllr Roger Gough.

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.

None.

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 The Public Bodies (Admission to Meetings) Act 1960.

None.

5. PC Caleb Guest.

PC Guest did not attend the meeting.

6. Trident.

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

7. Report from the County Councillor.

In Cllr Gough's absence the following report was read out by the Clerk:

Roger has asked me to pass on his apologies for tonight's meeting. Please see his updates below.

- A20 – Nigel has confirmed that the ASC's are in place and being calibrated. Just for info, threats to cause criminal damage is actually an offence and can be reported to the police
- Nigel Rowe has confirmed that the Double Yellow Lines on the High Street look like they are wrong length and that he has asked the contractors to measure and rectify.
- Nigel has confirmed the High Friction Surface (HFS) and white lining should be completed by Friday 15th November.

8. Report from District Councillors.

Cllr Ball reported that Wasps Rugby Club have today issued a press release that they have secured a site in Kent for a future stadium.

Cllr Ball reported that SDC are consulting on the total number of District Councillors required by the council. The number of councillors will be reduced from 54 to 48.

Following complaints around progress, Cllr Ball also reported that the SDC Enforcement team are due to

adopt a new system soon where enforcement cases can be tracked by interested parties in real time.

9. 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.
None.

10. Approve as a correct record the Minutes of the Parish Council meeting on 9th October 2024.
The minutes were approved and signed as a correct record of the meeting on 9th October 2024.

11. Clerks report.

The Clerk reported that woodland can be protected by tree preservation orders, conservation areas and nominating the land as a community asset. Members noted the information.

Members noted the data from National Highways regarding air quality and life expectancy data from SDC.

The Clerk reported some residents have been contacted by Wessex Solar Energy to advised a drop-in session for a proposed Gabrielspring Wood Solar Park on Thursday 21st November, 1pm to 6pm, Farningham Village Hall.

The Clerk reported that an interim internal audit had been completed on the 12th November 2024.

12. Planning.

12.1 Planning log circulated by the Clerk on 8th November 2024.

Members noted the log.

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

12.2.1 Reference: 24/02519/CONVAR

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

Proposal: Removal of condition 4 (removal of permitted development rights) of planning permission 24/01151/HOUSE, Comments by: 21st November 2024.

No response.

12.2.2 Reference: 24/02830/HOUSE

Site: Louisville High Street Farningham Kent DA4 0DE

Proposal: Demolish detached garage and rear conservatory. New single-storey rear extension with rooflights, and single-storey side extension, Comments by: 26th November 2024.

No comment.

12.2.3 Reference: 24/02792/FUL

Site: Wildacres Farningham Hill Road Farningham Kent DA4 0JR

Proposal: Demolition of surplus domestic outbuildings and extensions and erection of a new detached dwelling with new vehicular access, Comments by: 28th November 2024.

No objection, unless objections are received from neighbours.

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

12.3.1 Reference: 24/02653/FUL

Site: Maplescombe Farm Maplescombe Lane Farningham Kent DA4 0JY

Proposal: Conversion 5no. agricultural buildings into 7no. dwellings and the demolition of 4no. agricultural buildings, in conjunction with associated parking, amenity space and landscaping.

Comments by: 12th November 2024.

Comments.

Whilst Farningham Parish Council does not object to the development of the yard at Maplescombe Farm, there are some comments to note:

The Affordable Housing Statement gives a table of the properties, but is showing the 6-bedroom plot as only having 3 bedrooms, not 6.

The Affordable Housing Statement mentions that the development is close to Longfield Station. The station is in fact c. 6.5 miles and a 15-minute drive (Google maps).

The allocation for off street parking is not adequate for the development proposal totals 28 bedrooms. Only 15 spaces have been allocated across the units with an additional 7 visitor spaces. The total of 22 spaces is not sufficient. Maplescombe Lane cannot accommodate any overspill parking and there is no public transport.

The estimated walking times to West Kingsdown have been grossly underestimated. The route also includes very steep inclines, no lighting and, in part, a single track making it unsuitable to be spoken about as being accessible for all.

Lighting (external and internal) and landscaping have not been adequately addressed in the application and should be conditioned.

12.4 To note applications submitted but not requiring comments:

12.4.1 Reference: 24/02681/KCCRG3

Site: The Teardrop Centre London Road Farningham Kent BR8 8TS

Proposal: Details of confirmation of a 1m strip of land between the proposed salt barn and National Highways boundary pursuant to condition 3 of planning permission SE/23/03420/KCCRG3

Noted.

12.4.2 Reference: 24/02654/LDCPR

Site: Peppercorn Cottage Button Street Swanley Kent BR8 8DX

Proposal: Erection of a detached home office and gym building and a detached workshop building.

Noted.

12.4.3 Reference: 24/02750/WTCA

Site: Potager High Street Farningham Kent DA4 0DE

Proposal: Various works to trees

Noted.

