

# **Minutes of the Meeting of the Parish Council of Farningham, held at Shand Hall, High Street, Farningham on Wednesday 20<sup>th</sup> December 2023 at 7pm.**

Present: Cllrs Daryl Burns (Chairman), Andie Fitzsimons, Philip McGarvey, Kevin McGeough and Carol Salmon Laurence Ball and Alan White (Sevenoaks County Councillors).

In attendance: 17 members of the public, in part, and Helen Penney (Clerk).

## **1. Apologies and reasons for absence.**

Apologies were received and accepted for Cllr Shanmuganathan.

## **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, 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**

None.

## **4. Report from the District Councillor**

None.

## **5. Clerks report**

The Clerk advised that she would be on annual leave from Friday 22<sup>nd</sup> December 2023 to Tuesday 2<sup>nd</sup> January 2024.

The Clerk reported that Cllr Mike Cook had resigned and the Notice for the Vacancy would be displayed from Thursday 21<sup>st</sup> December 2023 for 14 days, excluding weekends and bank holidays.

Members agreed to discuss the agenda in the following order.

## **7. Planning**

### **7.1 Report from Cllr McGarvey regarding the meeting with local Parish Councils, 15th December 2023.**

Cllr McGarvey reported that he met with representation from Parish Councils of Eynsford; Farningham; West Kingsdown; Crockenhill and Swanley Town, and a CPRE Member, on Friday 15<sup>th</sup> December 2023. From those present, there was unanimous opposition to inclusion of Pedham Place 2,500 dwellings in SDC's "Plan 2040" - and almost unanimous opposition to the proposed Wasps Rugby FC stadium, parking and hotel as Swanley Town Council are still discussing this aspect of the proposal.

The attendees further discussed reasons to object to the plan and:

- To work together and share resources to oppose the plans
- Support leaflets being distributed and to hold public meetings
- Share impacts/points (for both Pedham Place and the Stadium) to be circulated to all in the new year
- Encourage as many as possible to attend SDC pop-up at Farningham Village Hall on 4th January to show community feeling about the scheme.

Cllr Ball advised that the Local Plan is at the very early preliminary stages and urged residents to submit their comments to Sevenoaks District Council by the deadline on the 11<sup>th</sup> January 2024 as the results from the consultation will determine how Sevenoaks decide to proceed.

## **7.2 To discuss and agree comments to be submitted on Sevenoaks District Council Local Plan to include:**

### **7.2.1 Pedham Place SDC Reference MX15 (standalone settlement)**

Cllr McGeough set out the main reasons to object to the proposal including the timing of the consultation, poor accessibility and inadequate consultation process. Further explaining that the proposal is not compliant with government policy and unethical in the way people have been asked to comment and select one option.

Members thanked Cllr McGeough for the effort and time spent on the draft.

## **6. 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.**

Cllr Burns established that all of the members of public in attendance were present for agenda point 7.2.1. Cllrs noted that a resident unable to attend due to medical reasons had sent comments via email that had been circulated by the Clerk prior to the start of the meeting. A discussion followed regarding Cllr McGeough's comments and the plan.

16 members of the public left the meeting.

Members agreed to:

- Invite Laura Trott to the 'pop-up' session on the 4<sup>th</sup> January 2024, 4:30 to 7:30 pm in Farningham Village Hall. **Action: Cllr Burns and the Clerk.**
  
- Contact Sevenoaks District Council to question:
  - How the Local Plan 2040 will be affected following the recent changes to the National Planning Policy Framework
  - How community engagement during the consultation process will be used and interpreted. **Action: Cllr Burns and the Clerk.**
  
- For Cllr McGeough to continue working on the draft with a view to submit after the 'pop up' session on the 4<sup>th</sup> January 2024, and to share FPCs response with residents and local organisations. **Action: Cllr McGeough.**

### **7.2.2 West Kingsdown sites SDC Reference HO26 (15x houses) and HO34 (30x houses)**

No comment.

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

### **7.3.1 Reference: 23/03266/FUL**

Site: No 56 And The Old Smithy 58 High Street Farningham Kent DA4 0DB

Proposal: Conversion of building from A1 (workshop/retail) to C3(dwelling) with associated extensions, roof lights and dormers and proposed new garage to 56.

Comments by: 22nd December 2023

No comment.

### **7.3.2 Reference 23/03399/FUL**

Site: Maplebank Poultry Farm Maplescombe Lane Farningham Kent DA4 OJY

Proposal: Proposed refurbishment / replacement of redundant farm building, to provide a new B8 (storage and distribution) facility to complement the existing (approved) B8 (storage and distribution) use of the site.

Comments by: 28th December 2023

Objection due to inappropriate development of Greenbelt and Area of Outstanding Natural Beauty, poor road access and the size and frequency of vehicles accessing site.

## **7.4 Ratification of Planning Applications received but not needing further action or comment**

### **7.4.1 Reference: 23/03502/W5DAY**

Site: 2 London Road Farningham Kent DA4 OJP

Proposal: Remove a dead Eucalyptus tree

SDC decision – No objection lodged

Noted

### **7.4.2 Reference: 23/03570/WTPO**

Site: Glebe House High Street Farningham Kent DA4 ODG

Proposal: Various works to trees

Noted

## **8. Finance**

### **8.1 Contributions to support local groups advertising Sevenoaks District Council Local Plan.**

Members agreed to contribute up to £500 to support the printing and distribution of leaflets regarding the plan. **Action: Cllr Burns and the Clerk.**

### **8.2 Approval of invoice from Colourworks for printing of the newsletter**

Members approved the invoice for payment and for the Clerk to use the debit card. **Action: Clerk.**

## **9. Correspondence from Parish Councillor.**

Covered under agenda point 5.

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

None.

The meeting closed at 20:55

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