



# FAWKHAM PARISH COUNCIL

Draft minutes of the Parish Council Meeting held remotely by video link following agreed legislation on Thursday 15th April at 7.30 pm to transact the following business.

Laura Marchant  
Clerk to Fawkham Parish Council

Members of the Parish Council:

Cllr Laura Evans (Chair), Cllr Alun Evans (Vice Chair), Cllr Duncan Harker, Cllr Maxine Fothergill, Jolene Truder

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## Parish Council Meeting Agenda

During the period of Government restrictions due to Coronavirus, agenda items are being limited to those that are critical and/or can be actioned under the restrictions.

1. Apologies for Absence:  
Cllr A.Evans (holiday)

2. Declarations of Interest for items relating to the Agenda:  
Councillors to make any declarations that may be required by virtue of the Parish Council's adopted Code of Conduct.  
None

3. Members of the Public:  
The Council's meetings are open to the public, however, only the first half hour is given for members of the public to raise any matters and partake in discussions. There are no further opportunities for members of the public to speak during the full Parish Council meeting. At the end of the agenda items the public will be asked to leave if the council will be discussing confidential matters.  
1 member of the public was present

4. Planning applications:

Cllr J.Truder entered the meeting at 7.33pm

Ref: 21/00242/FUL

Site: Land North Of Brands Hatch Hotel Brands Hatch Road Fawkham KENT DA3 8NQ

Development: Proposed equestrian sand school.

Comment: Cllr D.Harker thinks the proposal is a good idea but would want to make sure that there are no proposed flood lights or mirrors that may interfere with neighbours or local wildlife

Cllr L.Evans informed the PC that the application does not mention that the area adjoins designated ancient woodland Saxten Woods and that there needs to be a 15m buffer. It also needs to be ensured that the hedgerow is not damaged when shielded from view. It was concluded that the PC would not have any objection to this proposed development, subject to a 15m buffer to the ancient woodland and protection of the hedgerow.

Ref: 21/00845/FUL

Site: West Rays Valley Road Fawkham KENT DA3 8EG

Development: Single storey rear extension. Removal of existing garage.

Comment: Cllr L.Evans noted that the proposed development was a 44.7% increase in floor size. The garage is mentioned as being removed and SDC need to ensure by condition that is removed. SDC needs to check the size of the outbuilding at the top of the garden (more than 5m from the house) and whether it needs to be taken into account under the Green Belt Policies as it is not mentioned on the development plans. The PC has no objection subject to the above points.

Ref: 21/00805/HOUSE

Site: Land To The Rear Of Hurstgrove Castle Hill Hartley KENT DA3 7BQ

Development: Demolition of existing buildings and structures and erection of a subterranean detached single storey three bedroom dwelling.

The Chair Cllr L.Evans informed the PC that the Clerk is a close neighbour of the applicant for this development but has no vote on the PC and therefore there is no requirement for a declaration of interest.

Comment: The applicant provided an overview of the proposed development to the PC. The applicant informed the council that the structure as per the proposed plans will be all below ground with a grass roof and therefore from the footpath or other view point a house would not be clearly visible.

Cllr L.Evans noted that the proposed development was a very interesting design and that it would be for SDC to determine if the development would cause harm to the Green Belt. The applicant mentioned that a planning officer had visited the site already and that there would be no other external structures left on the site once the house is built. The Kennels recently built would be removed.

Cllr L.Evans mentioned that the number of parking spaces in the plan may not be enough due to no roadside parking being available. The applicant said that there was space to incorporate as many parking spaces as required.

Cllr D.Harker was intrigued by the design and thought it was a different, modern design and would expect SDC to robustly adhere to their own planning policies.

Cllr M.Fothergill also thought the development proposed was interesting and would support the development but again it would be down to SDC to adhere to their planning and Green Belt policies.

Cllr J.Truder thought that if the development would mean getting rid of many unattractive structures for one underground new building then she was in favour of this.

Cllr L.Evans mentioned that this proposed development is different as the land is previously developed. There are also some interesting biodiversity and landscaping ideas and she would like to ask SDC to make sure these plans and ideas are followed through by use of a planning condition. Cllr L.Evans said she was in favour of the mesh screening along the boundary fence next to the public footpath being removed.

FPC concluded that as long as there was no harm to the openness of the Green Belt and the Green Belt policies were adhered to then the PC would not object to the proposal, subject to the planning conditions mentioned above.

The member of the public left at this point.

Ref: 21/00695/FUL

Site: Fawkham Manor Hospital Manor Lane Fawkham KENT DA3 8ND

Development: (Amended) Partial redevelopment and conversion of the former Fawkham Manor Hospital for residential (C3 Use), including self-contained houses and apartments. Including demolition of modern hospital wings and outbuildings. Associated landscaping, erection of ancillary outbuildings, including bin and bike stores.

