Minutes of the Meeting of the Parish Council of Farningham, held at Shand Hall, High Street, Farningham on Wednesday 9th November 2022 at 7pm.

Present: Cllrs Liz Bourne (Chairman), Latif Oztosun, Sam Pointer, Carol Salmon, Roger Gough (County Councillor from 7:05pm until 7:20pm).

In attendance: Two members of the public from 7pm until 7:10pm and Helen Penney (Clerk)

1. **Chair's welcome and apologies and for absence.**
   The Chair welcomed everyone to the meeting. Apologies were received and accepted from Cllr's Daryl Burns (Vice Chair), Philip McGarvey (Sevenoaks District Councillor) and Krishna Shanmuganathan.

2. **Declarations of personal, prejudicial and disclosable pecuniary interests on items on the agenda and updates to members' register of interests.**
   Cllr Salmon advised that she volunteers with the North West Kent Volunteer Centre that will be discussed under agenda point 12.3 as a local organisation to receive a grant from the Parish Council.

3. **Report from the County Councillor**
   Cllr Gough reported that:

   - The queries from the A20 Crash Cluster report are still being reviewed by the Highways Engagement Team

   - Farningham's Highway Improvement Plan review with KCC is coming up. The Clerk advised that she has replied to the team to confirm an online meeting at 11am on the 25th November 2022 and has asked if the invitation can be forwarded to all Councilors to give everyone the opportunity to dial in and be involved in the discussion. The Clerk will forward the meeting invitation to Cllrs, including Cllr Gough, once confirmed and the invitation received. Cllr Bourne requested that the Clerk circulate the latest HIP to all Cllrs. **Action: Clerk**

   - Cllr Gough advised that there are delays for the exact costs for the 20mph zone however, without traffic management, which is required for the roundels and results in a full road closure, indicative prices are £6,000. Cllr Gough went on to advise that he has £5,000 from his Member's Fund to contribute towards the project. Cllr Bourne confirmed that the Parish Council will pay the remainder of the costs and asked the Clerk to confirm if CIL money can be used. **Action: Clerk**

   - Cllr Gough advised that KCC, like other County Councils, is struggling financially and in view of this there is a high possibility that Members' Funds will cease from Spring 2023.

   - Cllr Gough advised that the results from the bridge feasibility study are due soon.

   - Cllr Gough advised that Lewis Sutton, Drainage Engineer, has reported that the poor drainage along the A20 is a result of leaves and debris accumulating and blocking the drains rather than the underground system being faulty. Cllr Gough added that the Highways Department does recognise that the flooding is a serious and chronic on-going problem for the area. Cllr Salmon added that a flooding sign might be useful for motorists. The Clerk will discuss this with the Highways Engagement Team. **Action: Clerk**

Cllr Gough left the meeting

4. **Report from the District Councillor.**
   In Cllr McGarvey's absence the Clerk read the following report:

   The Millwall FC training ground is approved behind Brands Hatch – and I repeat "training ground" and not a site for football matches, so even during the busiest hour (8 to 9am) they don't expect traffic to peak at more than 80 extra cars per hour).

5. **To consider, and approve if appropriate, which agenda items are sufficiently confidential as to warrant exclusion of members of the press and public under the provisions of The Public Bodies (Admission to Meetings) Act 1960**
   None

6. **A Public Open Session. Members of the public will be welcome to address the Parish Council with any local concerns they have. Please note this item will be limited in time at the discretion of the Chairman.**
   Two members of the public attended to discuss agenda point 10.2.1, planning reference 22/02789/HOUSE advising that they have submitted the recent retrospective planning application adding that when the work was completed 3.5 years ago the builder advised that planning permission was not required as the footprints of the outbuilding remained unchanged and that the outbuildings cannot be seen by anyone looking into the grounds and property from the outside.

7. **Report on General Data Protection Regulations**
   The Clerk reported no breaches of General Data Protection Regulations.

8. **Approve as a correct record the Minutes of the Parish Council meetings on 6th and 20th July 2022.**
   The minutes from the Parish Council meetings on 12th October 2022 were approved and signed.

