

HORTON KIRBY AND SOUTH DARENTH PARISH COUNCIL

MINUTES of the MEETING of the PARISH COUNCIL held on 3rd September 2018 in the Village Hall, South Darent at 7.30 pm

Present: Cllr I Blackamore
P Rushbrook, D Mitchell, T Moyle, C Page, M Stead, J Stewart, C Willson

Cllr P McGarvey, District Councillor
Cllr Brian Carroll, District Councillor
Cllr R Gough, County Councillor

5 Members of the public including Malcolm Dunn (DRiPs), S Dove and D Hollands (SPCA)

In attendance: H Rohard, Parish Clerk
L Bugler, Assistant Parish Clerk/Finance Officer

52 APOLOGIES FOR ABSENCE

Received from Cllr R House

53 DECLARATIONS OF INTEREST

None.

54 MINUTES OF LAST MEETING

The Minutes of the last meeting held 4th June 2018 were signed as a true record.

55 MATTERS ARISING

Terms of Reference for Personnel Committee: in progress

Adoption of new standing orders: in progress

All other actions had been completed.

56 POLICE MATTERS

No Police or PCSO in attendance or report received. The Clerk had requested an emailed report but none forthcoming.

57 QUESTIONS FROM THE PUBLIC & CORRESPONDENCE

There were no questions from the public.

The Recreation and Open Spaces Committee Draft minutes from 6th August had been circulated for information; Cllr Mitchell queried item 30 Request for Catering Van Pitch and whether this should have been opened up for wider competition. The vendor had approached the Parish Council and was invited to submit a proposal for consideration to the Committee.

Cllr Page had circulated information regarding Football Club contracts and Cllr Mitchell asked when this would be discussed. A separate meeting will be arranged.

Cllr Rushbrook reported that a rough sleeper was still in residence along the river bank; a number of local residents have chatted to him. The Clerk had called the SDC Housing team however they were unable to send out anyone to speak to him and asked for his name to see if he was already known to them.

A member of the public asked if anything could be done about horses being washed in the river at Franks Lane. Cllr Rushbrook responded that the Environment Agency could be called if there was concern about chemicals being used however the EA had checked previously and were unconcerned. Cllr Blackamore said if a nuisance was being caused by vehicles or horses blocking the road the Police should be called on 101.

58 PLANNING

SE/18/02510/LBCALT

Coach House

Reynolds Place, Rays Hill

Horton Kirby

Kent DA4 9DB

Conversion of Coach House into four separate two storey dwellings, new garages and associated works

OBJECTION: whilst the design and consideration of reusing materials is very good and in keeping with the needs of the historic building and site there is concern that 4 dwellings would be an overdevelopment of the site.

59 HALLS COMMITTEE

The latest approved Minutes of the committee were received for information

60 REPORT FROM DISTRICT COUNCILLOR

Cllr McGarvey welcomed Cllr Brian Carroll as the new District Councillor stepping into the vacancy with a majority vote. (Emily Aisher Labour 171 votes, Brian Carroll Conservative 542 votes, Krish Shanmuganathan Liberal 260 votes. Turnout 25.61%).

Main concern at present is the Draft Local Plan which proposes 2500 houses are built at Pedham Place within Farningham Parish. Comments from the Parish Council would be welcomed.

61 REPORT FROM COUNTY COUNCILLOR

Cllr Gough reported that the speed limit reduction on the A225 will be implemented in the next few weeks with signage changing to reflect the new 40mph speed limit coming into effect 15th October. Cllr Moyle responded that residents on Dartford Road are very happy with the plans. The changes will be advertised on facebook and the Parish Council website – Cllr Gough will provide a press release to use.

Cllr Page asked if there was any progress replacing the two bollards at Holmesdale Cottages that had been knocked down and removed. Cllr Gough said he would look into this.

Cllr Rushbrook asked if it would be possible to meet with the Highways Officer regarding Bull Hill junction. Cllr Gough will make enquiries.

62 DRAFT LOCAL PLAN CONSULATION

Member considered and discussed the proposed sites within the Draft Local Plan and commented as follows:

Holmesdale Works, Holmesdale Road, South Darenth

Developable area: 0.17ha Density 40 dwellings per ha Site Capacity 0 Phasing 1 -5 years

The Parish Council responded to planning application SE/17/03980/FUL as an OBJECTION and will reiterate the reasons from that application when commenting on the Draft Local Plan

Gills Farm, Gills Road, South Darenth

Developable area 0.92ha Density 40 dwellings per ha Site Capacity 9 Phasing 1 -5 years

NO OBJECTION

Oakview Stud Farm, Lombard Street, Horton Kirby

Developable area 1.05ha Density 40 dwellings per ha Site capacity 41 Phasing 1 -5 years

After discussion the following objection was proposed and 5 voted in favour of submitting the following comments.

OBJECTION: In principle the Parish Council supports the inclusion in Local Plan but members are concerned that 42 dwellings would be too many without infrastructure to support, in particular the extra traffic that the development would bring; there appears to be no way of widening existing narrow and already busy roads around Horton Kirby. Although there have been improvements seen regarding the management of the existing site in recent years members are concerned that the existing brownfield functions would be displaced to adjacent greenbelt land. Members are also concerned at the possible loss of business/employment opportunities for the locality should the businesses be forced to move.

Pedham Place, Farningham Parish

Developable area 117.56ha Density 40 dwellings per ha Site Capacity 2500 Phasing 1-5, 6-10, 10 -15 years.

After discussion the following objections were unanimously agreed

OBJECTION:

The development would cause pressure on existing roads which are already unable to cope with demands with traffic tailbacks weekly occurrences on the A225 through this Parish and neighbouring Sutton at Hone/Hawley Parish.

