

**Minutes of the Meeting of the Parish Council of Farningham held at the  
Village Hall, High Street, Farningham at 7.45pm on  
Wednesday 7<sup>th</sup> June 2017**

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Present: Cllr. D. Burns (Chair)  
Cllr. G. Bergne  
Cllr. M. Cook  
Cllr. A. McEnroe  
Cllr. P. McGarvey (District Councillor)  
Cllr. C. Salmon

Mrs. J. Gray (Clerk)

26. **Chairman's Welcome and Apologies for absence:**

1. The Chairman welcomed five Parish Councillors, one member of the public and the Clerk.
2. Apologies had been received from the County Councillor, Roger Gough.

27. **Declaration of Interests:**

The declarations of interest stood as previously recorded in May 2017. Councillors were asked to inform the Clerk should they have any changes. Cllr. McGarvey reported he was a Director of FEHLS which should be added to his declarations.

28. **Appointment of Representatives:**

1. It was agreed Cllr. Bergne continue in the role of Planning Chairman.
2. It was agreed Cllr. Cook continue in the role of Finance Member.
3. It was agreed the Clerk find out if Mr. K. Shanmuganathan used the railway to travel to work, and if so invite him to become the Transport representative on the Parish Council.

29. **Matters Arising and Confirmation of the Minutes of the last Meeting:**

1. It was agreed the Vice Chairman, Cllr McGarvey, would write the report for Trident.
2. Cllr. Salmon reported Wicksteed were currently installing the slide in the play equipment in Oliver Crescent.
3. The Clerk had not received a response to correspondence sent to Mitchells and Butlers, the owners of the Lion Hotel, regarding the poor state of this Listed Building and she now been given the name of a contact to speak to. Neil Gorham of the Enforcement Team had also written to Mitchells and Butlers.
4. The next meet for Friends of Farningham was Friday 16<sup>th</sup> June at 10.00am. Proposed works were to continue to tidy up around the village hall, removed more weeds from the flint wall, some more weeding and

sweeping at Irving`s Corner, and cutting back the hedge at the rear of Tilmans Mead houses on Beesfield Lane.

5. The Clerk reported Jack Wheeler, Sevenoaks District Council's Officer in charge of fly tipping, had now installed CCTV cameras in Donkey Lane and she had written to thank him.

6. The minutes of the meeting held on 4<sup>th</sup> May 2017 were confirmed as correct, and signed by the Chair.

30.

**Correspondence:**

1. It was agreed the invoice from Streetlights which was for half the annual fee for the maintenance of the street lights totalling £1200.71 plus VAT be settled.

2. It was agreed to settle the invoice from Lothlorien Landscapes for the second cut in the churchyard of St. Peter and St. Paul church totalling £236.00 plus VAT be settled.

5. It was agreed the sum of £20.00 be paid to Mr I Gray for filling the two urns at the Village Hall with compost, and planting up with geraniums and petunias.

6. The Clerk had received correspondence from Jenny Hardy of Bishop Akers regarding the renewal of the Electricity Sub-Station lease at the Village Hall. Gowlings, the UK Power Networks Solicitors, had now completed though correspondence had not yet been received.

7. It was agreed that following the presentation at the last meeting from Carbon Smart the Parish Council would not be taking up the offer of a Feasibility Study at present. In the meantime Cllr. Bergne offered to look at alternative companies offering renewable energy.

8. Following the report from Mr Bint that Irving's Corner had become a 'dog emptying area' the Clerk had installed two signs obtained from the Dog Warden advising that dog owners would be prosecuted.

9. The Clerk had received correspondence from residents of Oliver Crescent reporting that the builders working at No. 25 had cut through the main electricity cable resulting in an emergency; consequently many vans, workmen and flood lighting being were working till after midnight.

10. Ian Finch from Sevenoaks District Council had reported to the Clerk that a Roe Deer had made two separate attacks on dog walkers at the Calfstock Lane end of Farningham Woods and in both cases hospital treatment was necessary. Temporary signs had been erected to warn the public. It appeared the Deer had moved on from the woods but the Parish Council would be kept informed.

11. The Clerk had received a letter from Barclays Bank informing that the branch in Farningham would close on 1<sup>st</sup> September. It was agreed the Clerk would write to (i) the staff in the bank thanking them for their work and dedication over many years, and for participating in many village events (ii) to ask the Bank to reconsider their decision stating what a tremendous community asset it has been. Their staff had gone out of their way to help at

and support village and charity events and would be much missed. On at least one occasion had prevented an elderly parishioner being scammed of £K. The Clerk would ask if another Bank could take over and have a cash machine installed somewhere locally.

