

## **Minutes of the Annual Meeting of the Parish Council of Farningham held at Shand Hall, High Street, Farningham on Wednesday 14<sup>th</sup> May 2025 at 7pm.**

Present: Cllr Daryl Burns (Chair), Liz Bourne, Philip McGarvey, Kevin McGeough (in part) and Carol Salmon. Sevenoaks District Council (SDC) Cllrs Laurence Ball (in part) and Alan White (in part) and Kent County Council (KCC) Marc Logen (in part).

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

### **1. Election of the Chairman and the declaration of acceptance**

Cllr Salmon nominated Cllr Burns, seconded by Cllr McGarvey. Cllr Burns was voted unanimously to the position of Chair.

### **2. Co-option**

None.

### **3. Election of the Vice-Chairman**

Deferred to a later date.

### **4. Apologies for absence**

Apologies were received and accepted for Cllr Andie Fitzsimons

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

None.

### **6. Membership and representation of Committees, other bodies and special interest roles, as follows:**

A. Finance: Cllrs Burns, Fitzsimons and McGarvey.

B. Planning: All Cllrs.

C. Footpaths and Highways: All Cllrs.

D. Transport Matters: All Cllrs.

E. Street Lighting: All Cllrs.

F. Farningham Village Hall Management Committee: Cllrs Burns and Salmon.

G. Darent River Preservation Society: All Cllrs.

I. Charity of Anthony Roper: Vikki Saunders (to April 2026 and Stephanie Clark to April 2029).

J. Kent Association of Local Councils - Sevenoaks Branch: Cllr McGarvey.

K. Council for the Protection of Rural England: Cllr Bourne and the Clerk.

L. Correspondent for Trident: All Cllrs.

M. Tree Warden: Remove from list as SDC is the principal authority for trees. Members requested that trees be added to the risk assessment and that the Clerk check when the next survey on PC trees is due. The risk assessment is for Farningham Parish Council to

manage trees on land they own at Irving's Corner, the Village Hall car park and Three Hills. Farningham Woods is managed by SDC. **Action: Clerk.**

N. Brands Hatch Liaison Group: Cllr Burns and McGarvey.

O. Responsibility for website: the Clerk.

P. Internal Auditor: Julia Chamberlain.

## **7. To receive and adopt the Standing Orders, Financial Regulations, Scheme of Delegation, Code of Conduct and Risk Assessment for 2025/26.**

Members adopted the Standing Orders, Financial Regulations, Scheme of Delegation and Code of Conduct for 2025/26.

Members agreed to adopt the Risk Assessment and requested that the Clerk add tree management and a time frame of no more than 4 years to VAT claims. **Action: Clerk.**

Cllr Logen arrived at the meeting.

Members resolved to complete the agenda in the following order:

## **9. Report from the County Councillor.**

Cllr Logen reported that on 9<sup>th</sup> May he was elected as Kent County Councillor to represent Sevenoaks North and Darent Valley and is currently undergoing new councillor training and once complete, Cllr Logen intends to support residents with any issues that fall under the jurisdiction of KCC adding that he has already visited Till Avenue to speak to residents about inconsiderate parking.

A member of public arrived at the meeting.

Cllr Burns advised that from FPCs perspective, there are several concerns for Cllr Logen to be aware of:

- 1) Speeding on the A20 between Kings roundabout and Aunty Carols.

Cllr McGeough arrived at the meeting.

- 2) Illegal right hand turns at the A225/A20, White Post Hill and top of London Road.
- 3) The 414 bus route.
- 4) SDCs Local Plan including Pedham Place and the Wasps Stadium.
- 5) Inconsiderate parking at Till Avenue.

The Clerk advised that she would send a summary to Cllr Logen before his hand over with Roger Gough later that week. **Action: Clerk.**

## **10. Report from the District Councillors.**

Cllr Ball reported that SDCs Annual Council meeting is taking place on Thursday 15<sup>th</sup> May 2025 where he will hand over the position of Chair to Cllr Harrison.

