

FAWKHAM PARISH COUNCIL

Minutes of the **Fawkham Parish Council** meeting held at **Fawkham and Hartley Church Centre, Ash Road, Hartley**, on **Thursday 14th March 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

AGENDA

1. **Apologies for Absence**

Noted: Cllr D Mansfield and Cllr J Cherry (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.

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

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: 2 members of public were present, one being Dst Cllr S Malone.

Noted: One member of the public asked for an update on the village hall and it was noted that steps re being taken to ensure the insurers will continue to insure the hall following the building work. Chartered building surveyor's diagrams have now been requested as well as the structural engineer's. The builder has visited the hall to check the foundations and the forms have now been sent to building control at SDC for them to inspect the building too. It is expected for the work to take around 2 weeks to complete once it is able to commence.

4. **Planning Applications:**

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

(1) **24/00196/LDCEX**– Court Lodge Valley Road Fawkham Kent DA3 8NA

Erection of an ancillary workshop/store , erection of a roof extension to existing garage and pool house to create ancillary games room and associated external alterations. Engineering operations and means of enclosure for the creation of an artificial playing surface.

Consultation expiry: 26 February 2024 – responded via delegated authority to the Clerk on 18 February 2024.

Resolved: FPC raised no objection but noted their concerns that building (b) could be used as an annexe for living accommodation, and would wish to see it remain in use as a pool house, incidental to the main dwelling house.

(2) **23/03683/HOUSE** - The Meadows Valley Road Fawkham Kent DA3 8NA

Provision of pitched roofs to existing detached garage and annexe buildings, remodelling and enclosure of existing link between the main dwelling and the annexe to form new entrance and

winter garden and provision of pitched roofs to existing dormer windows on the front of the main house and ragstone buttresses to annexe.

Consultation expiry: 28 February 2024 – responded via delegated authority to the Clerk on 28 February 2024.

Resolved: FPC raised no objection and relied on SDC to determine whether the proposal is compliant with the Green Belt Policy, given the building has already been extended by more than 50% and the pitched roof to the annexe may cause harm to the Green Belt, and whether, if required, very special circumstances exist.

- (3) **SE/24/00259/DETAIL** - Former Depot North Of Salts Farm, Fawkham Road Fawkham Kent DA3 7BJ
Details pursuant to condition 6 (external lighting) of 22/03424/REM.
Consultation expiry: 6 March 2024 – responded via delegated authority to the Clerk on 6 March 2024.
Resolved: FPC noted the information provided to discharge condition 6 did not appear to include details of the location/number of the proposed bollards. FPC requested a site plan showing these details. FPC also requested for confirmation that no external lighting is proposed for the houses/maisonettes, as none was shown within this application.
- (4) **SE/24/00280/DETAIL** - - Former Depot North Of Salts Farm, Fawkham Road Fawkham Kent DA3 7BJ). *Details pursuant of condition 8 (Scheme for the delivery and management of all on-site communal and visitor parking spaces) of 22/03424/REM.*
Consultation expiry: 12 March 2024 – no comment from FPC.
- (5) **23/03633/HOUSE** - Green Farm Valley Road Fawkham Kent DA3 8NL
Erection of single storey side extension, roof alterations and insertion of rooflights including installation of air source heat pump.
Consultation expiry: 12 March 2024 – responded via delegated authority to the Clerk on 11 March 2024.
Resolved: FPC agreed to make a further holding objection to this application as FPC regard Green Farm as a non-designated heritage asset within the Parish. It was understood that the Conservation Officer had supplied informal comments which were therefore not published to the planning portal. FPC was therefore unable to ascertain whether the revised proposal reflects the CO's comments, and so would like to see them formally consulted on this application. FPC noted 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 noted they would like to see a condition removing permitted development rights, as proposed by the applicant's agent, and a condition that the roof lights be conservation style as suggested by the CO.
- (6) **Appeal Notification: 23/00080/RFPLN** - Land South of Horton Wood Mussenden Lane Horton Kirby Kent. Erection of 2 x Barns for animal housing with hardstanding.
Noted: The appeal was noted and no further input was seen to be required from FPC.
- (7) **Chimmens Solar Farm** – update
Noted: It was noted that FPC had an online meeting with RES in relation to Chimmens covering FPC's key points of objection. A document addressing all the key points of objection will be prepared by res and shared in due course. It was also queried if a community fund would be made available to benefit local residents should the application be granted. HK&SD PC had posed the same question to RES.
Noted: It was noted that another solar farm application was in the course of preparation on the around the Churchdown Woods area, referred to as Dean Bottom Farm. FPC is awaiting any formal correspondence or planning application in relation to this. Cllr S Malone agreed to look into whether there are guidelines on how many solar farms could be connected to the local pylon in terms of connection capacity with UK Power Networks.
- (8) **Gay Dawn Farm** - update following SDC's Development Control Committee
Noted: Cllr L Evans and Cllr D Mansfield both attended the Development Control Committee in

