

FAWKHAM PARISH COUNCIL

Minutes of the **Fawkham Parish Council** meeting held at **Fawkham and Hartley Church Centre, Ash Road, Hartley**, on **Thursday 25th July 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

Cllr J Cherry (work 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 repayments for FPC expenditure awaiting approval.

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

Noted: Cllr W Johnstone declared an interest in planning item (4) due to being consultee.

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: 5 MOPs were in attendance. The Chair noted that no Dst Cllrs were in attendance due to it also being SDC's full council meeting the same evening.

Noted: One MOP had a number of items they request an update on:

- Orchard Farm – the Chair noted that no update was currently available.
- Pedham Place – the Chair noted that the outcome of this will depend on what SDC decide to do as part of their local plan.
- Mussenden Lane – the Chair noted that the various issues at the two sites in Mussenden Lane had been reported to planning enforcement, including the most recent mobile home that was brought to Woodlands Park Activity Centre that blocked Speedgate Hill for over 3 hours at the weekend. It was also noted that Dst Cllr Malone is also involved in this item.

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.

- **SE/24/01551/DETAIL** - *Details pursuant to condition 6 (remediation verification report) of 22/01550/MMA relating to 20/00882/OUT (allowed at Appeal APP/G2245/W/20/3260956)*
Consultation expiry: 18 July 2024
- **SE/24/01521/DET106** - *Details of the establishment of the Reptile Receptor Land with respect to Schedule 4 clause (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 expiry: 16 July 2024**

Noted: The Chair noted that these items were discussed via email prior to the meeting due to the consultation deadlines, and it had been agreed that no comments would be submitted from FPC.

(2) **Eureka Manor Lane, Fawkham, Kent, DA3 8ND**

- **SE/24/01562/DETAIL** - *Details pursuant to condition 12 (ancient woodland management plan) of 23/00477/CONVAR, relating to 22/01464/FUL.* **Consultation expiry: 19 July 2024**

- **SE/24/01693/DETAIL** - *Details pursuant to condition 13 (biodiversity method statement) of 23/00477/CONVAR relating to 22/01464/FUL.* **Consultation expiry: 19 July 2024**

- **SE/24/01694/DETAIL** - *Details pursuant to condition 14 (biodiversity enhancements) of 23/00477/CONVAR relating to 22/01464/FUL.* **Consultation expiry: 19 July 2024**

- **SE/24/01695/DETAIL** - *Details pursuant to condition 16 (finished site, floor, and external surface levels) of 23/00477/CONVAR relating to 22/01464/FUL.* **Consultation expiry: 22 July 2024**

Noted: The Chair noted that these items were discussed via email prior to the meeting due to the consultation deadlines and it had been agreed that no comments would be submitted from FPC.

(3) **Woodlands Park** – storage building - to note appeal submitted to SDC.
Appeal noted.

(4) **Chimmens Solar Farm - proposal:** to receive an update and to discuss the signing of Heads of Terms for a Community Benefit Fund.

Noted: It was noted that this application has been refused by SDC on various grounds. The full officer's report can be found [here](#). No further action will be taken regarding a proposed Community Benefit Fund until it is known whether an appeal will be submitted.

(5) **Dean Bottom Solar Farm:** to receive an update from the Chair following an introductory Teams meeting for a proposed planning application for a solar farm in Fawkham.

Noted: the Chair and Cllr D Mansfield provided the PC with an update from a short pre-meeting (on MS Teams) with the developer for this site. The Chair showed the approximate location on a map to all (behind Churchdown Wood, along past Hill Barn Farm to Scudders Hill and then and along the field between Three Gates Road and Horton Wood) and noted that P3P are planning to submit their application in September/October with a public exhibition being held in Fawkham Village Hall before this. The applicant had stated that they view the land as less valuable agricultural land and that there would be no visibility of the site from the valley floor (although Cllrs noted there would be visibility from various PROWs). The PC has asked the applicant for the site boundary to be shown on an Ordnance Survey map and awaits a response. It was also noted that there would be no battery storage on site, with it being connected straight to the grid.

(6) **Noted:** The Chair also noted and summarised the following application that had been received on 24 July 2024: **24/01171/LDCEX - Montana House Valley Road Fawkham, Kent DA3 8NL - Use of the building and land as a single dwelling house under use class C3.** After a discussion, it was agreed by all that the Clerk would submit a response under delegated authority saying FPC would rely on SDC to determine whether sufficient evidence has been submitted to grant the application.

5. Planning Decisions:

To note planning decisions received from Sevenoaks District Council:

- TPO request: PATREE/24/00007 – Woodlands Park Activity Centre. **GRANTED**
Noted.
- **Noted:** Chimmens Solar Farm – refusal of this application was also noted.

6. Approve Minutes:

Proposed: To approve as a correct record the minutes of the Meeting held on Thursday 20th June 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.

Noted: Lights at Brands Hatch Circuit. Clerk emailed Cllr L Harrison who unfortunately had no further update and asked if FPC would like her to chase this again. All agreed for this to be chased again. Clerk to email.

Noted: AGAR: the Clerk informed the PC that all of the AGAR documentation had been sent to the external auditor and an acknowledgement receipt had been received for these. FPC now await the External Auditor's report.

Noted: The Chair noted that defibrillator checks are due and the Clerk agreed to email a reminder Cllr J Cherry.

Noted: Post on Baldwin's Green. This was discussed and it was agreed that Cllr L Sleeman would get a quote to fix this.

