

WEST KINGSDOWN PARISH COUNCIL
Minutes of the Planning Committee and General Purpose Committee held on
Monday 12th June 2017 at the Old School Hall at 7.45pm

PLANNING COMMITTEE

Members: Cllr Watchorn (Chairman), Cllr Codling,
Cllr Miss Holdstock, Cllr Land, Cllr Illingworth, Cllr Stoneham,
Cllr Mrs Richards, Cllr Yarnold, Cllr Stoneham.

Apologies: Cllr P Bosley and Cllr I Bosley, Cllr Christie

Declarations of Interest: Cllr Codling for an item on planning

Planning:

A Presentation was given by David Jones of Armstrong Rigg relating to planning proposal to redevelop land to the rear of Flagstones, London Road prior to them submitting a planning application to the District Council for their client.

Plans:

SE/17/01623/FUL: Terrys Lodge Farm Terry Lodge Road: Part demolition, change of use and conversion of existing grain store to provide 3 no. residential dwellings with amenity space, erection of a car port and landscaping. Comment

SE/17/01635/FUL: Two Chimneys, St Clere Hill Road: Proposal to convert the existing barn to a four bedroom house with associated alterations including raising the roof height and alterations to windows and doors. Object and Comment

SE/17/01617/HOUSE: 31 Hever Road: Erection of a single storey side extension, rear conservatory with a glass roof and walk way. Erection of a first floor with new pitched roof and roof lights. Comment. Cllr Codling abstained

SE/17/01738/FUL: Maplebank Poultry Farm, Maplescombe Lane: Conversion of a former poultry farm into a rural holiday accommodation (sui Generis) with the replacement of the existing buildings with twenty holiday cottages for short term let. The site will offer some leisure and recreational facilities, with provision of a tennis court and a heated swimming pool and a children's play area. Objection

Appeals:

Land north west of Eagles farm, Crowhurst Lane: Change of use of land to provide 4 mobile homes and a 4 day rooms with access drive, hardstanding and space for 4 touring caravans and use of land for grazing by horses; This was refused by Sevenoaks District Council. An appeal to be heard at a hearing on a date to be advised. Received

GENERAL PURPOSE COMMITTEE

Members: Cllr C Yarnold, (Chairman), Cllr Illingworth (Vice Chairman), Cllr Codling, Cllr Miss Holdstock,
Cllr Land, Cllr Stoneham, Cllr Mrs Richards, Cllr Mrs Watchorn

Apologies: Cllr P Bosley and Cllr I Bosley and Cllr Christie

Declarations of Interest. There were none.

Correspondence:

17/01 Millfield Road:

A resident had emailed regarding an overgrown bush that is growing over 26 Millfield Road and it had been requested that the Parish trims back the bush concerned. The Clerk was requested to ask David Diboll to trim back the branches of the bush.

ALL IN FAVOUR

17/02 Dog Fouling.

A resident who lives at 66 Millfield Road has contacted the council, she has a pathway between their property leading to the woods which has a problem that has been going on for the last 2 years.

They have spoken to Sevenoaks Councils, dog fouling lady, Anne Marie, who has supplied them with signs which were fixed to their fence, at the start of the path and on the fence by the road. This has resulted in the dogs being allowed to foul right under the signs, obviously the owners do not have any respect for the people of Millfield Road, you will also notice dog fouling on most of the Millfield Road complex.

This has now reached such an issue that they cannot use the path as access to their property and have to enter via their back gate. It is also a major embarrassment for them when they have visitors and a major health risk for their grandchildren when they visit. They felt they had done everything they could to stop this and now requested Parish Council look at the matter. It was proposed through the chair that the Clerk ask David Diboll to move a bin that was located on the green area in Millfield Road to the entrance, or suitable location along the path by 66 Millfield Road.

ALL IN FAVOUR

Footpaths: There were no footpath matters raised

Planters:

Members discussed the planters and whether the planter at the southern end of the village required moving. Cllr Holdstock commented she had got a family member willing to sponsor the planter at the Brands Hatch end. Cllr Yarnold agreed to speak to Woodlands Garden Centre to see if they would sponsor the other end, this would be brought back to Parish Council.

