

Farningham Parish Council

Minutes of the Meeting of the Parish Council of Farningham held at Shand Hall, High Street, Farningham on Wednesday 10 June 2026 at 7pm.

1. Attendees and apologies for absence.

Attendees: Farningham Parish Councillors (FPC) McGeough (Chair), Burns (Vice Chair), Baker, Bourne, McGarvey and Salmon, Sevenoaks District Councillors (SDC) Ball and White, in part.

In Attendance: three members of the public, in part and the Clerk, Helen Penney.

Apologies: Kent County Council (KCC) Cllr Logen.

2. Co-option.

None.

3. Declarations of personal, prejudicial and disclosable pecuniary interests on items on the agenda and updates to members' register of interests.

None.

4. To consider, and approve if appropriate, agenda items sufficiently confidential as to warrant exclusion of members of the press and public under the Admission to Meetings Act 1960.

None.

5. Nomination of a Member to complete the next Trident Reports for submission by 11 June 2026.

Cllr Salmon will complete the Trident report for this month. **Action: Cllr Salmon.**

6. To receive a report from the County Councillor. (No decisions may take place as a result of this item).

Members noted Cllr Logen's report, appendix 1.

7. To receive a report from the District Councillors. (No decisions may take place as a result of this item).

Cllr White reported that he had attended a meeting regarding Farningham Woods with SDC Rangers, Parish Councillors Baker and Bourne, and the Clerk. Following the meeting, Tom Hart-Dyke joined a site visit to the woods, during which a photograph was taken for the woods 40th Anniversary inShape article.

The meeting between SDC and FPC was productive and focused on opportunities for future improvements to the woods and, following findings from recent Neighbourhood Plan work and discussions with the Rangers, a number of potential enhancements have been identified. Cllrs White, Baker and Bourne noted that the enhancements include improved maps and signage with formalised routes throughout the woods, additional seating in strategic areas and structural barriers to deter off-road vehicles from accessing certain areas.

Cllr Bourne added that the suggested barriers may appear to be a harsh solution for the woods. However, the Rangers have been trialling alternative solutions for several years without success and consider that the barriers are the most effective way to protect the most vulnerable areas of the woods, which will include expanding the heathland habitat in the new 10-year plan and falls within the area that FPC owns.

Members were advised that the barriers being considered are redundant highway crash barriers that are no longer suitable for use on the road network and would, overtime, become integrated into the woods through vegetation growth. However, should alternative measures be suggested, they will also be considered.

Members were advised that the Rangers are currently preparing a new 10-year Management Plan, which should be shared shortly.

It was noted that discussions remain ongoing and the Clerk will investigate and apply for relevant grant funding.

Cllr Ball reported that, next week, SDC had an internal meeting planned for a Local Plan update, to discuss the latest Strategic Housing and Economic Land Availability Assessment (SHELAA) and that the sites being taken forward to Regulation 19 will be known by the end of June.

Cllr Ball also reported that:

- The planning application at Farningham Hill Stud Farm was due to be discussed at the next Development Management Committee on Thursday 18 June,
- SDC Members rejected again the proposed solar panel farm in New Ash Green which is now expected to be appealed
- SDCs Cabinet will discuss the Community Asset Transfer for the Stag on Tuesday 16 June

8. A Public Open Session. Members of the public will be welcome to address the Parish Council with any local concerns they have. Please note that each speaker will be allocated a maximum of three minutes and at the discretion of the Chair. (No decisions may take place as a result of this item).

The members of public present had attended to observe the meeting.

9. Approve as a correct record, the Minutes of the Parish Council meeting on the 13 May 2026. The minutes taken at the Parish Council meeting on the 13 May 2026 were approved as a correct record and signed.

The Chair requested that a standing agenda item to provide updates on outstanding actions arising from previous meetings be included on future agendas. **Action: Clerk.**

10. To review the Council's Asset Register.

Cllr McGeough queried the CCTV units and was advised that they are inactive and have been so for several years.