9. **Matters arising from the Minutes where these are not covered under the subject headings below.**
   None

10. **Planning – including consideration of the following planning applications requiring comments and note the updated planning log:**
    10.1 Planning log circulated by Clerk on 4th November 2022
    10.2 Planning Applications

    10.2.1 Reference: 22/02789/HOUSE
    Site: The Beacon 46 London Road Farningham Dartford Kent DA4 0JP
    Development: Stable building and greenhouse
    Comments by: 13th November 2022

    No comment

    10.2.2 Reference: 22/01913/HYB
    Site: Charton Manor Farm Gorse Hill Farningham Dartford Kent DA4 0JT
    Development: Hybrid planning application for a phased residential development – an archaeological desk-based assessment has been provided
    Comments by: 14th November 2022, however previous comments will still be considered
    Comments unchanged from response sent on the 31st August 2022

10.2.3 Reference: 22/02820/LBCALT
Site: 7 High Street Farningham Dartford Kent DA4 0DG
Development: Replacement shop front and first floor windows above
Comments by: 15th November 2022

Support based on the condition that the Conservation Office is satisfied with the application

10.2.4 Reference: 22/02819/HOUSE
Site: 7 High Street Farningham Dartford Kent DA4 0DG
Development: Replacement shop front and first floor windows above
Comments by: 15th November 2022

Support based on the condition that the Conservation Office is satisfied with the application

10.2.5 Reference: 22/02927/AGRNOT
Site: Chinhams Farm London Road West Kingsdown Kent TN15 6BT
Development: Surface water storage pond
No comments: No consultation on AGRNOT applications

10.2.6 Reference: 22/02597/ADV
Site: The Old Exchange 3 London Road Farningham Dartford Kent DA4 0JP
Development: 1 post mounted sign panel for main entrance. 1 wall panel to replace existing sign
Comments by: 22nd November 2022

No objection

Ratification of planning applications responded under delegated powers

10.2.7 Reference: 22/02753/PIP
Site: Land West Of 64 London Road Farningham Kent DA4 0JP
Development: Proposed infill dwelling with a minimum of 1 or maximum of 2 net dwellings.
Comments by: 24th October 2022

Objection:

- The proposal will create additional traffic hazards in an already very precarious area, renowned for being a crash hotspot, with fatalities. An additional driveway onto this dangerous road junction is ill-conceived.
- The proposal will not allow traffic to leave safely as vehicles park along both sides of London Road allowing only very limited visibility of oncoming cars, where drivers join the A20 (at 40mph) immediately before the start of the NSL zone (60mph) and where vehicles are already accelerating.
- Drivers travelling out of London Road look right to be able to blend into the fast-moving A20 traffic rather than anticipating vehicles leaving the proposed site on the left, creating another crash hazard. This dangerous junction (with fatalities) is not the place to be introducing a residential driveway – and there is no provision or room for additional on-street parking nearby.
- The description for the development is for a proposed infill dwelling however, the proposal is an extension beyond the built setting of the village, falling outside the built envelope and extending the edge of the built-up area. Therefore, this proposal is not an infill development.

- The proposed one (or two) new dwelling(s) at the end of the existing row of small terraced houses next to the Conservation Area would change the street scene.
- The land lies within the Metropolitan Green Belt where strict policies of restraint apply. The proposal would be inappropriate development harmful to the maintenance of the character of the Green Belt and to its openness and would add to the built form on the land to a degree that would be harmful to the character and appearance of the area.
- The land lies within an Area of Outstanding Natural Beauty and the proposal would detract from the character and appearance of the area.
- The proposal will have an adverse impact on the character and appearance of the adjacent Conservation Area.
- The proposal states that the site used to have a Village Hall situated on the land but, as any use of this land was over 25 years ago, it does not qualify as precedent and does not have any bearing on how the land can be used now and is therefore, not relevant to the application.
- The proposal refers to another a planning appeal at a different site many miles away, however as there is no precedence in planning law, it is not relevant to the application