12.4.4 Reference: 24/02752/WTCA

Site: 24 London Road Farningham Kent DA4 0JP

Proposal: Silver Birch - Remove

Noted.

12.4.5 Reference: 24/02753/WTCA

Site: St Peter And St Pauls Church High Street Farningham Kent DA4 0DG

Proposal: Various works to trees.

Noted.

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

The Clerk reported that a new gate and track along Catahoula Fields has been reported to the Enforcement team at SDC. Cllr Fitzsimons and Salmon advised that the work has been carried out by Highways who have replaced an old fence to prevent animals from escaping onto the motorway.

12.6 To discuss and note updates to on-going work with Tibbalds and neighbouring Parish Councils.

The Clerk advised that Eynsford Parish Council have increased their contribution to match Crockenhill Parish Council and Farningham Parish Council and that an update meeting would be arranged soon.

Members asked the Clerk to update Tibbalds on Wasps Rugby Club press releases regarding securing a stadium in Swanley. **Action: Clerk.**

12.7 To discuss and note updates on a joint Neighbourhood Plan with Eynsford Parish Council and steps to form a steering group.

Cllrs Fitzsimons, McGarvey and McGeough expressed an interest in being involved in the steering group. The Clerk was actioned to complete the Terms of Reference with the Clerk at Eynsford Parish Council so that both Councils can approve and allow the steering group to form.

Members agreed that, if appropriate, a public meeting could be arranged in the Spring to start engagement with residents. The newsletter, due to be delivered to all dwellings by the end of November, already included information on the Neighbourhood Plan and encouraged residents to contact the Clerk if they would like to form part of the steering group.

Cllr McGarvey advised that it is best practice to hold the referendum, where residents vote to adopt the Neighbourhood Plan, at the same time as other elections and SDCs next elections due May 2027. Members agreed that this would be a good date to aim towards for the referendum and asked the Clerk to feedback to Eynsford Parish Council. **Action: Clerk.**

13. Finance Items for noting and decision.

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

The items payable were approved and signed.

13.2 Flexed budget October 2024 to include the agreement of necessary virements.

Members noted the flexed budget report and authorised the Clerk to vire the following funds. **Action: Clerk.**

£12,358 to Projects, Cost Code 15, from income, for the contributions received from Crockenhill Parish Council and Eynsford Parish Council for costs towards Tibbalds.

£54.40 from Cost Code 60, Scribe, to Cost Code 46, Newsletters.

£1,500 from Cost Code 53, Road improvements/traffic calming, to Cost Code 25, Darent Calley Landscape Partnership.

£1,000 from Cost Code 53, Road improvements/traffic calming, to Cost Code 69, The Space.

13.3 To discuss and request amendments to 2025/26 draft budget.

Members discussed the draft budget and recognised the budget for 2025/26 is likely to be circa £52,000. Members asked the Clerk to finalise the budget and confirm the precept once SDC circulate the tax base.

Action: Clerk.

13.4 To adopt the new Financial Regulations as set by the National Association of Local Councils.

Members resolved to adopt the new financial regulations.

13.5 Donations/grants to voluntary organisations.

The following S137 donations were agreed:

FPC's S137 GRANTS TO LOCAL ORGANISATIONS	2024/25
Anthony Roper School, Eynsford	£200.00
Citizens Advice in North & West Kent - Swanley	£200.00
CPRE (Council for Protection of Rural England)	£36.00
DRiPS (Darent River Preservation Society)	£20.00
EFL Trident	£60.00
Ellenor (hospice at Northfleet)	£300.00
FELHS (Farningham & Eynsford Local History Society)	£150.00
Kent Air Ambulance	£300.00
North West Kent Volunteer Centre	CLOSED
Royal British Legion	£50.00
Remembrance Wreath	£20.00 PAID October 2024
Swanley & District Food Bank	£200.00
West Kingsdown Food Bank	£200.00
We Are Beams	£150.00
Anthony Roper Pre School, Eynsford	£150.00
The Space	£300.00
Total of the above s137 grants (budget £2,500.00):	£2,336.00

13.6 To note the Local Government Service pay agreement and the increase applied to the Clerk's hourly rate, backdated to 1st April 2024.

Members noted the pay agreement and Cllr Burns advised that she had already contacted payroll to confirm the increase and that it was to be backdated to 1st April 2024.

14. Highways including

14.1 To agree the Highways Improvement Plan priority list for the annual review on Wednesday 27th November 2024, 10am to midday, Shand Hall.

Members resolved:

- Priority 1 - Safety improvements on the A20.
- Priority 2 - Button Street and dangerous crossing conditions for school children and members of the public from the bus stop.
- Priority 3 - Speeding in Maplescombe.