Members requested that the Clerk check if there are any implications at keeping them in place. **Action: Clerk.**

Members noted the Asset Register.

11. Clerks report. (No decision making may take place as a result of this item).
None.

12. To receive and note the Internal Auditor's Report for the financial year ended 31 March 2026.
Noted.

13. To note the AGARs Internal Control Objective.
Members noted that the Internal Control Objectives were complete.

14. To approve the Annual Governance Statement for 2025-26, Section 1 of the AGAR, for the year ending 31st March 2026. The Chair of the meeting and Clerk to sign and date, plus minute reference.
Cllr McGeough and the Clerk signed, dated and minuted the reference for the Annual Governance Statement for 2025-26, Section 1 of the AGAR, for the year ending 31st March 2026.

15. To approve the accounting statements for 2025-26, Section 2 of the AGAR, for the year ending 31st March 2026 and the explanation of significant variances from last year (2024-25) to this year (2025-26). The Chair of the meeting to sign and date, plus minute reference.
Cllr McGeough signed, dated and minuted the reference for the 2025-26, Section 2 of the AGAR, for the year ending 31st March 2026.

16. To note the proposed dates for the Exercise of Public Rights as selected by the Clerk.
Members noted the proposed dates for the Exercise of Public Rights as being 15 June to 24 July 2026 as selected by the Clerk.

Cllr Ball and Cllr White left the meeting.

17. Planning.
17.1 To note and raise any questions to the planning log circulated by the Clerk on 5 June 2026.
Noted.

17.2 Planning Applications.
To consider any planning applications and to include any received by the Clerk after the agenda has been served to Councillors.

17.2.1 Reference: 26/00235/ADV
Site: Mercure Brands Hatch Hotel London Road West Kingsdown Kent DA3 8PE
Proposal: Amended lighting specification has been submitted following comments from KCC Highways
Comments due: 18 June 2026

No further comments.

17.3 To note planning applications responded to via the Clerks delegated authority:

17.3.1 Reference: 26/00718/HOUSE Site: Berisbon White Post Hill Farningham Kent DA4 0LB

Development: Demolition of existing garden shed and erection of a replacement garden building with flat EPDM roof. External surface-mounted lighting fitted to garden-facing elevation. Garage conversion with associated internal alteration.

Comments due by: 27 May 2026, comments submitted 26 May 2026.

Noted.

17.3.2 Reference: 25/03354/FUL Site: 4 Hill Farm Cottage Farningham Hill Road Farningham DA4 0JS

Development: Change of use - Class C3 - Sui Generis for large HMO

Comments due by: 2 June 2026, comments submitted 27 May 2026.

Noted.

17.3.3 Reference: 26/01012/FUL Site: Hawthorne Trust Charton Manor Gorse Hill Farningham DA4 0JT

Development: Change of use from guest accommodation associated with Christian Science Nurses Training Centre to form two self-contained flats. Removal of existing hard landscaping including steps and covered structure. Alteration to fenestration. Erection of fencing.

Comments due by: 9 June, comments submitted 27 May 2026.

Noted.

17.4 To note planning applications received but not for comment:

17.4.1 Reference: 26/01272/NMA

Site: Peppercorn Cottage Button Street Swanley Kent BR8 8DX

Proposal: Non-material amendment to 25/00945/HOUSE

Noted.

17.5 Updates on enforcement cases and to highlight new activities or sites causing concern.

Cllr Baker and the Clerk reported that information on groundworks taking place at Charton Vale has been received. The Clerk advised that historic planning records show that the erection of an agricultural building and the conversion of two agricultural barns into several dwellings have been approved under planning applications on which the Parish Council is not consulted. The Clerk has forwarded information to SDC's Enforcement, Planning and Community Infrastructure Levy (CIL) teams so that the works can be investigated by the appropriate department, as the proposed dwellings are CIL liable.