Cllr Ball reported that at the Development Management Committee meeting on 8<sup>th</sup> April 2025, SDC resolved to not contest the appeal for Chimmens Solar Farm.

## **11. 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.**

One member of the public was present to observe the meeting.

## **12. Approve as a correct record the Minutes of the Parish Council meetings on 9<sup>th</sup> April 2025.**

The minutes of the 9<sup>th</sup> April 2025 were accepted as a correct record and signed by the Chair.

## **13. Clerks report.**

The Clerk reported that the nomination for an Asset of Community Value at the Chequers Inn had been successful and it had been listed for five years from 10<sup>th</sup> April 2025.

The Clerk reported that to install a road sign at the entrance to Calfstock Lane to advise drivers of a width restriction at Farningham Woods car park would require a traffic survey, a Traffic Regulation Order costing £3,125, a Joint Transportation Board report costing £710, plus the sign and installation costs. Members resolved for this to not be pursued at this time.

## **14. Planning.**

### **14.1 Planning log circulated by the Clerk on 9<sup>th</sup> May 2025.**

Members noted the log.

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

**Reference: 25/00946/FUL** Site: The Old Bull Stores High Street Farningham DA4 0DG

Proposal: Reinstatement of fire damaged building.

Comments due 20<sup>th</sup> May 2025.

Support, subject to the approval of the Conservation Officer and it meeting their requirements.

**25/01237/HOUSE.** Site: Laburnums Eynsford Road Farningham Kent DA4 0BD

Proposal: Demolition of existing garage and construction of larger garage with office/annex above.

Comments due 3<sup>rd</sup> June 2025.

Members deferred this application to allow for more time to read the application and respond under delegated powers.

**Reference: 25/01104/FUL.** Site: Hilltop Farm London Road Farningham Kent DA4 0JW  
Proposal: Proposed change of use to create 5 pitches for occupation by Gypsy Traveller Families including construction of 5 day rooms.  
Comments due 4<sup>th</sup> June 2025.

Object on the following grounds:

**1. Retrospective Application**

This application seeks retrospective approval for development that has already taken place without consent. Such an approach undermines the integrity of the planning system and sets an undesirable precedent for future unauthorised development.

**2. Green Belt Location**

The site lies within the Metropolitan Green Belt, where development is strictly controlled. The proposed increase in pitches constitutes inappropriate development that does not meet the exceptional circumstances required under national planning policy.

**3. National Landscape**

The site is located within a designated National Landscape which is afforded the highest level of protection. The cumulative impact of additional pitches is likely to have a detrimental effect on the character, appearance, and openness of this nationally protected landscape.

**4. Breach of Existing Planning Conditions**

The proposal directly contravenes condition a attached to the previous planning approval reference 19/02067/FUL, which specifically restricted the number of pitches on the site.

“2) There shall be no more than 14 residential pitches on the site. On each of the 14 pitches no more than 2 caravans, as defined in the Caravan Sites and Control of Development Act 1960 and the Caravan Sites Act 1968, as amended, shall be stationed on the site at any time, of which no more than 1 shall be a static caravan.”

**Reference: 25/01279/HOUSE.** Site: Sturrey 42 Beesfield Lane Farningham Kent DA4 0BZ  
Proposal: Demolition of garage to be replaced with two storey side extension with pitched roof and single storey rear extension. Removal of chimney. Alteration to fenestration.  
Comments due: 4<sup>th</sup> June 2025.

No comment.

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

**14.3.1 Reference: 25/00945/HOUSE**

Site: Peppercorn Cottage Button Street Swanley Kent BR8 8DX

Proposal: Two-storey side extension. Dormer extensions and new rooflight to roof.

Comments: No comment.

**14.3.2 Reference: 25/00947/LBCALT**

Site: The Old Bull Stores High Street Farningham DA4 0DG

Proposal: Reinstatement of fire damaged building.

Comments: Support, subject to the approval of the Conservation Officer.

#### **14.4 Planning appeals replied to under delegated powers.**

**Reference: 25/00010/ENF, APP/G2245/C/25/3362019**

Site: The Old Stables Maplescombe Lane Farningham KENT DA4 0LA

Comments: Object.

