Farningham Parish Council

To: The Members of the Parish Council of Farningham I hereby summon you to attend the meeting of the Parish Council to be held in the SHAND HALL St. PETER & St. PAUL's CHURCH, 5-6 High Street, Farningham, Kent, DA4 0DG commencing at 7.00 p.m. on Wednesday 9th September 2026 to transact the undermentioned business.

4th September 2026. Helen Penney, Clerk to the Council

AGENDA

1. **Attendees and apologies for absence.**
2. **Co-option.**
3. **Declarations of personal, prejudicial and disclosable pecuniary interests on items on the agenda and updates to members' register of interests.**
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.** Items 19.4 and 19.5.
5. **Nomination of a Member to complete the next Trident Reports for submission by 11 September and 11 October 2026.**
6. **To receive a report from the County Councillor.** (No decisions may take place as a result of this item).
7. **To receive a report from the District Councillors.** (No decisions may take place as a result of this item).
8. **To receive an update on matters arising from the last minutes that are not covered elsewhere on the agenda.** (No decisions may be taken under this item).
9. **A Public Open Session. Members of the public can address the Parish Council with any local concerns they have. Please note that the total time for this item is 15 minutes and each speaker will be allocated a maximum of three minutes.** (No decisions may take place as a result of this item).
10. **Approve as a correct record, the Minutes of the Parish Council meeting on the 8 July 2026.**
11. **Clerks report.** (No decision making may take place as a result of this item).

12. Planning.

12.1 To note and raise any questions to the planning log circulated by the Clerk on 4 September 2026.

12.2 Planning Applications.

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

12.2.1 Reference: 26/02022/HOUSE Site: 50 - 51 High Street Farningham Kent DA4 0DB
Development: Alterations and extension to an existing dwelling including internal reconfiguration. A full description can be found on SDCs planning portal.
Comments by 12 September 2026

12.2.2 Reference: 22/01172/FUL Site: Land North And West Of Franks Farm Dartford Road Horton Kirby
Development: Amendment to 22/01172/FUL to replace drawing to show the re-sited Polytunnels
Comments by 15 September 2026

12.2.3 Reference: 26/01561/FUL Site: Maplescombe Farm Maplescombe Lane Farningham Kent DA4 0JY
Proposal: Demolition of all agricultural buildings and erection of 9no. dwellings with associated parking, amenity space and landscaping. Amendment - to Plots 1 & 2 consisting of the size of these dwellings being reduced slightly, and now detached from one another.
Comments due by 19 September 2026

12.2.4 Reference: 26/01949/FUL Site: Little Thyme Calfstock Lane Farningham Kent DA4 9JH
Proposal: Demolition of outbuilding to be replaced with new forestry building.
Comments by 19 September 2026

12.2.5 Reference: 26/02079/HOUSE Site: Fairvue Eynsford Road Farningham Kent DA4 0BQ
Proposal: Demolition of existing rear conservatory and erection of single storey rear extension with rooflights and roof flue. Alterations to fenestration.
Comments by 24 September 2026

12.3 To note planning applications received but not for comment:
12.3.1 Site: Hilltop Farm London Road Farningham Kent DA4 0JW, references and conditions:
26/01663/DETAIL Details pursuant to condition 6 (soft landscaping) of 25/02685/CONVAR
26/01806/DETAIL Details pursuant to condition 7 (noise levels) of 25/02685/CONVAR
26/01807/DETAIL Details pursuant to condition 9 (external lighting) of 25/02685/CONVAR
26/01808/DETAIL Details pursuant to condition 11 (layout of caravans) of 25/02685/CONVAR

12.3.2 Reference: 26/01919/DETAIL Site: Mapledown Maplescombe Lane Farningham Kent DA4 0J
Description: Details pursuant to condition 4 (enhance biodiversity) of 20/02626/HOUSE

12.3.3 Reference: 26/01725/DETAIL Site: Berisbon White Post Hill Farningham Kent DA4 0LB
Description: Details pursuant to condition 2 (Tree protection measures) of 26/00718/HOUSE.

12.3.4 Reference: 26/02125/WTCA Site: Farningham Village, High Street Farningham Kent DA4 0DH
Description: Various works to trees. - Farningham Village Hall can park and Irvings Corner
NB – this application has been submitted by Farningham Parish Council

12.3.5 Reference: 26/02096/NMA Site: The Old Smithy 58 High Street Farningham Kent DA4 0DB
Proposal: Non-material amendment to 23/03266/FUL.

12.3.6 Site: Lion Hotel High Street Farningham Kent DA4 0DP, references and conditions:
26/02187/DETAIL Details pursuant to condition 4 (Windows) of 25/02829/LBCALT.
26/02198/DETAIL Details pursuant to condition 6 (Pointing) of 25/02829/LBCALT
26/02199/DETAIL Details pursuant to condition 7(Internal beam elevation & section)of25/02829/LBCALT.

12.3.7 Site: Farningham Hill Stud London Road Farningham Kent DA4 0JQ, references and conditions:
26/02196/DETAIL Details pursuant to condition 7 (External Lighting) of 25/02418/FUL
26/02202/DETAIL Details pursuant to condition 9 (Hard and soft landscaping) of 25/02418/FUL
26/02203/DETAIL Details pursuant to condition 10 (Biodiversity Enhancement Plan of 25/02418/FUL
26/02204/DETAIL Details pursuant to condition 11 (Foul drainage strategy) of 25/02418/FUL
26/02205/DETAIL Details pursuant to condition 5 (acoustic barrier design) of 25/02418/FUL

12.3.7 Reference: 26/02294/WTCA Site: Vicarage House High Street Farningham Kent DA4 0DG
Proposal: Various works to trees

12.4 Planning Applications and Appeals replied to under delegate powers:
12.4.1 Reference: 26/01143/HOUSE Site: 3 Elizabeth Place High Street Farningham Kent DA4 0DS
Proposal: Single-storey rear conservatory, with replacement of the 2 existing side gates with 2 new gates.
Comments by: 31st July 2026, comment.

