

# **Minutes of the Planning meeting of the Parish Council of Farningham, held at Farningham Village Hall, High Street, Farningham on Monday 30<sup>th</sup> May 2022 at 7pm.**

Present: Cllrs L. Bourne (Chair), P. McGarvey (District Councillor), S. Pointer and K. Shanmuganathan

## **Chair's welcome and apologies and for absence.**

The Chair welcomed three Parish Councillors including Sevenoaks District Councillor Philip McGarvey and three members of the public.

Apologies were received and accepted for Cllrs D. Burns, L. Oztosun and C. Salmon and the Clerk Helen Penney

## **1. Planning – including consideration of the following planning applications requiring comments and note the updated planning log:**

### **1.1 SDC reference SE/22/01249/HOUSE**

**Site:** 6 Eynsford Road, Farningham

**Proposal** Proposed hip to gable loft conversion with rear dormer.

Case Officer: Scott Fisher

**FPC Comments** by 10th June

### **No objection**

### **1.2 SDC reference 22/00627/ADV**

**Site:** The Old Exchange 3 London Road Farningham Dartford Kent DA4 0JP

**Development:** 1 x Fascia sign, 1, flat panel sign and 1 x overhead white trough lighting sign.

**FPC comments** by 15th Jun 2022

### **Objection**

Reasons for objection:

Intrusive advertising in AONB;

Intrusive advertising in Farningham Conservation Area.

This is inappropriate and obtrusive in CA and in AONB.

Unnecessary sign (and illumination of it) on the only commercial offices in a residential area.

Unacceptable and permanent impact on residents living across the road, because of size and constant visual intrusion, as well as the light pollution & glare if illuminated.

Materials (brushed steel) not in keeping with street scene, and thus very unsympathetic.

If this were to be approved it would have to be Conditioned that illumination of the sign be limited to normal office hours 9-5 Mon-Fri at most.

Further comments:

Previous planning permission granted for office use included a Condition that overlooking windows must be obscure-glazed and sealed shut. This Condition has not been met and thus now requires Enforcement action.

### **1.3 SDC reference 22/01172/FUL**

**Site:** Land North And West Of Franks Farm Dartford Road Horton Kirby Kent

**Proposal:** Erection of polytunnels and creation of new non-impounding irrigation reservoir and associated works.

**FPC comments** by 16th June

#### **Objection**

Reasons for objection:

No problems with the principle of polytunnels per se, and in moderation, but another such large growth in numbers is unacceptable because of adverse visual impact in MGB (Darent Valley), and visibility from adjacent SSSI (Farningham Woods).

Reservoir ill-conceived in absence of mitigation of existing run-off flooding, causing muddy water spills into neighbouring gardens and onto A225 Dartford Road. Reservoir also proposed in wrong location – in respect of existing contours.

Further polytunnels proposed will add to potential flooding risk.

### **1.4 SDC reference 22/01173/FUL**

**Site:** Land North And West Of Franks Farm Dartford Road Horton Kirby Kent

**Proposal:** Erection of new storage and cold store building and creation of new farm access road.

**FPC comments** by 16th June

#### **Objection**

Reasons for objection:

Massive overdevelopment of existing large development.

Could be/become the largest caravan park in the District.

Visual impact to SSSI (Farningham Woods) and MGB (Darent Valley), exacerbated by prominent location on the site.

The large (2,000m<sup>2</sup>) industrial cold store building proposed in this rural setting should not be silver/grey (green, maybe?).

Lighting should be low-level, unobtrusive to nearby residents and sympathetic to its MGB environment.

Location of proposed large yard & parking area would cause noise nuisance to nearest neighbours on A225 Dartford Road.

New access road is near to brow of hill (A225 Dartford Road), so large slow lorries (turning across both carriageways) will add to hazards. Despite the speed limit recently having been reduced to 40mph along this accident blackspot stretch of the A225 Dartford Road (due to a history of numerous RTCs), cars & motorbikes still speed and overtake. The A225 Dartford Road has also seen an increase in frequency & size of heavy farm vehicles & 40 tonne lorries - and there are long queues, often stationary, along the road when the nearby Dartford Tunnel or M25 have RTCs. Additional lorry traffic is not sustainable.

Concerns about traffic; light pollution & anti-social hours of operation needing consideration and/or limiting by Conditions.

The three members of public left the meeting.

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

**2.1 Flint Wall**

Three quotes for the repair and maintenance of the flint wall sections in front of the Village Hall car park and Market Meadow were discussed. It was agreed to use Tim Germaney due to competitive pricing and the ability to raise required maintenance needs in the future. The Clerk is to contact Tim and confirm a start date on the section in front of the Village Hall car park. Repairs cannot start on the Market Meadow section until further discussion is had with the Albery Trust. **Action: Clerk**

**Date of next meeting – Wednesday 15<sup>th</sup> June**