Farningham Parish Council opposes the appeal to change the use of site from its original designation for agricultural and stabling purposes.

The land lies in a secluded valley within the Metropolitan Greenbelt and National Landscape. The current appearance and unauthorised use of the site are in clear conflict with the principles of Greenbelt and have significantly degraded the character of the landscape. The visual impact from the surrounding public rights of way, road network and residential properties is considerable and damaging.

Persistent unlawful activities on site include large-scale waste dumping, residential use without planning consent, off-road vehicle use and commercial operations that have all contributed to continuous environmental harm.

Despite previous enforcement action, the scale and frequency of unauthorised activity has only intensified and local residents continue to report disturbances and environmental damage. A covenant may also exist restricting the site's use to paddocks and stables reflecting its historical use as farmland.

Given the location in both the Greenbelt and National Landscape, Farningham Parish Council sees no justification for any change of use. The ongoing use of the land is incompatible with planning policy, harmful to the local environment and detrimental to the quality of life for residents. Any claim that more time is needed to comply with enforcement requirements is not justified, especially considering that a Notice was issued approximately two years ago, so ample time has passed for the appellant to rectify the breaches. Continued non-compliance simply underscores a disregard for planning control and the wider public interest.

We request that the appeal be dismissed and that enforcement action be taken to restore the land to its lawful use.

#### **14.5 Planning applications not requiring a response:**

**14.5.1 Reference: 25/01014/WTPO** Site: 55 Oliver Crescent Farningham Kent DA4 0BE

Proposal: Lime tree - Pollard back to previous point, no more than 25% of the tree will be removed.

**14.5.2 Reference: 25/01066/DETAIL, 25/01187/DETAIL, 25/01188/DETAIL**

Site: 21 Oliver Crescent Farningham Kent DA4 0BE

Proposal: Details pursuant to condition 7 (watching brief), 3 (Details of External Materials) and 5 (Boundary Fencing) of 24/03197/HOUSE.

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

Members noted that enforcement action at Hilltop Farm will cease until planning application reference 25/01104/FUL is determined.

**14.7 To note and discuss any Neighbourhood Plan updates to include SDCs portfolio holder sign-off to designate the area and Terms of Reference for the Steering Group.**

Members resolved that the Terms of Reference could not be adopted and asked the Clerk to discuss further with Eynsford Parish Council. **Action: Clerk.**

Cllrs Bourne and McGeough advised that two public meetings have been organised, Thursday 22<sup>nd</sup> May 2025, 10am in St Martins Church Eynsford and 2<sup>nd</sup> June 2025, 7pm in Farningham Village Hall. Residents from both villages have been invited to each event. The purpose of the meetings is to advertise Neighbourhood Plans, answer questions and collect names of residents who might be interested in joining the Steering Group. The Clerk and Cllr Bourne advised that they would attend the event in Eynsford.

Cllr Bourne reported that she had met with Cllr Evans from Fawkham Parish Council who have recently had a Neighbourhood Plan made for the parish of Fawkham. Cllr Evans has agreed to attend the event in Farningham Village Hall.

Members requested that the Clerk order foam boards to advertise the event in Farningham as once ordered and printed the Eynsford event will have passed, using the Neighbourhood Plan budget. **Action: Clerk.**

This matter was considered further under the confidential section of the meeting (Item 8) as minuted at the end of this document.

**15. Finance Items for noting and decision.**

**15.1 To approve items payable and note items paid and receipts.**

Members approved the items payable and noted that the payment to hire the Village Hall had increased to £30 as two hours were required and noted the items paid and receipts.

**15.2 Flexed budget April 2025.**

Members noted the report. Cllr Bourne queried the sum of money for Projects. The Clerk explained that this included ear marked funds for the joint Tibbalds project with Crockenhill and Eynsford Parish Councils.

**15.3 To approve standing orders and direct debits for 2025/26.**

The standing orders and direct debits were approved for 2025/26.

**16. Local Government Reorganisation – Disposals and Community Asset Transfers.**

Members resolved to defer to September to allow for lessons to be learned from the first round of applications.