17.6 To receive updates on the Neighbourhood Plan.

Cllr Bourne reported that the Steering Group held a pop-up event for businesses, landowners and organisations in the Parish, which was very useful.

Cllr McGeough added that the Elvis night on 4 July has sold out, and a quiz night on 12 September

will be advertised soon. The Steering Group will also attend the village fete. The Parish Council and the Neighbourhood Plan Steering Group will collect email addresses from residents who want to be added to the Clerk's distribution lists.

Cllr Bourne reported that Tibbalds has designed a Neighbourhood Plan update leaflet that has been printed and will be delivered to households in the Parish. The leaflet explains the work that has taken place, key findings, next step and invites feedback from residents.

18. Finance Items for noting and decision.

18.1 To approve items payable, and note items paid and receipts.

The items payable were approved with the addition of invoices for Aspect Press and Lothlorien Landscapes.

18.2 To note and raise any questions for the flexed budget May 2026.

Noted.

18.3 To approve extras for Farningham's Family Fun Day.

Members approved two additional activities for the fun day, one being face painting and the other depending on availability.

19. Farningham Woods - To receive an update from Cllrs Baker, Bourne and the Clerk and agree next steps, if any.

Covered under agenda point 7.

20. Farningham Fete. Saturday 13th June, midday to 3pm.

Adding to agenda point 17.6, Members confirmed their availability for the fete and agreed times to cover the stand. Members also requested that the Clerk purchase a prize to be drawn from the email addresses collected to encourage sign-up.

21. Highways updates.

21.1 Crash data information from KCC

Cllr McGeough advised that he has not written to Cllr Logen as discussed at the previous meeting as the conversation is already ongoing with Kent Highways.

Cllr Burns advised that once her new .gov.uk email address is set up, she will request crash data from residents so that incidents can be cross-referenced with data Kent Highways has access to.

21.2 A20 Traffic calming, Kings to Aunty Carole's.

Members noted that Kent Highways have recognised that there are not enough speed warning signs and roundels between Kings roundabout and Aunty Caroles and that their design team is looking into this.

22. Correspondence, and agree next steps.

22.1 Thames Water Draft Drought Plan - Statutory Consultation 2026.

Members noted the consultation and agreed to read and feedback to the Clerk before the deadline if they wish for comments to be submitted from FPC. **Action: Everyone.**

22.2 Kent Downs Management Plan Review 2026 – 2031.

Members noted the consultation and agreed to read and feedback to the Clerk before the deadline if they wish for comments to be submitted from FPC. **Action: Everyone.**

22.3 KCCs Response to Regulation 18.

Members noted the information.

Urgent business that occurs and requires, attention before the next meeting that may be reported at the Chairman's discretion. (No decisions may take place as a result of this item).

Date of next meeting Wednesday 8th July 2026, 7pm.

Requests from Councillors for the next agenda due by 26th June 2026.

Items Paid

Farningham Parish Council PAYMENTS LIST

Voucher	Date	Description	Supplier	VAT Type	Net	VAT	Total
10	05/05/2026	Pension contribution	Nest Pensions	X	171.99		171.99
33	06/05/2026	Annual Parish Meeting	Aldi	X	14.34		14.34
33	06/05/2026	Annual Parish Meeting	Aldi	S	29.48	5.90	35.38
30	11/05/2026	Telephone and Broadband charges	Talk Mobile	S	4.12	0.83	4.95
25	11/05/2026	Bank charges	Handelsbanken	X	14.98		14.98
31	21/05/2026	Printing	Miss H Penney	X	6.00		6.00
18	21/05/2026	Street Lighting maintenance contract	Streetlights	S	1,077.13	215.43	1,292.56
34	21/05/2026	Amenity Area Maintenance	Lothlorien Landscapes	S	200.00	40.00	240.00
27	21/05/2026	Tax/NI	HM Revenue and Customs	X	183.34		183.34
19	21/05/2026	Parish Council Expenses	Mrs E Bourne	S	6.25	1.25	7.50
19	21/05/2026	Parish Council Expenses	Mrs E Bourne	X	14.40		14.40
32	21/05/2026	Hall Hire	Farningham Village Hall	X	23.75		23.75
22	21/05/2026	Postage	Mrs E Bourne	X	6.20		6.20
31	21/05/2026	Printing	Miss H Penney	X	6.00		6.00
24	21/05/2026	DONATION	Farningham Village Hall	X	1,000.00		1,000.00
23	22/05/2026	DONATION	FPCC	X	1,500.00		1,500.00
29	22/05/2026	Electricity supply	npower	L	299.22	14.96	314.18
26	26/05/2026	Clerk's salary	Miss H Penney	X	1,173.62		1,173.62
			Total		5,730.82	278.37	6,009.19