Noted: Maintenance at village hall car park. The Clerk agreed to chase the grounds contractor for their quote for this work. Cllr W Johnstone was also reminded to send a quote for this work.

Noted: KCC Church bollards. Cllr D Mansfield notified the PC that he would paint these in the next couple of weeks.

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.

Payment list summary 25 July 2024			
Date	Payee/For	Budget taken from	Amount
25/07/24	Clerk HMRC Tax & NI payment	Clerk Salary / NI	£109.20
25/07/24	Clerk Salary MAY - G. Champion	Clerk Salary / NI	£436.67
25/07/24	Karim Diamond - Internal Audit AGAR	KALC + CPRE mem, Ins fees, Audit & ICO fees	£200.00
25/07/24	L Evans REPAYMENT storage boxes	MISC	£40.00
25/07/24	L Evans REPAYMENT plants for gateway	Repairs & Maintenance	£19.50
25/07/24	L Evans REPAYMENT bark for village gateway near M20	Repairs & Maintenance	£6.00
25/07/24	L Evans REPAYMENT Flyers Instantprint	stationery	£24.87

25/07/24	Clerk REPAYMENT posting welcome letters & SDC Nplan questionnaires	stationery	£11.35
25/07/24	Ink subscription	stationery	£4.49
25/07/24	Microsoft 365 - April to July	stationery	£23.96
08/08/24	Clerk HMRC Tax & NI payment - AUGUST PAY NO AUGUST MEETING SO PRE AUTHORISATION FOR AUGUST PAYMENT	Clerk Salary / NI	£109.20
08/08/24	Clerk Salary MAY - G. Champion - AUGUST PAY NO AUGUST MEETING SO PRE AUTHORISATION FOR AUGUST PAYMENT	Clerk Salary / NI	£436.67
	Total		£1421.91

9.

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

- 9. HIP:** to receive an update; discussion and agreement of next steps.
Noted: The Chair ran through the current HIP items with KCC Dst D Brazier present. After discussion Cllr D Brazier agreed to chase Nigel Rowe in relation to the “bumpy” carriageway edge to Valley Road, and items 4-6, to which no response had yet been received. The issue of the barriers, cones and signs at the water pumping station was also discussed and Cllr Brazier agreed to follow this up too.
Noted: The Chair noted the recent awful flytipping on Three Gates Road.
- 10. Neighbourhood Plan:** to receive and note an update.
Noted: The Chair noted that the Reg 16 consultation had now closed. 72 responses were received, 46 of these being residents of Fawkham. All Dst Cllrs also completed a survey. SDC and KCC both submitted detailed responses and one objection was received. The responses will now be passed on to the Examiner. FPC do not expect to have an Examination in person but rather in writing, and the date of that is awaited. The Chair also noted that the NPlan steering group are keeping an eye on proposed changes to the National Planning Policy Framework and how this may effect things.
- 11. Small Grains:** update, including on the preparation of a Lawful Development Certificate regarding the existing use of part of the area as a car park/access to park cars
Noted: the Chair noted the various issues and the updates on those. Clerk agreed to chase West Kent HA. The Chair noted that SDC has no agreed to this part of the Neighbourhood Plan as landowner. As agreed at the last PC meeting, FPC are applying for a retrospective LDC which will include aerial photos and statutory declarations from residents, and will submitted by a planning consultant acting as the PC’s agent. SDC, as the landowner, will be made aware of this before submission.
- 12. KCC Community Warden –** to receive and note an update.
Noted: The meeting due to be held between the four Parishes last week had been cancelled. KCC Cllr D Brazier noted that he attended WK PC’s monthly meeting and they have made the decision to not proceed with this. This casts doubt on the viability of the idea, and it is not yet known whether a further meeting will now be scheduled.

- 13. PROWs:** update on annual inspections.
Noted: moved to September meeting. Clerk to send reminder to all.
- 14. Cabinet Office Funding** – discussion and agreement of proposal to apply for this grant via SDC.
Noted: Various ideas were put forward and Clerk and Chair to put a document together to submit to SDC by end of August.
Noted: Cllr L Sleeman agreed to speak to landowner in relation to the idea of an information board in the church meadow.
- 15. CIL:** to review the list of projects which require funding.
Noted: moved to September meeting as sufficient information remains unavailable on the two largest costs items.
Noted: Clerk to ask CIL team about using CIL money for school maintenance.
- 16. KALC Town and Parish Council EP Plan:** discussion regarding the need for and preparation of an Emergency Plan for the Parish.
Noted: A brief discussion was held over whether FPC have the capacity to take this project on at the moment and it was decided by all that this item would be reviewed again in 6 months time.
- 17. Chair and Councillors reports:** to note any items not listed on the agenda.
Noted: Local Plan: the Chair noted that Reg 19 consultation had been scheduled for spring this year but this would now take place in Jan/Feb 25. It was also noted that further evidence reports are currently being prepared.
Noted: The Chair noted that she had a catch up meeting with Dst Cllr Malone to run through current issues, including a number of the current planning enforcement cases and Small Grains issues.
Noted: It was noted that £50 compensation had now been received from KCC’s contractors for the strimming of plants at the village gateway.
Noted: the Chair highlighted KCC’s Transport Plan consultation and drop in sessions.
Noted: the Chair noted that the PC had received an email from the new Chairman of SDC offering to attend a parish council meeting should FPC wish. It was agreed this was a welcome idea and that FPC would bear this offer in mind.
- 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 **5th September 2024** 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: 21:00.