Comment: Cllr L.Evans informed the PC that the amendment to the proposed development was to remove dormer windows from the end of the block. FPC agreed that all previous comments and objections made by the PC still stand and apply.

Noted: Cllr L.Evans provided an updated to the PC about the recent Salts Farm appeal. The appeal was successful by the applicant and outline planning permission was granted with many conditions attached. The Inspector concluded that that even though the proposed development would cause substantial harm to the Green Belt and encroachment into the countryside, very special circumstances exist that resulted in the appeal being successful

Cllr L.Evans also informed the PC that on the Local Plan it was ruled that SDC cannot further appeal against the Judicial review. District Councillors will ask Sevenoaks DC what the timetable is now for a new Local Plan. It would also be good for the PC to understand better planning enforcement policies and to have some guidance as to what is and what is not acceptable in terms of landscaping works, etc..

Cllr F.Parkin will put the idea forward and feedback to the PC.

#### 5. Approve Minutes:

Proposed: To approve as a correct record the minutes of the Parish Council Meetings held on the 18th and 22nd March, as attached.

Resolved: It was proposed through the Chair that the minutes be approved and signed by the Chair, seconded by Cllr D.Harker.

Signing will take place at the next face to face meeting of the Council

#### 6. Matters Arising:

Matters arising relating to the Minutes, not on this agenda.

Comment: Cllr L.Evans stated that the Easter egg hunt went well and over 20 pot sofab runner bean seeds were picked up, with some more being collected later in the week. SDC wide clean up Sevenoaks litter picking event went well with many Fawkham residents contributing. Sevenoaks litter picking team litter picked the road yesterday however the left hand side of the road from Scudders Hill to the Village Green seemed to have not been picked quite so well as some large fly tipped items still remained in the hedgerow. The litter pick is meant to occur every 6-8 months but it seems it is best for the PC to request that one takes place.

Cllr L.Evans enquired about the Car park fence to Cllr D.Harker. Cllr D.Harker will speak to Gary Cooke and a further contractor recently used by himself, Allan Clark will also be contacted to provide a quote.

#### 7. Finance Approval

Expenditure and Income - details tabled.

## Approval of payments

Resolved: Expenditure and Income reviewed, invoices reviewed and approved by all.  
Online payments will be approved and authorised as per FPC financial regulations.

### Payment list summary

Fawkham Parish Council April 2021 Payment List				
Date	Cheque No./ Online payment	Payee/For	Amount	Entry Number
15/04/21	ONLINE	SDC Dog Bins	<b>£28.08</b>	1
15/04/21	ONLINE	RH garden services - cutting 3 sites	<b>£200.00</b>	2
15/04/21	ONLINE	Netwise - Domain renewal	<b>£18.00</b>	3
15/04/21	ONLINE	KALC subscription	<b>£317.98</b>	4
15/04/21	ONLINE	Clerk Salary	<b>£468.39</b>	5
		<b>Total</b>	<b>£1032.45</b>	

#### 8. KALC and NALC subscription

Proposed: To approve the subscription to KALC and NALC for the next financial year 2021/2022 commencing April 1st 2021. Subscription fee of £317.98.

Resolved: All agreed the payment.

#### 9. Neighbourhood Plan:

Update since last meeting.

Proposed: To discuss and agree the Fawkham Nature Spotters GDPR privacy notice and an overall GDPR privacy notice for the NP.

Cllr L.Evans provided an update on the work to date. Currently the working groups are gathering information and will feedback at the next steering group meeting.

Resolved: It was proposed by Cllr L.Evans and agreed by all to accept both Privacy Policies. They will now be presented to the steering group for approval.

#### 10. Kent CC verges:

Update on grass cutting regime.

Proposed: To discuss and decide on a proposal to promote "No Mow May" to residents, whereby people are encourage to leave all or part of their grass un-mown for the month of May to benefit wildlife.

Cllr L.Evans provided an update on the grass cutting regime in Fawkham. KCC Highways have informed the PC that they have reviewed and completed the safety surveys on the three sites put forward for a reduction in grass verge cutting: the Junction at Brands Hatch Road/ Scratchers Lane, Scratchers Lane and Valley Road. They found that due to any change in management causing visibility obstructions they would not be able to change the cutting regime for Valley Road. They have however found that they can amend the visibility splay slightly at the junction of Brands Hatch Road and Scratchers Lane. The verge will continue to have the required visibility area cut as per the usual, 3 times per year but the rear will be left to naturalise and will be cut on a conservation cut in the Autumn. The junction of Brands Hatch Road and Rogers Wood Lane will receive a similar treatment. KCC will monitor the areas over the long term to see if they meet the criteria for a Roadside Nature Reserve designation.

