

FAWKHAM PARISH COUNCIL

Minutes of the **Fawkham Parish Council** meeting held at **Fawkham Village Hall**, on **Thursday 13 July 2023** at **19.30pm** to transact the following business.

Grace Champion
Clerk to Fawkham Parish Council

Members of the Parish Council:

Cllr Laura Evans (Chair), Cllr Will Johnstone, Cllr James Cherry, *two councillor vacancies*

AGENDA

1. Apologies for Absence

None.

2. Councillor Vacancies

Proposal: Update and co-option of David Mansfield.

Resolved: David Mansfield was co-opted and signed his declaration of acceptance, which was countersigned by the Clerk. The Chair welcomed Cllr Mansfield to the Council.

3. 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.

Noted: Cllr L Evans declared a pecuniary interest in a repayment for FPC expenditure awaiting approval.

Noted: Cllr L Evans declared an interest in a planning enforcement case being discussed due to it being a neighbouring property.

4. 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: 2 members of public were in attendance.

5. Planning Applications:

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

(1) 22/03195/FUL– Land South Of Horton Wood Mussenden Lane Horton Kirby Kent

Erection of 2 x Barns for animal housing with hardstanding

Consultation deadline: 18 July 2023

Noted: A summary of the application and location were provided by the Chair. After discussion it was agreed that FPC would object to this application as the Councillors did not consider that the two proposed barns are demonstrably essential for agricultural purposes and thus constitute inappropriate development in the Green Belt. It was felt by all that the barns seem to be over-sized for their stated purposes (goat and sheep keeping plus equipment) and for the size of the site. FPC will also request a number of conditions should the application be granted i.e. a reptile survey and screening by new native hedgerow, a strict external lighting condition and a condition requiring adequate protection for the ancient woodland which surrounds the site on three sides, such as goat-proof fencing.

- (2) **23/01246/FUL - Land South Of Horton Wood Mussenden Lane Horton Kirby Kent**
Placement of a static caravan on new hard standing with safety anchor lines. Installation of septic tank and free standing generator.

Consultation deadline: 17 July 2023

Noted: The application was discussed and it was agreed that FPC would object to this application as inappropriate development in the Green Belt and/or failure to comply with SDC's Green Belt Policy. There were a number of reasons for this decision namely: the proposed land for the site is stated as in agricultural use, inconsistencies with the application paperwork, stating the work has not yet started when the green caravan shown has been in situ at the site since November 2022 and no use/need/purpose of this caravan having been stated. It was also agreed that, should planning permission be granted, FPC will request conditions requiring an external lighting policy, removal of any PDR and a requirement that the caravan remains for agricultural occupancy only in perpetuity.

- (3) **UPDATE on SE/23/01363/LDCPR – Greenacre, Valley Road, Fawkham**

Noted: Dst Cllr Malone informed the PC that he had emailed KCC in relation to this application to share FPC's concerns who informed him that it was highly likely this would be approved under general permitted development. Dst Cllr Malone has now emailed the community support team enquiring about the license process for such an application and for clarification as to why this is thought to be a good site and to also highlight the issues/concerns to them.

- (4) **Chimmens Solar Farm – update and public open day held on 10th July 2023**

Noted: The Chair noted a MS teams meeting "Chimmens Solar Farm Introduction Meeting" which was held on 28 June which she attended on behalf of FPC. HK&SD and Farningham PCs were also in attendance. The Chair also noted the public open day which was held on 10 July in the village hall with a number of residents attending to find out further information and speak to Copper Consultancy who were running the open day. FPC now await the planning application for this site which is expected this year.

6. **Planning Decisions:**

To note planning decisions received from Sevenoaks District Council:

23/01184/LDCPR - 3 Calais Cottages Three Gates Road Fawkham Longfield Kent DA3 8NY. *Lawful Development Certificate Proposed. Loft conversion including mini-hip to gable extension. Installation of 3 front and 1 rear facing rooflights.* **GRANTED**

23/01334/LDCEX - Canada Farm Kennels Canada Farm Road South Darenth. *Confirmation that composite use of land comprising residential, cattery and kennels (sui generis) is lawful.* **GRANTED**

23/00578/LDCEX - Carters Cottage, Valley Road, Fawkham, Kent DA3 8NL. **GRANTED**

23/00716/FUL– Chudleigh Castle Hill Hartley. *Demolition of 2no. derelict outbuildings and change of use of 1no. outbuilding from Sui Generis (equestrian/agricultural) to Class C3 (residential) for use as a car port and garden store.* **GRANTED**

The Coach House Hillside Valley Road Fawkham Longfield Kent.

