

FAWKHAM PARISH COUNCIL

Minutes of the **Fawkham Parish Council** meeting held at **Fawkham Village Hall**, on **Wednesday 20th September 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 James Cherry (Vice Chair), Cllr David Mansfield, Cllr Lucie Sleeman and Cllr Will Johnstone

AGENDA

1. **Apologies for Absence**

Noted: Cllr J Cherry (family commitment).

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.

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.

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: 3 members of public were in attendance, including Dst Cllr Harrison. Apologies were received from Dst Cllr E Bulford and Dst Cllr S Malone.

Noted: one member of the public raised Mussenden Lane and queried if there was any update. The Chair highlighted an email that had been received from HK/SD PC of photos that had been sent in from a resident showing further works now taking place on the site. All were in agreement to reply to this highlighting FPC's concerns over the work taking place on this site. No decision had yet been made by SDC on the planning applications relating to other parts of the site.

4. **Planning Applications:**

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

(1) **Former Depot North Of Salts Farm, Fawkham Road, Fawkham, Kent DA3 7BJ:**

(a) **SE/23/02482/DETAIL - Details pursuant of condition 28 (existing and proposed ground levels) of 22/01550/MMA**

Consultation deadline: not available.

Noted: no response made.

- (b) **SE/23/02450/DETAIL** - *Details pursuant of condition 15 (proposed roads, footways, footpaths, verges, junctions, street lighting, sewers, drains, retaining walls, service routes, surface water outfall, vehicle overhang margins, embankments, visibility splays, accesses, carriageway gradients and street furniture) of 22/01550/MMA.*
Consultation deadline: not available.
Noted: It was noted that the FPC submitted comments via delegated authority to the Clerk on 19 September 2023. FPC queried if there would be any street lighting or street furniture on site as none can be seen on the plans and made clear this would be FPC's preference.
- (c) **SE/23/02452/DETAIL** - *Details pursuant of condition 4 (hard surfacing materials, native-species only planting scheme and soft landscaping scheme) of 22/03424/REM.*
Consultation deadline: 19 September 2023.
Noted: It was noted that the FPC submitted comments via delegated authority to the Clerk on 19 September 2023. FPC queried if the proposed planting met the criteria listed in the officer's report due to their height and provided positive feedback for the native trees that have been included on the plan.
- (d) **SE/23/02506/DETAIL** - *Details pursuant of condition 5 (Landscape management plan) of 22/03424/REM.*
Consultation deadline: 19 September 2023.
Noted: no response made.
- (e) **SE/23/02448/DETAIL** *Details pursuant of condition 8 (connection to foul water drainage system) of 22/01550/MMA.*
Consultation deadline: 21 September 2023.
Noted: no response made.
- (f) **SE/23/02449/DETAIL** - *Details pursuant of condition 10 (details of sustainable surface water drainage scheme) of 22/01550/MMA.*
Consultation deadline: 21 September 2023.
Noted: It was noted that the FPC submitted comments via delegated authority to the Clerk on 19 September 2023. FPC raised a query in relation to whether underground attenuation tanks are going to be used. Given that the site is in an area of surface water flooding, and is at the end of the Fawkham Valley along which surface water flows during times of heavy or persistent rain, FPC requested that clarification is obtained to ensure that the development does not increase surface water run-off and the risk of surface water flooding.
- (g) **SE/23/02451/DETAIL** - *Details pursuant of condition 27 (implementation of a programme of archaeological work) of 22/01550/MMA.*
Consultation deadline: 21 September 2023.
Noted: no response made.
- (h) **SE/23/02515/DET106** - *Details of the Reptile Receptor Land and Improvement Strategy with respect to Schedule 4 clause (i) and (ii) of the S106 Legal Agreement for planning permission 22/01550/MMA, a supplemental deed to that agreed in connection with outline planning permission 20/00882/OUT for the erection of 26 dwellings on land at the Former Depot North of Salts Farm.*

Consultation deadline: 21 September 2023.

Noted: no response made.

5. Planning Decisions:

To note planning decisions received from Sevenoaks District Council:

- 23/02034/HOUSE - Gabriels Sun Hill Fawkham. *Proposed re-building of a collapsed existing flint and brick retaining wall adjacent to the dwelling and provision of new retaining wall for bin store area adjacent to parking area together with gates and fence to access from Sun Hill to the parking area.* **GRANTED**

- 1 Fairview, Fawkham Green Road, Fawkham, Kent DA3 8NR **APPEAL DISMISSED**

Noted: The Chair noted the main reason for this dismissal was that the extension was significantly over 50% of the original building which goes against SDC's green belt policy and it stated in the officer's report that it was only in very special circumstances that this would have been approved.

Noted: The Chair also noted that 23/01876/FUL - The Annexe Hillside Valley Road. *Demolition of existing property and outbuildings and erection of replacement dwelling* had been **GRANTED**.

Noted: The Chair noted that there was no update on Orchard Farm or Gay Dawn Farm.

6. Approve Minutes:

Proposed: To approve as a correct record the minutes of the Parish Council Meeting held on Thursday 31st August 2023, as attached.

Noted: It was proposed through the Chair that the minutes be approved, with one small amendment, and signed by the Chair, seconded by Cllr Sleeman.