Receipts

Farningham Parish Council RECEIPTS LIST

Voucher	Code	Date	Bank	Description	VAT Type	Net	VAT	Total
6	VAT Refund received	13/05/2026	FPC Current Account (HB)	VAT refund	R		2,142.28	2,142.28
7	Neighbourhood Plan	29/05/2026	FPC Current Account (HB)	Neighbourhood Plan	X	646.77		646.77
8	Bank Interest	31/05/2026	FPC Deposit (HB)	Bank Interest	X	22.32		22.32
				Total		669.09	2,142.28	2,811.37

Items Payable

Farningham Parish Council PAYMENTS (AWAITING AUTHORISATION) LIST

Voucher	Method	Date	Description	Supplier	Net	VAT	Total
37	BACs	10/06/2026	Audit fee	Mrs Julia Chamberlain	200.00		200.00
35	BACs	10/06/2026	Scribe Accounts	Scribe Accounts	483.80	96.76	580.56
45	BACs	10/06/2026	Tree Survey	Down to Earth Trees	680.00	136.00	816.00
36	BACs	10/06/2026	Shand Hall Hire	FPCC	330.00		330.00
44	BACs	10/06/2026	Fly Tipping	Sevenoaks District Council	75.00	15.00	90.00
40	BACs	10/06/2026	Tax/NI	HM Revenue and Customs	183.34		183.34
47	BACs	10/06/2026	Printing	Aspect Press			
17	BACs	10/06/2026	Information Commissioners	Miss H Penney	52.00		52.00
43	BACs	10/06/2026	Printing	Miss H Penney	6.00		6.00
43	BACs	10/06/2026	Printing	Miss H Penney	6.00		6.00
							64.00
46	Card	01/06/2026	Family Fun Day	Aura Print	27.90	5.58	33.48
42	DD	10/06/2026	Phone& Broadband charges	Talk Mobile	4.12	0.83	4.95
38	DD	10/06/2026	Bank charges	Handelsbanken			
28	DD	10/06/2026	Pension contribution	Nest Pensions	171.99		171.99
41	DD	10/06/2026	Electricity supply	npower			
39	SO	10/06/2026	Clerk's salary	Miss H Penney	1,173.62		1,173.62
				Total	3,393.77	254.17	3,647.94

Clerks £

Plus invoices received for Aspect Press and Lothlorien Landscapes.

Appendix 1

Sevenoaks North & Darent Valley ED

Marc Logen | County Councillor | Reform UK

May 2026 Report

1) Water resilience for Kent's residents

Many of you will be aware that parts of Kent recently experienced serious disruption to drinking water supplies during the May heatwave. Kemsing has been affected, and this is at least the second time this year that residents there have faced problems with their supply. That is not acceptable, and I have raised this directly. I will continue to push for answers on why the same communities keep facing the same problems.

This is a national issue. Water infrastructure across England has struggled under periods of high demand, and the south east is particularly exposed. During the recent hot spell, South East Water was pumping well above its average daily volumes across the network. That kind of demand puts enormous strain on storage and distribution, and some communities end up bearing the brunt of it - often the same communities, time and time again.