- **23/01260/DETAIL–** *Details pursuant to condition 2 (external surfaces) of 20/01719/FUL* **GRANTED**
- **23/01318/DETAIL–** *Details pursuant to condition 5 (electrical charging point) of 20/01719/FUL* **GRANTED**
- **23/01319/DETAIL–** *Details pursuant to condition 6 (biodiversity) of 20/01719/FUL* **GRANTED**

22/00372/LDCEX - Woodlands Park Three Gates Road Fawkham

Confirmation of use of land for mixed use wargames, caravan and camp site, and 3no. mobile homes. GRANTED

Former Depot North Of Salts Farm Fawkham Road Fawkham Kent DA3 7BJ:

- **22/03613/DETAIL** - *Details pursuant to condition 17 (cycling parking) of 22/01550/MMA*
GRANTED
- **22/03615/DETAIL** - *Details pursuant to condition 21 (acoustic assessment) of 22/01550/MMA*
GRANTED
- **22/03616/DETAIL** - *Details pursuant to condition 22 (air quality) of 22/01550/MMA*
GRANTED
- **22/03617/DETAIL** - *Details pursuant to condition 23 (ecology mitigation/ enhancements) of 22/01550/MMA*
GRANTED
- **22/03618/DETAIL** - *Details pursuant to condition 24 (ecology: management) of 22/01550/MMA.*
GRANTED

Noted. The Chair also noted that there had not been a decision from SDC in relation to Orchard Farm as of yet as the applicant appears to be making some changes and FPC therefore await an updated application. Dst Cllr Malone informed the PC that he is aware of another Dst Cllr with highways knowledge who we can speak to in relation to the highways concerns. The Chair thanked Dst Cllr for his offer and all agreed this seemed a good idea.

7. Approve Minutes:

Proposed: To approve as a correct record the minutes of the Council Meeting held on Thursday 15th June 2023, as attached.

Noted: It was proposed through the Chair that the minutes be approved and signed by the Chair, seconded by Cllr Cherry.

8. Matters Arising:

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

- **Noted:** Baldwin's Green – Cllr L Evans noted that she would chase this item.
- **Noted:** Small Grains. The Clerk informed the PC that the new litter bin had arrived although it was in the wrong location and she would get this corrected.
- **Noted:** Artificial lights at Brandshatch – no further update as of yet. Cllr Johnstone informed the PC that the school had confirmed that they do not have sufficient funding to replace their security lights for motion sensed lighting.
- **Noted:** School Footway – The Clerk confirmed that she had chased this and had not heard anything further.
- **Noted:** Flytipping in field next to Wilmay Copse –Dst Cllr Harrison informed the Chair prior to the meeting that she was in contact with Mark Ansdell of SDC in relation to this issue.
- **Noted:** Replacement Road Name Signs – The Clerk informed the PC that SDC had agreed that this was an acceptable use of CIL money. The costing of replacement signs was also discussed.
- **Noted:** The Chair informed the PC that she gave the Dst Cllrs a tour of Fawkham which went well.

9. Street Naming: Salts Farm Development – new road proposal

Proposed: to discuss and agree an approach to naming the new road within the Salts Farm Depot development.

Noted: A few name suggestions were discussed briefly. The Chair agreed to speak to local historians and email all with further suggestions for agreement at August's meeting.

10. Finance Approval

Expenditure and Income - details to be tabled. Approval of cheques and payments

Date	Payee/For	Budget taken from	Amount
13/07/23	FV Repro Nplan Leaflets re Consultation	NPLAN	£72.00
13/07/23	RH Gardening Services Small Grains Inv 45	SMALL GRAINS	£250.00
13/07/23	RH Gardening Services Grounds Maintenance General & school Path INV 0002	GROUNDS MAINTENANCE	£200.00
13/07/23	RH Gardening Services 3 Sites (June) Grounds Maintenance INV 068	GROUNDS MAINTENANCE	£210.00
13/07/23	L Evans Repayment - Photos for NPlan STATIONERY BUDGET	STATIONERY	£10.94
13/07/23	Clerk Salary - G. Champion	SALARY/TAX/NI	£408.98
13/07/23	Clerk HMRC Tax & NI payment	SALARY/TAX/NI	£102.20
13/07/23	KALC procurement training Laura Evans attending	TRAINING	£48.00
13/07/23	SDC Dog Waste Emptying	DOG BIN WASTE REMOVAL	£28.08
	Total		£1330.20

Resolved: It was agreed to approve the payments listed in the schedule above. Signed by the Chair and Cllr Johnstone.