12.4.2 References: 26/01512/LBCALT & 26/01511/HOUSE Site: The White House High Street DA4 0DH
Proposal: Raised decking with recessed spa pool. Alterations to outbuilding fenestration. Associated hard landscaping. A full description is available on SDCs planning portal.
Comments by: 5 August 2026, no comment.

12.4.3 Reference: 26/00984/HOUSE Site: Youens Manor Farm High Street Farningham Kent DA4 0DH
Proposal: Demolition of existing side utility structure and erection of single-storey side extension with pitched tiled roof and roof lights. External side access with gate.
Comments by: 7 August 2026, no comment.

12.4.4 Reference: 26/01012/FUL Site: Hawthorne Trust Charton Manor Gorse Hill Farningham DA4 0JT
Proposal: Change of use from guest accommodation to form two self-contained flats.
A full description is available on SDCs planning portal.
Comments by 8 September 2026, no comment.

12.4.5 Reference: 26/02023/LBCALT Site: 50 - 51 High Street Farningham Kent DA4 0DB
Proposal: Alterations and extension to an existing dwelling. A full description is available on SDCs planning portal.
Comments by 9 September 2026, no comment

12.4.5 References: 26/01789/HOUSE & 26/01790/LBCALT
Site: The White House High Street Farningham DA4 0DH
Proposal: Works to roof. A full description is available on SDCs planning portal.
Comments by 9 September 2026, no comment

12.4.6 Reference: 26/01975/CONVAR Site: Wildacres Farningham Hill Road Farningham Kent DA4 0JR
Description: Variation of conditions to make a series of minor alterations to the approved design.
A full description is available on SDCs planning portal.
Comments due by 3 September 2026, no comment

12.5 To receive updates on any Appeals:
12.5.1 Reference: 26/00040/RFPLN Site: 24 Beesfield Lane Farningham Kent DA4 0BZ
Removing existing hedgerow, front garden paved area' wall and gate. Electric charger point installed for parking for one car with new vehicular access. Bin store. As this Appeal is proceeding under the Householder Appeals Service there is no opportunity to submit additional comments.

12.5.2 Reference: 26/00039/RFPLN Inspectorate Ref: 6013157
Site: Land East Of The Coach House London Road Farningham DA4 0JP
Appeal: Change of use of land to B8 Storage as well as the siting of 7x shipping containers for a temporary period of up to 3 years
Additional comments due by 1 September 2026, submitted.

12.5 Updates on enforcement cases and to highlight new activities or sites causing concern.
12.6 Sevenoaks Local Plan Regulation 19 update on work completed, agree FPCs response and next steps, if required.
12.7 Draft CIL Charging Schedule for Sevenoaks District Council. To discuss and agree a response from FPC, and to delegate powers to the Clerk to finalise comments and submit a response.

13. Finance
Items for noting and decision.
13.1 To approve items payable, and note items paid and receipts.
13.2 To note and raise any questions for the flexed budget August 2026.
13.3 Approval for the Clerk to look for a new phone contract for the council.
13.4 To note the Local Government Service pay agreement applied to the Clerk's hourly rate, backdated to 1st April 2026 and change to the Standing Order that requires two signatory signoff.
13.5 Clerks overtime.
13.6 Cattle screen signs - approve the replacement of two frames and back boards, and fitting.

14. To agree any call for motions for KALC (DEADLINE WEDNESDAY 30TH SEPTEMBER 2026)

15. Highways - to approve an informal consultation to close the access road at White Post Hill

16. Christmas event Saturday 5th December 2026.

17. FPC Policies:
17.1 Risk Assessment - note that the formal risk scorings have been finalised since May 2026.
17.2 Complaints – note that the Clerk has reviewed the policy, with no amendments required.

18. To approve an autumn/winter newsletter, suggest items for inclusion and appoint member/s to support with content.

19. To receive an update and agree next steps on both Community Asset Transfers (CATs), Alban Crescent and Oliver Crescent:
19.1 To note the update from SDC.
19.2 Agree FPC's payment of SDC's legal costs.
19.3 To discuss and agree FPCs solicitor for the transfers.

19.4 Alban Crescent
To review and consider the draft Heads of Terms for the proposed transfer of Alban Crescent including:
19.4.1 Identify any questions or points requiring clarification with SDC;
19.4.2 Agree whether FPC is minded to proceed, subject to satisfactory legal advice, due diligence and agreement of the final legal documentation

19.5 Oliver Crescent
To review and consider the draft Heads of Terms for the proposed transfer of Oliver Crescent and:
19.5.1 Identify any questions or points requiring clarification with SDC
19.5.2 Agree whether FPC is minded to proceed, **s**ubject to satisfactory legal advice, due diligence and agreement of the final legal documentation

19.6 Authorise a CAT working group for FPC, subject to the draft Terms of Reference being adopted.
19.7 To note a quote from Civic.ly to assist with asset management that FPC may want to consider.

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 14 October 2026, 7pm.
Requests from Councillors for the next agenda due by 2 October 2026.