person and presented objections to the application. The application was granted with votes 11-2 in favour of the application. Conditions were added to the application as a result of the committee including sustainable drainage systems and lighting conditions to reduce lighting spillage externally. It was agreed that once the Officer’s Report is available, this decision will be communicated to residents.

5. Planning Decisions:

To note planning decisions received from Sevenoaks District Council:

- PATREE/23/00013 - Woodlands Park Three Gates Road Fawkham Longfield Kent DA3 8NZ *Pre-Application Enquiries Works To Trees. TPO request. Making Comment Only*
Noted: The Chair queried what “making comment only” meant and the Clerk agreed to email to find out.
- 23/03562/PAE - Montana House Valley Road Fawkham Kent DA3 8NL *Prior Approval Extensions Prior notification of a single storey rear extension which extends 4.72 m beyond the rear wall of the original dwelling house with a maximum height of 3.50 m and eaves height of 2.80 m. Prior Approval - Refused*
- 23/03593/DETAIL - Approval of Details - Former Depot North Of Salts Farm Fawkham Road Fawkham Kent DA3 7BJ - *Details pursuant to condition 10 (sustainable surface water drainage scheme) of 22/01550/MMA. Granted*
- 24/00126/PAE - 1 Fairview, Fawkham Green Road, Fawkham, Longfield, 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 2.8m. Granted*

All decisions were noted with the reasons for the decisions on Montana House and 1 Fairview briefly outlined.

Noted: A short discussion was had over consultation letters to neighbouring properties of planning applications and how SDC determine who to contact. Cllr S Malone agreed to contact SDC to find out.

6. Approve Minutes:

Proposed: To approve as a correct record the minutes of the Parish Council Meeting held on Thursday 1st February 2024, as attached.

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

7. Matters Arising:

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

- **Agreed:** The Chair noted a quote of £204.00 received from CDH Electrical for the outdoor electrical sockets on the village green. All agreed this price was acceptable.
- **Noted:** It was noted that FPC had not received any response in relation to the HIP submitted. Clerk agreed to chase this.
- **Noted:** It was noted that the CIL for Salts Farm had now been paid to SDC and FPC would therefore revisit CIL project ideas in the near future.

8. 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 14 March 2024			
Date	Payee/For	Budget taken from	Amount

14/03/24	Clerk HMRC Tax & NI payment	Salary / Tax / NI	£109.20
14/03/24	Clerk Salary - G. Champion	Salary / Tax / NI	£436.67
14/03/24	SDC parish election invoice	Town & Parish Election	£71.07
14/03/24	RH Gardening Services Grounds Maintenance Christmas Tree Clearance	Grounds Maintenance	£125.00
14/03/24	Parish of Fawkham and Hartley Hall Hire Feb & March	Hall Hire	£37.00
14/03/24	Easter Chocolates - repayment to Clerk COMMUNITY EVENTS BUDGET	Community Events	£32.90
14/03/24	folders- repayment to Clerk STATIONERY BUDGET	Stationery	£3.00
14/03/24	Repayment L. Evans FPC phone PHONE BUDGET	Phone	£20.00
	Total		£834.84

9.