There is an Air Quality Management Area already in place on the A20 (Farningham Hill) – more traffic will not improve air quality.

Local Public transport links are already under pressure; trains from Farningham Road and Eynsford may be the used by 'pedham place' where parking is difficult already. There is no bus service that connects Swanley to Dartford via Horton Kirby and South Darenth so secondary school pupils would have to rely on private transport which would generate more traffic at peak times.

Although the development includes the proposal for local shops, primary school, cafes and community hall, these will not directly be for the benefit of neighbouring villages.

This is Greenbelt land which is designed to check unrestricted sprawl of built up areas, merging neighbouring towns and villages and safeguard the countryside from encroachment. The introduction of 2500 dwellings and associated community buildings will merge Swanley with Farningham Village and have significant impact on the surrounding Countryside and its residents.

The size and elevation of the proposed development raises concerns over rain fall run off and how this would be tackled to avoid increasing flood risk in the valley. The River Darent has flooded in recent years with local properties and homes in Horton Kirby and South Darenth suffering flood damage.

63 SURVEY RESULTS

The survey results from the Inflatables Picnic Day were circulated for information and shown below as a table of priorities:

Project	Total points	Priority ranking
Toilets at Heathside	77	1
Water fountain	83	2
Heathside entrance improvements	117	3
Upgrading Westminster Field Pavilion	118	4
Shrubbery Road New Play equipment	124	5
Provision of Heathside Car Park	132	6
Refurbish Village Hall Toilets	141	7
Westminster Field Car Park extension	146	8
Ownership of SDC green spaces	163	9
Community Orchard	192	10
Adult gym – already completed –not counted		

Cllr Mitchell suggested that an Events Committee be set up but this was not seconded.

Cllr Mitchell suggested that the Inflatables Day be renamed as a Summer Fun Day and include craft stalls, food vendors, sport taster sessions and support from Sevenoaks District Council fun day providers.

Cllr Mitchell suggested St Georges Day include commercial craft stalls in the Village Hall who be expected to bring their own tables so that the hall tables could still be used by community groups outside. Part of the field could also be used for a mini boot fair but this would depend on the ground conditions/weather at the time.

Whilst attending the Inflatables Picnic Day in July a member of public offered to help run an outdoor cinema evening. Cllr Mitchell provided details of one firm that would cost £2000 and suggested costs be covered by ticket sales and sale of items that can be used on the evening eg inflatable chairs etc on the evening.

64 ADOPTION OF SDC GREEN SPACES

The Parish Council considered making a formal proposal to Sevenoaks District Council to request their green spaces, within the Parish, be gifted to the Parish Council; Shrubbery Road play area for example had been included in the ‘call for sites’ for future development but has not been included in the Draft Local Plan on this occasion.

Ownership by the Parish Council would safeguard these spaces for the benefit of local residents.

Cllr Stewart proposed that the Parish Council make a formal request to SDC to transfer ownership of their green spaces within the Parish at Shrubbery Road, Glebe Place, Saxon place and various verges to the Parish Council. Cllr Page seconded the proposal and all voted in favour.

Cllr McGarvey will take the request forward. ACTION: Clerk to liaise with Cllr McGarvey and SDC Asset Manager as necessary to progress.

65 HEATHSIDE PUBLIC TOILETS

The Recreation and Open Spaces Committee had discussed the possibility of using converted and fully 'fitted out for purpose' shipping containers as a solution to the need for Public Toilets at Heathside. (ROS Draft Minutes 23) An example of 3 toilets would cost approx. £12450 + VAT delivered. Cllr Mitchell suggested a log cabin alternative which would be much cheaper. Cllr Stewart said that different options would be explored and discussed at the next ROS meeting 22/10/18 and comparisons brought to the November Parish Council meeting.

D Hollands asked if Portaloo/cabins could be used in the meantime. Cllr Stewart replied that the risk of vandalism to a temporary building is too great which is why steel containers were favoured.

66 WIDE HORIZON CENTRE

The Parish Council has applied to SDC to register the building adjacent to the Village Hall as a Community Asset; the building is owned by Lewisham Council and was leased to Wide Horizon as a field study centre.

Cllr Stewart has been approached by Lewisham Council asset manager to ask whether the Parish Council would be interested in leasing the building free of charge for 12 -18 months with the likely outcome that the building be offered to the Parish Council to buy at the end of that period.

Wide Horizons equipment is still in situ and awaiting liquidator valuation; Lewisham Council intend to buy this and include contents in the lease. The Parish Council would be responsible for costs associated with the running and upkeep of the building.

Cllr Stewart said that a local school trust had expressed interest in having a base to use for field studies and this could be explored as an option for the building's future.

A further meeting to identify uses and costs for the building will be arranged before the next Parish Council meeting. ACTION Clerk and Cllr Stewart

67 FIREWORK EVENT

Cllr Rushbrook is heading up the organisation of this event. Prepaid tickets worked well last year and will be available again at £2 in advance and £3 on the gate.

Timings agreed as:

5pm Gates open

5.45pm Bonfire lit

6.30pm Firework display.

Food vendors will be invited to attend including Fish and Chip van, woodfired pizzas, Scouts BBQ.

Arrangements for lighting the main entrance and dealing with extinguishing the fire will be finalised in the coming weeks before the event. ACTION Cllr Rushbrook

68 FINANCIAL MATTERS

Schedule Of Accounts

The schedule of accounts and payments were approved for payments to be made electronically.

69 WEBSITE/SOCIAL MEDIA/NEWSLETTER ITEMS

The newsletter deadline for November is 28th September. ROS and Halls chairmen reports were requested. Malcolm Dunn provided photos and words from DRiPS for inclusion.

70 DATE OF NEXT MEETING

1st October 2018

Meeting closed at 9.38pm

Chairman

Date