7. Matters Arising:

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

- **Noted:** Replacement Road Name Signs – The Chair informed the PC that she had heard from the Highways Steward and they had confirmed that the correct signage would be reinstalled at the bottom of Scudders Hill. The Clerk also agreed to chase the replacement road name sign that had been broken here.
- **Noted:** Baldwin's Green – Cllr L Evans noted that she was awaiting a response from KCC Cllr D Brazier.
- **Noted:** Small Grains. The Clerk agreed to move the bin back to the correct position before the next meeting.
- **Noted:** Artificial lights at Brandshatch – It was noted that the lights still do not appear to be any different. A photo would be sent to Dst Cllr L Harrison who agreed to raise again with BH.
- **Noted:** School Footway – The Clerk confirmed that she had still not heard anything further.
- **Noted:** Flytipping in field next to Wilmay Copse – Cllr L Sleeman confirmed she had spoken with M Ansdell and they were hoping to meet to discuss the issues within the next couple of weeks. Dst Cllr Malone has also agreed to attend this meeting. Dst Cllr Harrison agreed to chase the issue with environmental health.
- **Noted:** Pothole at FVH – it was agreed that the Clerk would ask for further recommendations on Facebook. Dst Cllr L Harrison also agreed to email over one recommendation she had used.
- **Noted:** It was noted that the electricity contract for the village green will be discussed at October's meeting.
- **Noted:** The Chair noted FPC's thanks to the residents who tidied up the village green following the ride out.

- **Noted:** Lights at Fawkham Water Pumping Station. The Chair believed that this issue had now been resolved. Cllr L Sleeman agreed to check this.
- **Noted:** Salts Farm Development name proposals: The Clerk informed the PC that she had received a response asking for further information on one proposal put forward. Cllr Sleeman offered to provide further information for the Clerk to send back.

8. Finance Approval

(a) Expenditure and Income - details to be tabled. Approval of cheques and payments Including (b) update on bank mandate/cards

Date	Payee/For	Budget taken from	Amount
14/09/23	Clerk HMRC Tax & NI payment	SALARY/TAX/NI	£102.20
20/09/23	L.EVANS REPAYMENT - FPC Phone Lebara April - Sept PHONE BUDGET	PHONE	£30.00
20/09/23	Clerk Salary - G. Champion	SALARY/TAX/NI	£408.98
20/09/23	Clerk Repayment - Office Paper STATIONERY BUDGET CORONATION BUDGET	STATIONERY	£22.95
20/09/23	Alltree Consultancy - village green inspection	REPAIRS	£204.00
20/09/23	KALC Dynamic Councillor Training D MANSFIELD	TRAINING	£84.00
	Total		£852.13

Resolved: It was agreed to approve the payments listed in the schedule above and it was noted that the HMRC tax payment had been made in order to meet the deadline for payment. Signed by the Chair and Cllr D Mansfield.

9. Year End Accounts and Audit Review 2022-23

Proposed: To consider the External Auditor's Report for the year ending 31 March 2023.

Resolved: The Clerk confirmed that the external audit report still had not been received and the all outstanding queries had been resolved.

10. Defra consultation on protecting hedgerows

Proposal: to agree FPC's response to this consultation

Resolved: All were in agreement for the Chair to respond on behalf of FPC answering yes to all of the questions and requesting that protection for agricultural hedges to be extended to cover those which are "important" and also mark the boundary of a domestic property.

11. KCC Consultation on the Community Warden Service Review

Proposal: to agree FPC's response to this consultation.

Resolved: Cllr L Sleeman confirmed that she had responded to the survey on behalf of FPC commenting that it was an invaluable service in this community.

12. Asset maintenance

(a) Tree quotes: proposal: to review quotes received for necessary works to the trees on the village green:

Salix Tree & Garden Services - £240.00 (£288.00 inc VAT); OmegaTree £240.00 & AP Trees £200.00 (£240.00 inc VAT).

(b) Update on date(s) and materials required (from Repairs budget)

Resolved: It was agreed that investigations would be made to determine whether any of the quotes were from a Fawkham business, in which case they would be given the go ahead to complete the work, given that all three quotes were very similar. Clerk to investigate and award the work as appropriate, requesting that the work is carried out within the next two months.

Noted: The Chair noted the date agreed for asset maintenance on the village green: 1 October and that around £25.00 had been spent so far. Cllr D Mansfield agreed to look at the church noticeboard separately.

Noted: The Clerk agreed to chase RH Grounds Maintenance to get a quote for tidying up under the Christmas tree on the village green.

13. Remembrance Sunday – Fawkham Service

Update on road closure and service.

Noted: After discussion it was agreed that a road closure would not be requested. All were in agreement to ask a local resident for a PA system. Cllr L Sleeman confirmed that she has requested a different hymn to be sung this year.

14. D-Day Commemoration

Update on ideas for this national event on 6/6/24

Noted: There was a short discussion on whether to hold an event. It was agreed that FPC would not hold a big event but that bunting would be put on village signs and that D-Day will be acknowledged on Facebook. The Chair agreed to look into buying a couple of flags to put on the village greens.

15. Chair and Councillors reports:

To note any items not listed on the agenda.

Noted: It was noted that a resident had contacted KCC Cllr D Brazier requesting for Brands Hatch Road to be resurfaced due to the condition of the road. A response is awaited.

Noted: It was noted that SDC's Code of Conduct training is taking place next week. The Clerk agreed to send round the link to the session when it was received by SDC.

16. 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.

Noted: Christmas tree light switch on.

17. Date of Next Meeting:

To note the next Parish Council Meeting is being held on **5 October 2023** at **Fawkham Village Hall**.

Noted.

18. 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: 20:14.