12. It was agreed Eynsford Parish Council would be sent a donation of £200.00 towards the Family Fun days to be held at Anthony Roper School in the summer.

13. Viv Parker, Chair of the Village Hall Committee, had written to the Clerk to ask all hall users to leave by the main exit as recently a lady leaving the hall had used the emergency exit door from the hall instead of the main entrance/exit route. Unfortunately she stumbled and broke her wrist as she was leaving. It was unclear which double doors so the Chairman agreed to contact Viv Parker to obtain more details.

31. **Planning;**

1. The planning applications had been discussed and agreed comments sent to Sevenoaks District Council:

SE/17/01270/HOUSE Holmwood, Eynsford Road Erection of a single storey front extension. Demolition of existing utility room to facilitate erection of a single storey rear extension. Demolition of existing chimneys

Comments sent: If Sevenoaks District Council is minded to approve this application, the Parish Council would request a Condition that the driveway access sightlines be improved – for the benefit of its residents and passing motorists (and details of that can be worked out).

SE/17/01076/HOUSE The Manor House High Street Farningham Proposed internal and external alterations to existing ancillary outbuilding to allow its use as a self-contained residential unit ancillary to the main house  
No Comment

SE/17/01516/HOUSE St Mary's Old Dartford Road Demolition of existing chimney with erection of a single storey extension, raising the roof height to facilitate the extension of the side roof dormers. Alterations to rear fenestrations and erection of a roof light. No Comment

Adjoining Parish Consultation:

SE/17/01738/FUL Maplebank Poultry Farm Maplescombe Lane  
Conversion of the former poultry farm into rural holiday accommodation (sui generis), with the replacement of the existing buildings with twenty holiday cottages for short term let. The site will offer some leisure and recreational facilities, with the provision of a tennis court, a heated swimming pool and a children's play area.

a) Comments sent: Objection: It may not be a planning matter but

neither Kent and Sussex Properties (Maplebank) Ltd – Applicant, nor Maplebank Farm Ltd (addressee of the traffic statement) are registered with Companies House. Kent and Sussex Properties Ltd is believed to be in receivership but this is not on the CoHo record at the time of writing. There does exist a Maple Farm Ltd which is insolvent. There is concern that any development will not get finished.

- b) The site was last used for agricultural activities and for the most part may have been unused for more than 25 years. The whole may need decontamination before returning to green belt pasture.
- c) Botsom and Donkey Lane are both narrow and all traffic will use Maplescombe Lane and Beesfield Lane to the A225 for shops etc adding a lot of traffic and congestion to these quiet lanes.
- d) The architects' drawings of the present elevation appear to give a height approaching 5m but the officers measured ridge height was 3.4 to 3.6 metres. The plans are for a ridge height of 5.4 to 5.6 metres with chimneys on top of that.
- e) The surface water run off diagram appears to show a subterranean tank under the tennis court with a flow marked uphill to the main drains at the road. While this may be a possible solution it appears Heath -Robinson in nature.
- f) 22 Chimneys for wood burning stoves could cause local smogs and wood shortages.
- g) Overdevelopment of site generally.
- h) There are long-distance views of the site which does not enhance the area of outstanding natural beauty, and it really is an area of outstanding natural beauty. Also to state that it is understood that at present none of the neighbouring properties in Farningham Parish have been notified of this new application.

3. SE/17/00622/HOUSE 32 Beesfield Lane Loft conversion into habitable space with front dormer. Alterations to side fenestration and removal of front chimney. REFUSED

SE/17/01077/LBCALT The Manor House High Street Farningham Proposed internal and external alterations to existing ancillary outbuilding to allow its use as a self-contained residential unit ancillary to the main house. REFUSED

SE/17/ 00803/HOUSE 1 London Road Demolition of part of existing kitchen and the erection of single storey rear extension to form kitchen/dining room incorporating new roof windows and utility room. Window to existing dining room to be taken out and opening widened. Realign 900mm high garden wall. APPROVED

2. Notice of works to trees in a Conservation Area:

SE/17/01554/WTCA Snowdrop Cottage, Manor Farm, High Street Various works to trees (CA).

32.