15. Risk assessment Carols and Mulled wine event.

Members noted the risk assessment and confirmed the gates to the tree would remain locked to prevent the public from accessing Market Meadow in the dark.

16. Review of polling districts and polling places and polling stations.

Noted.

17. Consultation for Sevenoaks District Council Ward review.

Noted.

18. Government consultation to enable remote attendance and proxy voting at local authority meetings.

Noted.

19. Friends of Farningham

Cllr Salmon advised that the 2025 work parties would be one Saturday per month and for two hours. Members requested that the Clerk add an agenda item in February to help advertise the meetings and that everyone is welcome to volunteer. **Action: Clerk.**

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

None.

The meeting closed at 20:57.

Date of next meeting Wednesday 11th December 2024.

Requests from councillors for the next agenda due by 29th November 2024.

Items Paid

Farningham Parish Council PAYMENTS LIST

Voucher	Date	Description	Supplier	VAT Type	Net	VAT Type	Total
87	02/10/2024	Land Registry fee	Land Registry	X	6.00		6.00
88	03/10/2024	Christmas	Aldi	S	41.85	8.37	50.22
97	08/10/2024	Poppy Wreath	Vikki Saunders	X	20.00		20.00
95	10/10/2024	Telephone and Broadband charges	Talk Mobile	S	4.12	0.83	4.95
91	14/10/2024	Bank charges	Handelsbanken	X	11.10		11.10
85	15/10/2024	Live Drive	Live Drive	S	64.08	12.82	76.90
96	17/10/2024	Printing	Miss H Penney	X	5.00		5.00
82	17/10/2024	Hall Hire	Miss H Penney	X	45.00		45.00
83	17/10/2024	Amenity Area Maintenance	Lothlorien Landscapes	S	80.00	16.00	96.00
99	17/10/2024	Amenity Area Maintenance	Lothlorien Landscapes	S	80.00	16.00	96.00
101	17/10/2024	Land Registry fee	Miss H Penney	X	7.00		7.00
94	17/10/2024	Electricity supply	npower	L	308.46	15.42	323.88
89	17/10/2024	Street Lighting maintenance contract	Streetlights	S	995.88	199.18	1,195.06
102	17/10/2024	Christmas	Aldi	S	41.85	8.37	50.22
92	17/10/2024	Tax/NI	HM Revenue and Customs	X	65.63		65.63
98	17/10/2024	Churchyard maintenance	Lothlorien Landscapes	S	300.00	60.00	360.00
84	17/10/2024	Churchyard maintenance	Lothlorien Landscapes	S	300.00	60.00	360.00
93	18/10/2024	Pension contribution	Nest Pensions	X	97.53		97.53
76	23/10/2024	Clerk's salary	Miss H Penney	X	1,075.08		1,075.08
62	24/10/2024	Mileage	Cllr Andie Fitzsimons	X	7.20		7.20
90	29/10/2024	Acrobat	Adobe Acrobat	S	16.64	3.33	19.97
					3,572.42	400.32	3,972.74

Receipts

Farningham Parish Council RECEIPTS LIST

Voucher	Date	Bank	Description	VAT Type	Net	VAT	Total
17	03/10/2024	FPC Current Account (HB)	Planning Consultant	X	4,634.00		4,634.00
18	11/10/2024	FPC Current Account (HB)	Planning Consultant	X	6,179.00		6,179.00
19	29/10/2024	FPC Current Account (HB)	Planning Consultant	X	1,545.00		1,545.00
20	31/10/2024	FPC Deposit (HB)	Bank Interest	X	4.80		4.80
				Total	12,362.80		12,362.80

Items Payable

Farningham Parish Council PAYMENTS (AWAITING AUTHORISATION) LIST

Vouch	Payment method	Date	Description	Supplier	VAT Type	Net	VAT	Total
100	BACs	13/11/2024	Shand Hall Hire	FPCC	X	20.00		20.00
110	BACs	13/11/2024	Printing	Miss H Penney	X	5.00		5.00
101	BACs	13/11/2024	Land Registry Fee	Miss H Penney	X	7.00		7.00
								12.00
106	BACs	13/11/2024	Tax/NI	HMRC	X	65.83		65.83
109	DD	13/11/2024	Telephone and Broadband charges	Talk Mobile	S	4.12	0.83	4.95
103	DD	13/11/2024	Acrobat	Adobe Acrobat	S	16.64	3.33	19.97
104	DD	13/11/2024	Bank charges	Handelsbanken	X			
102	DD	13/11/2024	Computer	Norton	X	64.99		64.99
108	SO	13/11/2024	Electricity supply	npower	L	329.88	16.49	346.37
105	SO	13/11/2024	Clerk's salary	Miss H Penney	X	1,312.79		1,312.79
107	SO	13/11/2024	Pension contribution	Nest Pensions	X	128.97		128.97
				Total		1,955.22	20.65	1,975.87