

# FAWKHAM PARISH COUNCIL

Minutes of the **Fawkham Parish Council** meeting held at **Fawkham and Hartley Church Centre, Ash Road, Hartley**, on **Thursday 1<sup>st</sup> February 2024** 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

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## AGENDA

### 1. Apologies for Absence

**Noted:** Cllr L Sleeman and Cllr W Johnstone (prior commitments).

### 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 an interest in a planning enforcement case 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:** Ashleigh Wilson (Kent Police, Police Constable, Sevenoaks Neighbourhood Beat Officer) was in attendance. Ashleigh introduced herself to the Councillors and noted that she is currently covering a larger area than usual for the near few weeks. Fly tipping and garden breaks ins were discussed and the large spike in breaks in around this time last year.

**Noted:** Dst Cllr L Harrison was in attendance; apologies had been received from Dst Cllr E Bulford and Dst Cllr S Malone.

### 4. Planning Applications:

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

(1) **23/03633/HOUSE** – Green Farm, Fawkham, Kent, DA3 8NL

*Erection of single storey side extension, roof alterations and insertion of rooflights including installation of airsource heatpump.*

**Consultation expiry: 29 January 2024 – responded via delegated authority to the Clerk on 26 January 2024.**

**Noted:** A holding objection was made to this application. FPC regards Green Farm as a non-listed heritage asset. The Planning officer described it in their report of 2002 as of "considerable interest although not listed". It was agreed that FPC would want to see the Conservation Officer consulted, prior to a decision being made, on whether the impact of the proposal on the non-designated heritage asset is acceptable. FPC also has some concerns as to whether the revised roof arrangement to the kitchen, which is visible from the road, "responds to the original form and appearance of the building" as required by the Green Belt policy (GB1 (b)).

FPC notes the case put forward for very special circumstances by trading off the permitted development scheme and relies on SDC to determine if outweighs the harm to the Green Belt. If granted, FPC would request to see a condition removing permitted development rights, as proposed by the applicants agent and a condition that the materials used for the walls and any brickwork match that of the existing dwelling.

- (2) **SE/24/00025/DETAIL** - Gabriels Sun Hill, Fawkham, Kent, DA3 8NU  
*Details pursuant to condition 2 (sample of facing brickwork/flintwork external face of retaining wall) of 23/02034/HOUSE.*

**Consultation expiry: 05 February 2024**

**Resolved:** The application was discussed it was agreed that no comment would be made.

- (3) Stables North East Of Brands Hatch Hotel Brands Hatch Road Fawkham, Kent DA3 8PD:

**SE/24/00053/DETAIL** - Details pursuant to condition 3 (lighting strategy) of 23/02091/FUL - consultation expiry: 8 February 2024

**Resolved:** This condition was discussed and a summary of facts provided by the Chair. It was agreed that the lighting strategy was not clear as the condition says "a detailed lighting strategy, which shall include motion sensors and downward facing lighting only, shall be submitted". The site is rural in nature, within open countryside (as an ex-stable within paddocks). It is currently dark at night and there is no other lighting close by. The plan shows 6 downlighters plus 4 PIR security lights. FPC regards this condition as requiring lights to be both motion sensors and downward facing ie all lights to be motion sensors as well as downward facing, which we consider necessary to comply with Policy EN 6 of the ADMP, especially points b, e and f. It was agreed that FPC will note that the plan does not state the proposed lights comply with the Institute of Lighting Professionals "Guidance Note 01/20: Guidance notes for the reduction of obtrusive light".

**SE/24/00122/DETAIL** - Details pursuant to condition 4 (ecological enhancement plan) of 23/02091/FUL - consultation expiry: 8 February 2024

**Resolved:** This condition was discussed and it was agreed that FPC consider that as this is an ecological enhancement plan then native species planting is expected to be undertaken as part of that enhancement, regardless of whether further landscaping had been intended. FPC would wish to see some native species hedgerow planting or native tree planting of good-sized specimens.

**SE/24/00123/DETAIL** - Details pursuant to condition 6 (cycle parking) of 23/02091/FUL consultation expiry: not available

**Resolved:** no comment.

**SE/24/00124/DETAIL** - Details pursuant to condition 7 (EV charging) of 23/02091/FUL

**Resolved:** no comment.

- (4) **SE/24/00126/PAE** - 1 Fairview, Fawkham Green Road Fawkham, Kent DA3 8NR. *Prior notification of a single storey rear extension which extends 6 m beyond the rear wall of the original dwelling house with a maximum height of 2.8 m and eaves height of 2.8 m.*

**Consultation expiry: 12 February 2024**

**Resolved:** the application history was discussed and it was agreed that FPC would respond noting that the property has been the subject of two refused planning applications for rear extensions over the past couple of years, with an appeal dismissed in September 2023 for a similar rear extension and that the house already exceeds the 50% extension permitted by SDC's Green Belt SPD. FPC will also note that a neighbour has written objecting to this proposal. All were in

agreement that FPC would rely on SDC to determine whether it meets the requirements for prior notification of Permitted Development.

**5. Planning Decisions:**

To note planning decisions received from Sevenoaks District Council:

- 23/03358/HOUSE - Parefield Farm Valley Road Fawkham  
*Proposed replacement single storey outbuilding store. GRANTED*

**All decisions were noted.**

**Noted:** The Chair also provided an update on Chimmens Solar Farm. The case officer has not yet reached a decision on the application. 98 public comments had now been received on the portal for the application. It was noted that KCC has submitted a holding objection due to the surface water and Kent Wildlife Trust had also objected due to the ancient woodland buffer and skylark habitat loss.