RECEIVED

Replacement of the power supply cable to St Edmund's Church – update from Cllr M Stoneham.

As mentioned briefly at the Parish Council meeting on 24 May a site meeting with a UK Power Networks engineer took place on 22nd May. The Parish Council, St Edmund's Church and the Church Woods Management Committee were represented.

1. It was agreed that the work would start in about in mid-July and would take about five weeks to complete. The church would be closed for re-decoration in August.
2. The connection from the nearest convenient pole would be dug into the grass verge of Fawkham Road.
 3. The trench in the Parish Council's road to the church would, after the initial breaking of the surface, be dug by hand in order to avoid damaging tree roots. The line of the trench would be adjusted to keep, as far as was reasonably practicable, away from the roots of the trees [which include mature Beech & Oak].
4. Conduit would be laid in the trench and it would be back filled and made good as each days section was completed. Any holes that had to be left open would be covered by steel plates overnight and at weekends.
5. The road during working hours [Monday to Friday] would for much of this time be completely impassable to motor vehicles. Pedestrians would be directed to walk through the burial ground to avoid the works.
6. A notice would be published in SEKAM and displayed on notice boards advising parishioners that the car park would be closed during working hours for the duration of the works.
7. UK Power Networks would be responsible for liaising with other utility providers and doing any necessary checks to avoid their services.
8. UK Power Networks will liaise directly with their customers affected by this change regarding the necessary termination and reconnection of their electrical supply.
9. Post meeting it was agreed that UK Power Networks could deposit spoil arising from the works in the car park pending its removal on completion.

Replacement of the power supply cable to St Edmund's Church.

Further update with start date for the work:

1. 10th July to the 11th August: Excavation of trench work and installation of the new cables by UKPN appointed contractors. There will be limited access along the drive while these works take place.
2. 14th & 15th August: New mains cables to be made live and the service to the church, scout hut and adjacent bungalow changed over onto the new mains cable. Once this is all completed the old cable will be disconnected from the overhead line and made redundant. We will require access to all properties before and after the changeover to carry out safety checks on the electrical supply.
3. After the changes overs are completed the last joint bays will be reinstated and all equipment removed from site.

RECEIVED

Paving at Gamecock:

Members were asked at the Parish Council meeting in May to look at the paving and discuss at tonight's meetings regarding which areas would require if any concerting and levelling. This is the frontage area in front of the library and leading to the Office and Pavilion. Members discussed various options and the possible cost implication to the Council. It was proposed by Cllr Stoneham and seconded by Cllr Richards that a site meeting with Cllr Richards, Cllr Yarnold and Cllr Stoneham would take place before the Parish Council meeting so that a recommendation could be made to full Council.

ALL IN FAVOUR

Gamecock Committee meeting:

The meeting of the New Gamecock Committee took place on 1st June. Sadly there were not enough people attending to be able to hold a meeting as only three people attended, plus Sean Prentice and the Clerk as non-voting Members, as employees. This wasn't a quorum. Although in future this meeting would revert to the Parish Council Standing orders which required just three as a quorum for committee and sub-committee meetings. Those present listened to the treasurer report the final balance figures and it was agreed to call another meeting on Thursday 13th July to accept the minutes and the accounts.

RECEIVED**Gamecock Field and post:**

The yellow posts preventing vehicles entering onto the Gamecock field are broken. It has been discussed with one of the users and David Diboll to replace them with two wooden bollards either side and a substantial chain attached to the bollards either end in keeping with the other posts. The cost would be approximately £100 for bolts, padlocks, keys and chain. Also David Diboll's labour costs and price of the bollards. The user who is installing the chains and also grinding the sharp metal brackets left in the ground from the broken posts was not charging for his labour. It was proposed through the Chair that this urgent work was carried out.

ALL IN FAVOUR**Tesco Bags for life :**

The Application for grant funding for three new benches had been completed and sent electronically for their consideration.

