



FAWKHAM PARISH COUNCIL

Minutes of the Parish Council Meeting held at Fawkham Village Hall on Friday 14th April 2023 at 6:00pm to transact the following business.

Grace Champion
Clerk to Fawkham Parish Council

Members of the Parish Council:

Cllr Laura Evans (Chair), Cllr Maxine Fothergill, Cllr Will Johnstone, Cllr James Cherry, Cllr Laura Marchant

AGENDA

1. Apologies for Absence

Apologies were received from Cllr Marchant (holiday) and Cllr Fothergill.

Noted: Cllr L Evans noted that Cllr Fothergill was not in attendance at the meeting due to being consulted by SDC as a neighbour on planning item (1) SE/23/00547/FUL.

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.

3. Public Session

Parish Council meetings are open to the public. In accordance with the Standing Orders, thirty minutes are allocated 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 Parish Council meeting. The Council may enter closed session at the end of the meeting to discuss a confidential item, members of the public still present will be asked to leave.

Noted: Two MOPs were present. One MOP introduced themselves as a planning consultant, in attendance on behalf of their client who was unwell, for SE/23/00547/FUL and said they were happy to answer and questions/queries from the PC on behalf of their client.

4. Planning Applications:

To agree the Parish Council's responses to the following planning applications:

- (1) **SE/23/00547/FUL - Land Opposite Fawkham Village Hall, Valley Road, Fawkham, Kent**
Construction of a new vehicular and pedestrian access with wall, gate piers and associated landscaping. Relocation of fence.

Consultation deadline: 18 April 2023

Resolved: A statement received from the landowner was read out by the Chair. The details of the application were then discussed, and various questions were raised with the planning consultant including:

- the need/purpose of the new access road, especially with a considerable amount of maintenance work having taken place already, and the existing access point elsewhere on the wider site, and whether it would be used for access to the dwellings which currently use the access point by West Lodge;

- Why the wider site had been sub-divided for this application and whether any further applications are intended; the agent advised that a building may be require to store machinery used to manage the land;
- clarification of the red line "kink" on the plans at the access point, which the planning consultant agreed to check;
- confirmation of the tree removal or any removal of hedgerow on the site which the planning consultant confirmed would only be the six trees as per the submitted plan and no hedgerow (however, KCC Highways has requested a revised drawing of the visibility splay);
- what the green boxes are that have been installed on the site;
- concerns over the design of the new access as it is not in keeping with the local area and has the appearance of a residential entrance. The consultant agreed this would be fed back to the client.

The Councillors then voted and all were in agreement that the PC would object to the application due to the need for this new access point and its design.

- (2) **Former Depot North of Salts Farm Fawkham Road Fawkham Kent DA3 7BJ**
Reserved matters (Appearance, Landscaping, Layout, Scale) pursuant to condition 1 of 22/01550/MMA for the erection of 26 dwellings with some matters reserved.

Consultation deadline: 20 April 2023

Noted: This item was moved to the next FPC meeting.

5. Planning Decisions:

To note planning decisions received from Sevenoaks District Council:

22/00365/LDCEX - Woodlands Park Three Gates Road Fawkham

Confirmation of the use of a dwelling. GRANTED

6. Chair and Councillors reports:

To note any items not listed on the agenda.

Noted: The Chair noted that the PC submitted their comments on 23/00716/FUL, Chudleigh, Castle Hill, Hartley Longfield Kent DA3 7BQ via delegated authority to the Clerk. The PC had no objection to the application but added some conditions to the comments which in summary were:

- ensure the proposal complies with the Green Belt Policy, including that the structural survey meets the requirements of Policy GB7;
- change to residential use should be limited to the area of the stable outbuilding, and that
- future use should remain ancillary to the main dwelling;
- a bat survey of the buildings to be demolished is undertaken and that bat boxes should be provided as the ecology report for the application for the main dwelling showed three species of bat at the site, plus potential for badgers and reptiles; and
- an external lighting condition is applied.

7. 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 cannot guarantee inclusion on the proposed agenda.

None.



8. Date of Next Meeting:

To note the next Parish Council Meeting is being held on **Wednesday 19th April 2023** at **Fawkham Village Hall**.

9. Confidential Item - Planning/ Planning Enforcement:

Proposal: to review, update and agree actions for cases.

Noted: This item was moved to the next FPC meeting.

The meeting closed at 18:30.