**Highways, Footpaths and Street Lighting:**

1. The Clerk reported the weed spraying in gutters had not taken place on 15<sup>th</sup> May as planned by Kent Highways due to poor weather conditions but it had subsequently been done.
2. The Clerk was asked to report to Robin Hadley of Kent Highways that the verge on the right of Calfstock Lane needs cutting back urgently as there are no sight lines when entering the A225 Dartford Road.
3. The Clerk had reported to the Highway Steward that Cllr. McEnroe's husband had an accident and fallen off his bike due to the mud on the carriageway of Button Street. The Clerk had asked him to report the matter to Watts Farm in Farningham Hill Road whose vehicles bring mud onto the road.
4. Mr. K. Shanmuganathan had written to the Clerk reporting speeding traffic in the High Street and asking if a 20mph speed limit could be imposed. The Clerk reported this had been agreed in the early 1990s and the Parish Council were told monies had been ring-fenced for this road safety scheme. At this time the responsibility for Kent Highways was transferred to the District Council and the promised monies had been reallocated to another project. The Clerk was asked to pursue and copy the County Councillor, Roger Gough.
5. It was noted that new signage had appeared at the junction of the A225 Eynsford Road with the A20, though the width restriction sign was still missing.
6. The Clerk had received a useful list of traffic issues regarding White Post Hill and the nearby roads from John Bott who was unable to attend the meeting.
7. Cllr Salmon had reported to the Clerk there were two areas where she believe the lack of grass verge cutting is causing potential for accidents. The first is on exiting Donkey Lane onto the A20; she stated it was difficult to see vehicles approaching from the right and impossible to see anything low, like a sports car. The second is the verge area between the access road and Eynsford Road. It is difficult to see cars coming down past the garage and this is particularly dangerous given the number of vehicles using the Day Nursery. The Clerk had reported on the Highways Portal. Cllr McEnroe noted she felt it a great shame that only one verge had been cut down on Farningham Hill and this being the one with wild flowers growing on it.
8. Cllr Salmon had reported to the Clerk that the grass cutting crew on 30 May did not trim the triangle at the top of Oliver Crescent, where the salt bin is, nor the gated entrance area around the street sign and dog waste bin. There were no cars in the areas at the time. The areas around the public benches, tree bases and tree stumps could have been better attended to with the strimmer. The cut grass was not blown back from the road which leaves us with the prospect of blocked drain covers. The Clerk had reported to David Boorman of Sevenoaks District Council who had admitted it was a new crew and later this work was satisfactorily finished.

33.

**Dementia Friendly:**

Ms Ferne Haxby, a Parish Councillor from Eynsford, was in attendance and

reported her wish to make Farningham along with Eynsford and Crockenhill villages 'dementia friendly'. A meeting will be held in Eynsford Village Hall on Friday 16<sup>th</sup> June from 10.30 to 12.30 which would also be supported by the Alzheimer's Society and Carers' First. She proposed, with the support of the Parish Council, to contact all local businesses to ask for their support and proposed holding a 'Memory Café' in the Village Hall perhaps once per month; it was suggested this could be held in conjunction with Tea and Chat. She also promoted a Breakfast event to be held at Brands Hatch Hotel at 8.00 until 9.30am on Tuesday 27<sup>th</sup> June. The Clerk agreed to display posters on the Noticeboard.

34. **Farningham Woods:**

Malcolm Gale, in attendance, reported that Sevenoaks District Council had greatly improved the surfacing of the Farningham Woods car park in Calfstock Lane and through cutting back had reverted the car park back to its original size. A height restriction barrier was due to be installed shortly. He suggested the Parish Council might wish to offer a monetary donation towards these works.

35. **Reports from representatives on other bodies:**

1. Cllr. McGarvey had attended the Darent and Cray Partnership meeting on 22<sup>nd</sup> May at Horton Kirby Village Hall where eight possible projects for Natural Flood Management had to be whittled down to two for each river; the various schemes had to be ranked for possibly applying for government funding/grants. Discussion followed on the Darent and Cray On-Line Catchment Plan.

36. **Finance:**

1. Members resolved to authorise the Schedule of Payments.
2. The Chairman signed the Annual Governance Statement for 2016 to 2017.
3. The Chairman signed the Accounting Statements of the Parish Council's accounts from 1<sup>st</sup> April 2016 to 31<sup>st</sup> March 2017 which the Clerk had prepared and Mrs J Chamberlain, the appointed internal auditor, had audited so that they could be submitted to the Audit Commission for the external audit which was due. It was agreed that Mrs Chamberlain's invoice for £160.00 for the audit be settled.
2. A 1% increase to the Clerk's Salary was agreed following the annual review from 1<sup>st</sup> April 2017.

**Signed .....** **Wednesday 19<sup>th</sup> July 2017**

The meeting closed at 10.05 pm. The next meeting of the Parish Council of Farningham will be held at 7.45 pm. on Wednesday 19<sup>th</sup> July 2017.