Ratification of planning applications received but not needing further comment or action

10.2.8 Reference: 22/02856/WTCA
Site: 2 London Road Farningham Dartford Kent DA4 0JP
Application: T1) Eucalyptus - reduce crown overall by approx 2 metres

10.2.9 Reference: 22/02883/WTCA
Site: Ornamental Screen Across The River Darent East Of The Bridge High Street Farningham Kent
Application: Works to trees

11. Finance Items for noting and decision

11.1 Items paid, payable and receipts
Items paid and payable were approved and signed.
Cllr Bourne requested that the Clerk speak to Lothlorien and ask for the invoice address used for grass cutting at the church be changed to the Parish Council's address. **Action: Clerk**

11.2 Flexed budget report, October 2022
Cllr Bourne requested that the Clerk look into how CIL is reported. **Action: Clerk**

11.3 Scribe rates
Accepted and to be included in the 2023/24 budget

12. Items for decision and allocation of resources if necessary:

12.1 Quote for wood work to the wooden grids on cattle screen
Members agreed for all three grids to be replaced at the same time and if the cost for the wood and metal work is less than £4,000 the Clerk can arrange for the work to take place. **Action: Clerk**

12.2 Quote for metal work to the wooden grids on cattle screen
Discussed **under agenda point 12.1**

12.3 To agree 2022/23 S137 Grants to local organisations

Cllr Salmon removed herself from the conversation when the grant for the North West Kent Volunteer Centre was discussed

Members agreed to donate the following amounts towards the following organisations:

Anthony Roper School, Eynsford, £200.00
Citizens Advice in North & West Kent – Swanley, £200.00
CPRE (Council for Protection of Rural England), Membership price
DRiPS, £20.00
EFL Trident, £60.00
Ellenor (hospice at Northfleet), £250.00
FELHS (Farningham & Eynsford Local History Society), £150.00
Kent Air Ambulance, £150.00
North West Kent Volunteer Centre, £100.00
Royal British Legion (for Remembrance Wreath), £50.00
Swanley & District Food Bank, £200.00
West Kingsdown Food Bank, 200.00

Members discussed a request from the Village Hall to donate up to £100 towards the toddler and parent group Tiny Tots as the organisation has accrued a debt with the hall in recent weeks due to numbers dropping. Members agreed that the Council would not make a donation in this instance. Members agreed that the Council can potentially offer non-financial support such as advertising and offering advice for the group and that financial contributions such as replacing worn equipment could be considered. Members requested that the Clerk replies to the Village Hall committee with these points and ask for the organiser to be given the Clerk's contact details so that they can discussed how the Parish Council can support further. **Action: Clerk**

12.4 Tree survey
Member approved the quote and requested that the tree survey be carried out. **Action: Clerk**

12.5 Additional cost for Village Hall windows
The Clerk advised that whilst the Village Hall windows were recently replaced the contractor supplied more scaffolding at a cost of £600.00 to bridge the 'moat' around the hall allowing the workmen to work safely. The Clerk added that the Chair of the Village Hall has already signed off the extra cost with the contractor, the work has been completed and the Village Hall is expecting the invoice to be paid using funds from the Ted Saxton bequest account. Members agreed that money from the Ted Saxton bequest account could be used and asked the Clerk to process the invoice and for the Council's two signatories to request £600.00 from the Ted Saxton bequest account. Members also added that they were very concerned that the process to access these funds had not been followed and that the need for extra scaffolding should have been picked up during the initial quote process. **Action: Cllrs Burns and McGarvey and the Clerk**

12.6 Clerk's pay award
Members agreed to pay the Clerk the agreed new pay scale from NALC for 2022-23 to be back dated to 1st April 2022. Cllr Bourne confirmed that she would contact the payroll department to request how much back pay is due and the new salary moving forward. **Action: Cllr Bourne**

13. Highways including
13.1 20mph scheme
Discussed under agenda point 3
13.2 Bridge feasibility study

Discussed under agenda point 3

13.3 A20 crash cluster report actions
Discussed under agenda point 3

13.4 Highways Improvement Plan
Discussed under agenda point 3

14. Streetlights

14.1 Contract renewal
The Clerk advised that there are no further updates and is still chasing Streetlights and PSR for quotes.