**17. Notification of KALC EGM - 19th June 2025 - Local Government Reorganisation.**

Cllr Bourne and McGarvey advised that they would attend the event.

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

Cllr Burns and the Clerk advised that they could attend. Members requested that the Clerk order a Parish Council banner that can be used for public events and up to £50 can be spent on items that might be necessary for the fete.

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

None.

Resolved: That, under The Public Bodies Act, the public and press be excluded from the meeting when considering Agenda item 8 below.

Cllrs Ball, Logen and White and the member of public left the meeting.

**8. 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.**

Staffing matter.

Members reviewed the Clerk's involvement in the joint Neighbourhood Plan and expressed concerns over ongoing challenges in aligning the efforts of the two parish councils. In accordance with FPCs Standing Orders, point 7a, Members voted to revisit the resolution made on 8th January 2025 in order to determine whether continuing with a joint plan is feasible.

It was resolved that Farningham Parish Council will now proceed with developing its own individual Neighbourhood Plan. The Clerk was instructed to notify Eynsford Parish Council. A copy of this notification is appended to these minutes as Appendix A. **Action: Clerk.**

Members resolved to appoint Cllr Bourne to join Cllrs Fitzsimons and McGeough in progressing Farningham's Neighbourhood Plan. It was agreed that Neighbourhood Plan meetings may take place between regular Parish Council meetings and that the Terms of Reference will be reviewed and adopted at the next meeting.

Members requested that the Clerk submit a new letter of designation to Sevenoaks District Council to formally designate Farningham as a Neighbourhood Plan area. **Action: Clerk.**

**Date of next meeting Wednesday 11<sup>th</sup> June 2025.**

**Requests for the next agenda due by 3<sup>rd</sup> June 2025.**

## Items Paid

### Farningham Parish Council PAYMENTS LIST

Voucher	Date	Bank	Description	Supplier	VAT Type	Net	VAT	Total
3	01/04/2025	FPC Current Account (HB)	Notice Board	Miss H Penney	X	24.03		24.03
11	09/04/2025	FPC Current Account (HB)	Telephone and Broadband charges	Talk Mobile	S	4.12	0.83	4.95
10	09/04/2025	FPC Current Account (HB)	Electricity supply	npower	L			
6	14/04/2025	FPC Current Account (HB)	Bank charges	Handelsbanken	X	12.80		12.80
22	14/04/2025	FPC Deposit (HB)	Bank charges	Handelsbanken	X	16.18		16.18
7	23/04/2025	FPC Current Account (HB)	Clerk's salary	Miss H Penney	X	1,104.72		1,104.72
9	24/04/2025	FPC Current Account (HB)	Pension contribution	Nest Pensions	X	101.46		101.46
12	29/04/2025	FPC Current Account (HB)	Printing	Miss H Penney	X	5.00		5.00
1	29/04/2025	FPC Current Account (HB)	KALC Subscription	KALC	S	604.32	120.86	725.18
4	29/04/2025	FPC Current Account (HB)	Planning Consultant	Tibbalds Planning Ltd	S	1,518.42	303.69	1,822.11
5	29/04/2025	FPC Current Account (HB)	Acrobat	Adobe Acrobat	S	16.64	3.33	19.97
13	29/04/2025	FPC Current Account (HB)	Defibrillator expenditure	Miss H Penney	X	346.75		346.75
18	29/04/2025	FPC Current Account (HB)	Notice Board	Miss H Penney	X	50.00		50.00
8	29/04/2025	FPC Current Account (HB)	Tax/NI	HM Revenue and Customs	X	83.96		83.96
14	29/04/2025	FPC Current Account (HB)	DONATION	Farningham Village Hall	X	1,177.17		1,177.17
2	29/04/2025	FPC Current Account (HB)	Membership SLCC	SLCC	X	190.00		190.00
				<b>Total</b>		<b>5,255.57</b>	<b>428.71</b>	<b>5,684.28</b>