Noted: The Chair and Cllr Johnstone requested for the grounds maintenance invoices to come through as one invoice and not multiple invoices to save time. The Clerk agreed to request this.

11. Year End Accounts and Audit Review 2021-22

- Proposed:** To consider the Internal Auditor's Report for the year ending 31 March 2023.
Resolved: The Clerk informed the PC that the Internal Auditor's Report had been returned and all was in order. The Clerk confirmed that all documentation had been sent to the external auditor for their review.
Proposed: To consider the External Auditor's Report for the year ending 31 March 2023.
Noted: This item was moved to August's meeting as FPC still await the External Auditor's Report.

12. Neighbourhood Plan

- Update: the 6 week Regulation 14 consultation period and drop in sessions
- Proposed: to agree to the cost of up to £500 for an ecologist's report on wildlife corridors and to the establishment of a GoFundMe appeal to fund/part fund this cost.

Noted: The Chair informed the PC that the 6 week regulation 14 consultation period is currently underway. 24 people attended the first drop-in session, with 14 questionnaire responses thus far.

Resolved: The Chair informed the PC that the ecology report is looking likely to cost more than originally anticipated with the total looking to be more like £800 with work in two phases. The Chair suggested setting up a GoFundMe to try and raise the difference and all were in agreement. Clerk to set up GoFundMe page asap and to advertise on Facebook via the Fawkham Nature Spotters group.

13. Village Hall Car Park Repairs

Proposed: To review and agree quote of £350 plus VAT from Attrell Groundworks Ltd for the repair for the potholes in the village hall car park.

Resolved: All were in agreement with the above. Clerk to contact Attrell and request for the work to be carried out during the summer holidays. Clerk to also inform residents via Facebook once a date has been agreed.

14. KALC Training Sessions

To note: Clerk to attend “An Introduction to Planning” (£50.00 ex VAT) training course in September and the Chair attended a “Procurement” (£40.00 ex VAT) training course in July, both being funded from the training budget.

Noted. The Clerk also agreed to forward on KALC Dynamic Councillor training dates to Cllr Mansfield and Cllr Sleeman.

15. Community Events

Discussion on whether FPC will take part in the 80th Anniversary of the D-Day Landing.

Noted: The possibility of holding an event on 6/6/2024 was discussed. The Chair informed the PC that the event coincided with National Fish and Chip day and that it was suggested by the national organisers to combine this as part of the event. The Chair agreed to speak with the pub to see if they wanted to be involved in any way.

16. Draft Kent Minerals and Waste Local Plan 2024-39 and Draft Kent Mineral Sites Plan - Regulation 18 Public Consultation June 2023

Proposed: Discussion and agreement as to whether FPC would like to submit any comments in relation to this public consultation.

Resolved: The draft plan was discussed and it was agreed by all that FPC would oppose the location proposed due to it being in an ancient woodland site. Clerk to submit comments on behalf of FPC.

17. Chair and Councillors reports:

To note any items not listed on the agenda.

Noted: The Chair noted that Sheena Moss’ funeral took place at the end of June which she attended, and passed on FPC’s condolences to her family. Sheena was a well-known resident who had been booking clerk for Fawkham Village Hall and a friend of the St Mary’s Church, as well as former Clerk to the PC.

Noted: The Chair gave a brief summary of a procurement course she attended with KALC and the notes that had been circulated on this.

Noted: It was noted that Eureka plan to hold a late night “woodland rave” this weekend. It was agreed by all that this would be publicised on Facebook to make residents aware it is happening.

Noted: The Chair informed the PC that once again KCC had cut the planting under the village gateway and in the process also broken the bunting. The Chair would make contact again with KCC to pass on FPC’s disappointment.

Noted: The use of the village hall car park was discussed, it was agreed that no action is required at the moment.

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 cannot guarantee inclusion on the proposed agenda.

None.

19. Date of Next Meeting:

To note the next Parish Council Meeting is being held on **31 August 2023** at **Fawkham Village Hall**.

Noted.

20. Confidential Item - Planning/Planning Enforcement:

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

Resolved: The Council resolved to hear the item in a confidential session due to the nature of the content. Cases were discussed and actions agreed.

Meeting closed: 21:25.