15. Events

15.1 King Charles III Coronation
Members agreed for the Parish Council to arrange celebrations for the new announced extra bank holiday on Monday 8th May 2023 and asked the Clerk to request use of Market Meadow and the Village Hall. Activities for the day would be discussed and agreed in due course. **Action: Clerk**

15.2 Christmas event, Saturday 26th November 2022, location of tree
Members confirmed the location, different to 2021, and asked the Clerk to inform Lothlorien.
Action: Clerk

15.3 Decide date for Christmas event 2023
Members agreed for the 2023 Christmas event to be arranged for Saturday 2nd December 2023 and asked that the Clerk book the Village Hall and Market Meadow and inform Lothlorien. **Action: Clerk**

16. Village Hall grass cutting and budget
The Clerk advised Members that Chair of the Village Hall committee has initiated a new booking and invoicing method for the cutting of Market Meadow. Members agreed that the new method is not acceptable. It is unreasonable for the Clerk to manage the schedule and it is not lawful for the Parish Council to receive and pass on invoices due to VAT implications. Members agreed that the cutting of Market Meadow would be reconsidered at December's meeting during budget discussions. The Clerk is to let the Village Hall Committee know and that there will be further information after the budget has been discussed. **Action: Clerk.**

17. Results from the Plastic Pollution Prevention Project on the Darent 12th October 2022
Members thanked Cllr Salmon for attending the event which was very worthwhile. Cllr Salmon agreed to write a report for publication to residents which will include advertising the 2023 dates for the event to be repeated. **Action: Cllr Salmon.**

18. Local Plan Regulation 18 Consultation
Members noted the consultation dates, 16th November 2022 to 11th January 2023, and asked that the Clerk publicise the consultation to residents. **Action: Clerk**

19. New conservation area appraisal: village walkabout and discussion, Thursday 10th November 2022, 12-3pm
Cllr Pointer confirmed that he would attend. Cllr McGarvey is also attending as District Councillor.

20. Circular walk, Friday 11th November 2022, with North West Kent Countryside Partnership

Cllrs Bourne and Salmon confirmed that they would be attending.

21. Civility and Respect Project – Take the Pledge
Members agreed that Farningham Parish Council would not be signing the pledge.

22. Trident
Cllr Salmon confirmed that she would write the report for the 12th November deadline. **Action: Cllr Salmon**

23. Urgent Business that occurs and requires attention before the next meeting may be reported at the Chairman's discretion.
23.1 The Clerk advised that Tom Fry, Planning Enforcement Team Manager, at Sevenoaks District Council will be leaving the end of November and that his replacement has not been confirmed.

The meeting ended at 8:58pm

Date of next meeting Wednesday 7th December 2022

Items Paid

Farningham Parish Council
PAYMENTS LIST

Voucher	Code	Date	Minute	Bank	Cheque No	Description	Supplier	VAT Type	Net	VAT	Total
97	Christmas Decorations	21/10/2022	11.1 - 12th Oct 2	FPC Current Account (		Christmas	Miss H Penney	S	575.00	115.00	690.00
98	Projects	21/10/2022	11.1 - 12th Oct 2	FPC Current Account (		Flint wall repair	Tim Germaney Heritage Brick	X	5,305.00		5,305.00
99	Computer	21/10/2022	S/O April 2022, 1	FPC Current Account (		Acrobat	Miss H Penney	S	12.64	2.53	15.17
100	Bank charges	14/10/2022	S/O	FPC Current Account (		Bank charges	Handelsbanken	X	10.10		10.10
101	Clerk's salary (net)	12/10/2022	S/O	FPC Current Account (		Clerk's salary	Miss H Penney	X	951.68		951.68
102	Computer	21/10/2022	11.1 - 12th Oct 2	FPC Current Account (		Live Drive	Mrs E Bourne	X	69.90		69.90
103	Pension (Parish Council and (	12/10/2022	S/O	FPC Current Account (		Pension contribution	Nest Pensions	X	84.35		84.35
104	Electricity Charges	12/10/2022	April 2022 - 10.2	FPC Current Account (		Electricity supply	npower	L	199.86	9.99	209.85
105	Telephone /Broadband	21/10/2022		FPC Current Account (		Telephone and Broadband cha	Miss H Penney	X	4.95		4.95
106	Postage/Stationery/Print	21/10/2022	11.1 - 12th Oct 2	FPC Current Account (		Printing	Miss H Penney	X	1.50		1.50
107	Administration Fees	21/10/2022	11.1 - 12th Oct 2	FPC Current Account (		Payroll services	DM Payroll Services	X	90.00		90.00
108	Postage/Stationery/Print	21/10/2022	11.1 - 12th Oct 2	FPC Current Account (		Computer expenditure	Miss H Penney	X	7.00		7.00
								Total	**7,311.98**	**127.52**	**7,439.50**