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

Noted: Cllr L Sleeman agreed to check her access to online banking tomorrow for what she needed. Cllr Mansfield's access is awaiting action from the bank. The Clerk offered to help and could also ask the bank in person this week.

9. Neighbourhood Plan: to receive and note an update.

Noted: It was noted that the Reg 15 version of the Plan is expected shortly, following amendments made in the light of comments received during the consultation over the summer. The steering group will review the draft and present to FPC at the April meeting for sign off.

10. Small Grains: update on actions in progress; discussion and agreement of next steps

Noted: The Clerk agreed to check the WK HA properties tomorrow and provide them with an update via email.

Noted: SDC parking – it was noted that the parking issue was still being delayed due to SDC's asset review. It was suggested to send the N Plan Doc to the estates team so they could see a professional solution to the parking issue. It was queried if it was becoming a health and safety issue. The Chair agreed to draft an email to Dst Cllr Malone as a basis for moving things forward.

11. Brands Hatch: to receive an update on the recent liaison group meeting

Noted: A summary from the last meeting was provided by the Chair, which was attended by Lawrence Moss on behalf of FPC. It was noted that:

- some tweaks had been made to the external lighting although these did not seem to go far enough. FPC discussed ideas for next steps e.g. contacting West Kingsdown to see if their residents have made complaints or local operations like Dunrinnin.

- parking on the verge by the M20 bridge (a roadside nature reserve) – Brands Hatch advised they would not extend putting out cones to this areas, as they are not enforceable. It was noted that WK PC had made it clear at the meeting that they were not interested in resolving the issue
- fireworks displays – BH noted that the gunpowder used had been decreased by 10% and that a local resident was in contact with them
- Villager’s Day raised just under £7,000 for local charities
- BH post code is changing
- next meeting to be held in May. Thanks were made to Mr Moss for his report.

- 12. D-Day 80:** discussion and agreement of actions to mark this, including bell ringing and school poem proposals
Noted: Cllr L Sleeman agreed to speak to the church about bell ringing and to the school about the school poem.
- 13. Portrait of His Majesty The King** for all town, parish and community councils in the UK
Noted: It was agreed that FPC would request a portrait and this would be put in the hall lobby.
- 14. Chair and Councillors reports:** to note any items not listed on the agenda.
Noted: Dst Cllr S Malone confirmed that no CIL from Orchard Farm would be given for FPC due to the buildings’s location being outside parish boundary although the sole access in within the Parish.
Noted: It was noted that tree felling in Michael’s Lane had been brought to FPC’s attention and that FPC had received confirmation that a felling licence had been obtained for these works.
Noted: The Chair noted that there had been an amendment to the way in which local housing schemes are administered (for those at Six Acre Cottages and Salts Farm depot) including the process for referring vacancies to FPC.
Noted: The Chair noted that the Dartford Local Plan had been examined and that the green belt policy of permitting a size increase up to a set %, similar to that of SDC, had been struck out by the examiner.
Noted: The Chair confirmed that the bricks at Baldwin’s Green had now been replaced after 3 years of persistence. The Chair noted that KCC had also rebuilt the gully that goes into the pond and raised the kerb level. KCC have said that the bollards outside the church by the post box are theirs but they are happy for FPC to repaint these.
Noted: The Clerk noted that FPC had been approached by “We are Beams”, a local charity aiding local families with disabled children, for a donation. It was discussed and agreed that a donation of £200.00 would be added to next month’s agenda for authorisation, subject to some due diligence investigation of the charity.
Noted: Broken fencing was noted on the path from FVH car park to the school. Cllr W Johnstone agreed to fix this.
Noted: It was agreed that the rubbish by the hall would be put in the bin as no one had collected it/claimed it.
- 15. 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.
- 16. Date of Next Meeting:**
To note the next Parish Council Meeting is being held on **4th April 2024** at [to be confirmed].

17. 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.