It was noted that FPC has submitted a follow up comment highlighting to the tree officer that the construction traffic route was through the ancient woodland.

It was also noted that some comments on the portal related to the heritage of the site. The Chair mentioned that HK&SD Parish raised the fact that 27% of agricultural land of their parish would be covered in solar panels should this application be granted.

**Noted:** The Chair noted that Gay Dawn Farm planning application had been called in by Dst Cllr Emily Bulford and that the meeting for this is expected to take place on 7 March. The Chair will speak at the meeting on behalf of FPC.

**6. Approve Minutes:**

**Proposed:** To approve as a correct record the minutes of the Parish Council Meeting held on Thursday 4<sup>th</sup> January 2024, as attached.

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

**7. Matters Arising:**

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

- **Noted:** NAG Children's Centre. The Chair confirmed that this centre would in fact be closing contrary to what had been published recently on Facebook by KCC David Brazier.
- **Noted:** Electricity cupboard on Village Green. The Chair confirmed that she had chased again for a quote and hoped for an update at the next meeting.
- **Noted:** The Chair noted that the tidy up under the Christmas Tree had now been carried out by the grounds contractor.
- **Noted:** Artificial lights at Brands Hatch –Dst Cllr Harrison noted that she had been in contact once again with Brands Hatch who said they have adjusted the lights. More photos had been sent in to highlight the issues. Dst Cllr Harrison was due to have an in person meeting next week and would report back. The Chair also queried about the grass verge and using cones to protect it. Dst Cllr Harrison agreed to go back accepting the kind offer of using cones to protect the area.
- **Noted:** Flytipping in field next to Wilmay Copse – Dst Cllr Harrison provided an update on this and unfortunately it looked as though no further action would be taken by SDC.
- **Noted:** The Chair confirmed that she had registered FPC with the KCC Making Space for Nature project.
- **Noted:** The Chair met up with Dst Cllr Malone last week to discuss the priority issues for Fawkham.

**8. Neighbourhood Plan:** to receive and note an update.

**Noted:** The Chair noted that the Steering Group hope to present the revised Plan document for sign

off by FPC in April. Following this it will then be submitted to SDC. The Chair also noted that FPC had received a request from Badgers Mount PC in relation to the neighbourhood planning and had a zoom meeting scheduled with them for next week.

9. **Local Plan:** to receive and note an update.

**Noted:** It was confirmed that FPC's response to the local plan had been submitted.

10. **Finance Approval**

(a) Expenditure and Income - details to be tabled. Approval of cheques and payments Including (b) update on online banking access for Cllr Mansfield and Cllr Sleeman

Payment list summary 1 February 2024		
Payee/For	Budget taken from	Amount
Tony Fullwood Invoice F/6 Response to Stage 2 Regulation 18 SDC 2040 Local Plan	Local Plan	£2,098.35
Clerk HMRC Tax & NI payment	Salary / Tax / NI	£109.20
Clerk Salary - G. Champion	Salary / Tax / NI	£436.67
CPRE Membership Renewal	KALC + CPRE mem, Ins fees, Audit, Safe cust & ICO fees	£60.00
<b>Total</b>		<b>£2704.22</b>

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

**Noted:** A mandate form has now been received for Cllr Mansfield; the Clerk will speak with Cllr Sleeman to see if she now has the required access.

11. **Highways Improvement Plan: Proposed:** To agree the HIP for 2024 to submit to KCC.

**Resolved:** The HIP was discussed and it was agreed that a new item - emergency vehicles access to Small Grains - would be added to the HIP. It was noted that Cllr Sleeman had suggested via email that the HIP be publicised via the Facebook page and all were in agreement to this.

12. **CIL:**

**Proposed:** to review the CIL figure in hand and due, possible expenditure previously noted, and to agree to the amount to be spent on the repair required to Fawkham Village Hall.

**Resolved:** The current and expected CIL figures were discussed. The Chair ran through the previously collated summary of CIL ideas along with the Neighbourhood Plan projects which require funding. All were in agreement that the remaining money needed for the hall repair works would be paid via CIL money.

13. **Chair and Councillors reports:** to note any items not listed on the agenda.

**Noted:** Cllr Sleeman had reported to KCC the potholes in Manor Lane following the construction

work.

**Noted:** KCC had confirmed that SD163 footpath has now been rerouted.

**Noted:** The Chair noted that FPC had received a sports pitch survey from SDC which the Clerk had completed.

**Noted:** It was noted that the Clerk had received a complaint about the ongoing issues and appearance of Small Grains. It was agreed that the Clerk would contact WKHA in relation to certain houses. Dst Cllr Malone agreed to speak with SDC directly in relation to other issues. The Chair agreed to email Dst Cllr Malone a short summary of the issues with photos.

**Noted:** It was noted that the Clerk would be on holiday the following week and the emails would be monitored by the Chair in her absence.

**14. 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.**

**15. Date of Next Meeting:**

To note the next Parish Council Meeting is being held on **7<sup>th</sup> March 2024** at a location to be confirmed.

**Noted:** It was agreed that the next meeting would be moved to 14<sup>th</sup> March 2024.

**16. 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: 20:55.**