Receipts

Farningham Parish Council
RECEIPTS LIST

Voucher	Code	Date	Minute	Bank	Receipt No	Description	Supplier	VAT Type	Net	VAT	Total
13	Bank Interest	31/10/2022		FPC Deposit (HB)		Bank Interest	Handelsbanken	X	10.38		10.38
								Total	**10.38**		**10.38**

Items Payable

Farningham Parish Council
PAYMENTS (AWAITING AUTHORISATION) LIST

Voucher	Code	Date	Bank	Description	Supplier	VAT Type	Net	VAT	Total
88	Salary On Costs (Tax, NI etc)	09/11/2022	FPC Current Account	Tax/NI	HM Revenue and Customs	X	£30.88		£30.88
110	Newsletters	09/11/2022	FPC Current Account	Printing	Mrs E Bourne	S	£69.27	£13.85	£83.12
111	Churchyard Grasscutting	09/11/2022	FPC Current Account	Churchyard maintenance	Lothlorien Landscapes	S	£280.00	£56.00	£336.00
112	Maintenance Assets/Open Spaces	09/11/2022	FPC Current Account	Amenity Area Maintenance	Lothlorien Landscapes	S	£75.00	£15.00	£90.00
113	Street Lighting Maintenance Contract	09/11/2022	FPC Current Account	Street Lighting maintenance contract	Streetlights	S	£1,236.73	£247.35	£1,484.08
115	Donations to Voluntary Organisations	09/11/2022	FPC Current Account	Poppy Wreath	Royal British Legion	X	£50.00		£50.00
118	Clerk's salary (net)	09/11/2022	FPC Current Account	Clerk's salary	Miss H Penney	X	£951.88		£951.88
119	Salary On Costs (Tax, NI etc)	09/11/2022	FPC Current Account	Tax/NI	HM Revenue and Customs	X	£28.31		£28.31
120	Pension (Parish Council and Clerk's contributions)	09/11/2022	FPC Current Account	Pension contribution	Nest Pensions	X	£84.35		£84.35
121	Electricity Charges	09/11/2022	FPC Current Account	Electricity supply	npower	L	£217.16	£10.86	£228.02
	Clerks expenses								
109	Christmas Decorations	09/11/2022	FPC Current Account	Christmas	Miss H Penney	X	£80.91		£80.91
114	Christmas Decorations	09/11/2022	FPC Current Account	Christmas	Miss H Penney	S	£24.57	£4.92	£29.49
116	Computer	09/11/2022	FPC Current Account	Acrobat	Miss H Penney	S	£12.64	£2.53	£15.17
122	Telephone /Broadband	09/11/2022	FPC Current Account	Telephone and Broadband charges	Miss H Penney	X	£4.95		£4.95
123	Postage/Stationery/Print	09/11/2022	FPC Current Account	Printing	Miss H Penney	X	£1.50		£1.50
							£124.57	£7.45	£132.02
						Total	**3,148.15**	**350.51**	**3,498.66**

£600 for scaffolding at the Village Hall added verbally