Resolved: It was agreed by all to promote “No mow May” to residents however the areas of Baldwins Green and the Village Green will still be cut and this will be explained to residents. Cllr J. Truder suggested seed bombs be promoted and Cllr M.Fothergill mentioned adding you tube links to the “No mow May” promotion showing residents how a Wildflower meadow can be created and that potentially a photo competition could then be set up for people to show off their meadows.

#### 11. Highways Improvements and Maintenance Updates

Cllr L.Evans updated the PC that the resurfacing previously due had been delayed again due to the cold weather predicted overnight. It is now scheduled in for the W/E 24th/25th April. Thames Water are also scheduled in to complete their works (now the manholes are uncovered) on the 20th April. The Traffic surveys planned from the 20th April are now due to be delayed and a date is being arranged between the necessary departments at KCC.

#### 12. White House Lodge:

Proposed: To discuss and agree that SDC Conservation and Planning Enforcement are contacted regarding the condition of this building to see what steps can be taken to improve its condition.

Resolved: It was proposed by Cllr L.Evans and agreed by all that SDC will be contacted to see if anything can be done to improve the condition of White House Lodge. Cllr L.Evans had carried out a title search which found that White House Lodge in on the same title deeds as the main building, White House, which itself is a listed building.

#### 13. Public Rights of Way:

Update on the annual walking of footpaths.

Comment: Public footpaths have been divided up between members of the PC, the Clerk and volunteer residents and will be checked annually and reported back to the Clerk for logging. Anything issues will be reported to KCC.

#### 14. Annual Council Meeting:

Proposed: To discuss and agree how to undertake the annual review process for various documents ahead of the ACM in May. This includes our Standing Orders, Financial Regulations, the Asset Register, Risk Register, Code of Conduct, Document Retention and Disposal Policy, and the three Employment Policies.

Resolved: The ACM is to be held on the 20th May, documents are to be read before the meeting so that they can be updated where required - all are available on FPC's website. The Asset register items will be divided between the Cllrs and Clerk to review and update the Asset register where necessary.

#### 15. Electric Vehicle Charging Points (EVCP)

Proposed: To discuss and approve the idea of applying for 2 EVCPs at Fawkham Village Hall.

Resolved: A discussion was held between Cllrs and it was agreed that at the moment the PC will not apply for the initiative due to the complexities involved but that if through the NP a need is shown for EVCP then it can be revisited in the future. All agreed.

#### 16. Repair/restoration work following new telegraph pole and electricity sub-station.

Proposed: To discuss and decide whether to approach SDC and/or the relevant utility provider(s) regarding the condition the verges have been left in following the erection of a new telegraph pole on Brands Hatch Road (Ref 20/03748/ELEC) opposite Rogers Wood Lane and electricity sub-station on Rogers Wood Lane

Resolved: It was agreed by all that the areas where work has taken place has been left a mess by the contractors for UK Power Networks. FPC did originally ask on the planning comments form under ref 20/03748/ELEC for the verge to be reinstated. The Clerk will contact Guy Martin at SDC with the relevant photos to see what can be done to tidy the area.

17. Chair and Councillors reports:  
To note any items not listed on the agenda

The PC were sad to hear of the passing of resident Alison McNeill. Alison, amongst other village activities, took the time to look after the village War Memorial. She will be sadly missed.

Cllr D.Harker has recently reported some more fly tipping to SDC and Highways England as it is not clear whose land has been fly-tipped.has been .

Cllr J.Truder reported the awful news that a dead foal had been recently found dumped on Canada Farm Road.

18. Open Forum for Councillors to raise matters to be placed on the next agenda: Members are asked to consider agenda items for the next meeting. The details of the agenda item will be sent to the Clerk by the Thursday (one week) before the published meeting. Late details will cannot guarantee inclusion on the proposed agenda.

19. Dates for the year 2021/2022:  
Parish Council Meetings held at Fawkham Village Hall-  
Thursday 20th May, 7.30pm - Annual Council meeting Thursday 15th June, 7.30pm  
Thursday 17th June, 7.30pm - Annual Parish meeting  
Thursday 15th July, 7.30pm  
Thursday 19th August, 7.30pm  
Thursday 16th September, 7.30pm  
Thursday 21st October, 7.30pm  
Thursday 18th November, 7.30pm  
Thursday 16th December, 7.30pm  
Thursday 20th January, 7.30pm  
Thursday 17th February, 7.30pm  
Thursday 17th March, 7.30pm

Meeting closed at 8.56pm.