Throughout the incident, South East Water deployed tankers across the network and delivered bottled water to customers on its Priority Services Register, including care homes, GP surgeries, and hospitals. KCC ran a coordinated multi-agency response alongside this, with Community Wardens carrying out welfare checks, teams supporting care providers, and close liaison with schools to ensure pupils sitting exams were not disrupted. KCC's involvement has been significant, even where the operational responsibility sits with the water company.

That said, restoring supply is only part of what needs to happen. The underlying question is whether water companies are investing adequately in infrastructure and planning for demand that any reasonable person could anticipate. KCC's leader has set out plans for much greater scrutiny of water resilience across the county, with the intention of holding water companies properly to account and pushing for the long-term investment needed to stop this becoming a recurring problem every time Kent has a warm summer. I fully support that approach.

More detail on KCC's plans is here: <https://news.kent.gov.uk/articles/kcc-leader-outlines-plans-for-greater-scrutiny-of-water-resilience-for-kent>

2) Foster carers needed across Kent

I would be grateful if parish clerks could help spread the word on this.

Kent urgently needs more foster carers. There are children across the county right now who need a stable and caring home, and demand for placements consistently exceeds what is available. KCC is actively encouraging people to consider coming forward. Placements range from emergency short-term care through to longer-term arrangements, and the need spans all age groups.

Fostering is open to people of all backgrounds - single people and couples, homeowners and renters alike. You do not need previous experience of working with children. What matters most is the commitment to provide a safe and caring environment. KCC offers full training before placements begin, along with ongoing practical and financial support throughout.

If you, or anyone in your community, has ever given this any thought, please take a look at the

information below. These are real children, many of them local, who need support. It could make a profound difference to a young person's life.

<https://news.kent.gov.uk/articles/kent-urgently-needs-foster-carers-have-you-considered-fostering>

3) Flytipping

Fly-tipping is one of the most persistent frustrations I hear about across the division, and also one of the hardest problems to resolve in practice. What is happening in Farningham on rural roads is a good example, but the same picture plays out in communities right across Kent and right across the country. It is genuinely difficult to detect, it requires solid evidence to prosecute, and the legal powers available to councils are more limited than most people expect.

Part of the problem is structural. Responsibility for dealing with fly-tipping is split depending on where the waste ends up. Where material is on or obstructing the highway, KCC deals with it - a Steward will attend within two hours where there is a safety risk, and clearance is generally completed within five working days. Where waste ends up off the carriageway, on a verge or other land, it falls to the District Council. Enforcement powers, including the ability to deploy CCTV at known hotspot locations, sit with the District. That split creates real inconsistency in how communities experience the response, and it is genuinely frustrating for parishes and residents who simply want something done.

KCC is not content to leave things as they are. An upcoming conference will bring councils from across Kent together specifically to work towards a more consistent and coordinated county-wide approach to collection and enforcement. That kind of coordination is long overdue. Parishes can also help by making sure known hotspot locations are formally reported to the relevant authority - KCC for highway land, your District Council for everything else - so that the evidence base builds when enforcement action is sought.

A new campaign is also running to encourage residents to dispose of waste responsibly and understand the consequences of illegal dumping. More information here:

<https://news.kent.gov.uk/articles/new-campaign-supports-kent-residents-to-dispose-of-waste-responsibly>

Questions & How to Get in Touch?

I represent many communities and produce this monthly update for all parishes/associations in my division. If you have issues where council involvement could help please get in touch. The more I know about what is happening on the ground, the more effectively I can act.

I also receive many requests for help directly from local residents. Where the matter is relevant to the parish, I will keep the clerk informed.

I plan to attend each parish in person at least once per quarter. If you would like me at a specific meeting, email me directly.

Marc Logen

County Councillor, Sevenoaks North & Darent Valley ED

Reform UK

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