RECEIVED**Running Free – Parkrun.**

The Department for Communities and Local Government has published a consultation on conserving the free use of public parks. The government are proposing to introduce legislation which would put it beyond doubt that local authorities, including parish councils, cannot charge Parkrun or junior Parkrun for the use of public parks. The link to the consultation paper can be found here: <https://www.gov.uk/government/consultations/running-free-consultation-on-preserving-the-free-use-of-public-parks> [A copy of the paper is attached.]

The NALC is consulting its members on this matter and a copy of this paper was provided members. The NALC ask three questions:

1. Do you agree that local authorities should not be able to charge Parkrun or Parkrun junior for the use of public parks?
2. Is there any specific activity, in addition to Parkrun or junior Parkrun, that takes place in a public park, that does not require exclusive use of the park or a part of the park, that should be considered for inclusion in provisions to prevent local authorities charging for that activity, and if so why?
- 3: Are there any activities that involve a financial charge to a client or clients by a professional or business, but do not involve exclusive use of a public park or part of the park, that should be considered for inclusion in provisions to prevent local authorities charging for that activity, and if so why?

We are asked to respond to the NALC via KALC by 28 June. The Council can also respond directly to the Department for Communities and Local Government if it so wishes. Comments have to be submitted to them by no later than 5.30pm 5 July.

It was agreed the Clerk and the Chairman would respond.

RECEIVED**Groundsman Store:**

Members last year accepted a quote to replace the gutters and fascias at the Groundsman store/youth hut. The money for this was budgeted in the precept meeting in January 2017 and was allowed for in the Parish Council's roll over. The quote received was for

14/37 Groundsman Store : Gamecock Meadow

Quotation had been received from Allan Clark for the following works:

Remove all guttering, fascia and soffits and replace fascia and soffits with PVC with vent strip on soffits.

Fit new guttering and downpipes. Remove all old timber guttering with skip sack located in car park.

Materials £660.00

Labour £1150

Total £1810.00

The quote was for white material, this would look odd on the building and its surroundings, as all other guttering including the existing guttering to replace with brown guttering and fascias. There is an increase in cost of £600. Members are asked to consider.

It was proposed through the Chair that the Clerk ask the contractor for a price for black material and report back to Parish council.
ALL IN FAVOUR

Adizone:

David Diboll has reported vandalism to the Adizone gym that had taken place over the weekend. One of the pieces of equipment has had the instruction board damaged. Cllr Land said he would look at the signage to see if it could be repaired or would need to be replaced
RECEIVED

Donkey Lane

For information

KENT COUNTY COUNCIL Donkey Lane, Farningham

TEMPORARY PROHIBITION OF DRIVING

Road Traffic Regulation Act 1984 – Section 14 (2) as amended by

The Road Traffic (Temporary Restrictions) Act 1991

Kent County Council gives notice that Donkey Lane, Farningham will be closed to through traffic, on or after 12 June 2017 for up to 7 days.

The entire road will be closed.

There is no alternative route. Every effort will be made to maintain access for residents whenever it is safe to do so.

The closure is necessary to enable removal of fly-tipping to be carried out by KCC Highways.

This Notice applies when the relevant signs and barriers are on site, and is valid for a period of no more than 21 days.

RECEIVED

Parish Council Meeting Agenda Items

To consider matters Councillors wished to place on the Agenda of the next Parish Council meeting.

1. Drainage/ Gullies along London Road and School Lane – Cllr to report through KCC portal as they knew exact location.
2. Bus stops at three locations to be paved around where residents wait. – Clerk to report on KCC portal.
3. Hever Road/ London Road crossover –to request Cllr David Brazier consider funding some bollards through his Members fund.
4. Blewers truck parking outside causing visual impairment to customers leaving the yard.
5. Parking outside Hever Road shops.
6. Parking outside Oasis Café.

All these matters raised were not identified items for Parish Council agenda but matters the Clerk or Cllrs could report through KCC portal themselves and not wait till the next Parish Council meeting.

Dates of Meeting:

Wednesday 28th June 2017 : Planning & Parish Council Meeting at 7.45pm at the Old School, School Lane

Meeting closed at 9.45pm