## Receipts

### Farningham Parish Council RECEIPTS LIST

Voucher	Code	Date	Bank	Description	VAT Type	Net	VAT	Total
1	Precept received from SDC	30/04/2025	FPC Current Account (HB)	Precept received from SDC	X	26,180.00		26,180.00
2	Bank Interest	30/04/2025	FPC Deposit (HB)	Bank Interest	X	82.02		82.02
				<b>Total</b>		<b>26,262.02</b>		<b>26,262.02</b>

Items Payable

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

Voucher	Method	Date	Description	Supplier	VAT Type	Net	VAT	Total
16	BACs	14/05/2025	Shand Hall Hire	FPC	X	330.00		330.00
20	BACs	14/05/2025	Hall Hire	Farningham Village Hall	X	15.00		15.00
21	BACs	14/05/2025	Street Lighting maintenance contract	Streetlights	S	1,035.71	207.14	1,242.85
26	BACs	14/05/2025	Tax/NI	HM Revenue and Customs	X	139.65		139.65
31	BACs	14/05/2025	Newsletters	ColourFactory	X	255.00		255.00
30	DD	14/05/2025	Printing	Miss H Penney	X	5.00		5.00
29	DD	14/05/2025	Telephone and Broadband charges	Talk Mobile	S	4.12	0.83	4.95
23	DD	14/05/2025	Acrobat	Adobe Acrobat	S	16.64	3.33	19.97
24		14/05/2025	Bank charges	Handelsbanken	X			
28	SO	14/05/2025	Electricity supply	npower	L			
25	DD	14/05/2025	Clerk's salary	Miss H Penney	X	1,104.72		1,104.72
27	DD	14/05/2025	Pension contribution	Nest Pensions	X	101.46		101.46
17	DD	22/05/2025	Information Commissioners	ICO (Information Commissioners)	X	52.00		52.00
				<b>Total</b>		<b>3,059.30</b>	<b>211.30</b>	<b>3,270.60</b>

## Appendix A

**From:** Farningham Parish Council <[clerk@farninghamparishcouncil.org](mailto:clerk@farninghamparishcouncil.org)>

**Sent:** 15 May 2025 11:59

**To:** 'Eynsford Council' <[info@eynsfordparishcouncil.org.uk](mailto:info@eynsfordparishcouncil.org.uk)>

**Subject:** Neighbourhood Plan Update

Dear Holly,

At our meeting on Wednesday 14th May, and after careful consideration, Farningham Parish Council concluded to proceed with developing our own individual Neighbourhood Plan. We greatly appreciate Eynsford's willingness to explore a joint approach however, we feel that our two parishes are at different stages and we do not wish to hinder your ability to progress at a pace that suits you. Whilst we understand that this decision means each parish will have to produce its own Neighbourhood Plan, we are committed to maintaining a common outlook and purpose wherever possible to reflect the shared values and interests of our communities. We remain very open to sharing ideas, best practices and resources and welcome opportunities to collaborate if any present themselves as our individual plans develop.

Farningham Parish Council is holding a public meeting on 2nd June at 7pm in Farningham Village Hall, and will warmly welcome any Eynsford residents who wish to attend. At the meeting, we plan to collect contact details from residents who are willing to share their information. In regard to supporting your steering group, we would be happy to proceed in whichever way you prefer. Please let me know:

1. Ask any Eynsford residents for their permission to pass their contact details on to you
2. Ask them to contact you directly if they are interested in assisting with your steering group

It is also likely that we will speak with residents at the Farningham Church Fete on 14th June where we will offer the same approach. I will attend your 22nd May public meeting in St Martins Church and can therefore be available to speak to any Farningham residents who attend. I hope to see you there.

Please note that should Eynsford proceed with an individual plan, you must designate the area with SDC. This is a straightforward process involving a letter and a map. No further consultations are required at this stage.

Farningham Parish Council hopes that we can continue to maintain a constructive and supportive relationship and look forward to staying in touch as our Neighbourhood Plans progress. I would be grateful if you can kindly circulate this update with Eynsford Parish Councillors.

Kind regards,  
Helen Penney

Clerk to Farningham Parish Council