

\*\*\*\*\*DRAFT\*\*\*\*\*

**MINUTES OF THE MEETING OF THE HALLS COMMITTEE held on Tuesday 19<sup>th</sup> March 2019  
in the Parish Room, Village Hall, South Darenth at 7.30 pm.**

PRESENT: Cllr Terry Moyle (Chairman)  
Cllrs Blackamore, P Rushbrook (Vice Chair), D Mitchell, C Page

Cllrs P McGarvey and B Carroll, District Councillors

7 members of Public.

IN ATTENDANCE: Heather Rohard, Parish Clerk

The meeting started in the Village Hall to accommodate the public present.

**63 APOLOGIES FOR ABSENCE**

Cllr C Willson was absent.

**64 DECLARATIONS OF INTEREST**

None

**65 PLANNING**

SE/19/00474/FUL

Holmesdale Works, Holmesdale Road  
South Darenth, DA4 9JP

Demolition of existing light industrial premises and construction of seven dwellings comprising of 5no. three bedroom houses plus 2no. two bedroom houses with associated access and parking.

Cllr Rushbrook explained that a previous application had been objected to by the Parish Council. Everidge will be vacating the premises, somewhat unwillingly. The premises have been marketed according to the information and lettings agency. Cllr Rushbrook said that it will be a sad loss to the Parish when the firm leaves, taking opportunities for jobs with it.

**Neighbouring residents made the following points:**

There is no provision for overflow parking and the road is unsuitable for on road parking; visitors would end up parking in Mally's Place.

Could the land be purchased from the owner?

Developers have responded to the objections to their last application but the following was raised;  
the houses are below average size for 2 and 3 bed homes

the impact on the Conservation Area

what input has the Environmental Agency had?

There are protected species on the river and surroundings including bats and kingfishers; has environmental impact study been carried out?

The 'sustainable transport' links cited but the parking proves that reliance on cars is still expected and the impact that will have locally.

Buildings proposed are nearer to the highway and near neighbours; loss of sightlines and overlooking of neighbouring properties

Neighbours with riparian duties are very worried that their hard work in keeping the river clean will be damaged by building work, contamination from demolition and general movement to and from the site.

The presumption of approval should be thoroughly tested against the National Planning Framework  
Process has not been followed by SDC planning

Parking issues.

**Cllr McGarvey responded:**

Presumption to allow development is correct however the detail and numbers of dwellings is not for this site. The Community Interest Levy was explained and how this could be used, for example, to improve the infrastructure issues such as traffic calming.

Local Plan process was explained as in response to Government requirement to identify areas to build houses. Pedham Place for example has been identified as a 'potential area of growth' but there is no planning application at this stage. The call for sites generated many responses, not all sites have got through the process and some sites have come along afterwards. Material planning considerations still apply to all sites whether in Local Plan or not.

Impact on the Conservation Area is a material consideration and the right development for this site should take this into consideration.

Cllr Carroll commended Mr Fitzpatrick on all his research.

Cllr Moyle asked the public what would they like to see on the site?

Most preferred to see the engineering works to stay in its current location. 3 houses was deemed as a more appropriate number in keeping with the conservation area. Concern was raised over the possible contamination of the river during construction. Cllr McGarvey said that Building Control is better resourced and would deal with any breaches swiftly. If the site is 21/22m away from other properties loss of light would not be deemed an issue. A resident was concerned about the noise from construction.

**Material considerations:**

- 1) Parking – this has been addressed on site but the road is not suitable for on road parking. Suggested condition that there be NO PARKING outside the site to allow free movement of traffic in this narrow stretch of road.
- 2) Traffic calming measures to be encouraged from CIL.
- 3) Density – number of houses proposed is too many for this location with associated parking
- 4) Conservation Area – Village Design Statement 2005 states 'Where further development can be undertaken, the developers should take account of traditional materials, including London stock brick walling, and slate or Kent peg roofs. The height and sizes of buildings should relate to existing building heights and sizes. Windows and doors should match those of surrounding buildings and be in sympathy with their original proportions.'

Cllr Rushbrook proposed that the Parish Council Object to the application, Cllr Blackmore seconded and all voted in favour.

OBJECTION. Action; Clerk

**66 MINUTES**

The Minutes of the last meeting were confirmed and signed as a true record.

**67 MATTERS ARISING**

**Minute 53: Village Hall Crockery:** on order and waiting for Wilko to say it is ready to collect from Swanley Branch; chased in December and had a call back 16/1/19 – still sorting it out.

**55: Toilet Refurbishment:** completed February half term.

**57: CCTV:** was installed February half term

**58: New teapots:** to be ordered

**Stage curtains:** front curtains to be steam cleaned; booked for Easter Holidays and black background curtains have all been dry cleaned and will be re-hung.

**59: VH Floor:** work completed February half term.

**60: Gutter hedgehogs:** fitted February half term.

**61: Timetable:** has been added to website and newsletter.

## **68 BUDGET MONITORING**

The Halls finance report was received for Budget Monitoring purposes. Cllr Page proposed that any net underspend to the budget be moved to the Halls Reserves for future project. Cllr Rushbrook seconded and all voted in favour. ACTION: Clerk to request virement with Finance Officer.

## **69 MAINTENANCE MATTERS**

The maintenance report was received and the following items discussed:

**Summer hanging baskets:** to use smaller baskets as the larger ones are too heavy for the brackets. Larger and stronger brackets would be unsuitable for the building. In recent high winds 1 had snapped.

**Cooker deep clean:** to be arranged

**Table clean and check:** booked for Easter holidays

**Outstanding matters:** repointing of kitchen wall in the VH and minor repair to the JH Patio and loose slab at front of JH. The parapet walls of the JH also need repointing. Order new teapots.

## **70 VILLAGE HALL CHAIRS**

Due to further breakages over the last year more chairs are needed. Cllr Page estimated that the chairs are around 15 years old now. Cllr Mitchell proposed that 10 chairs are purchased, seconded by Cllr Page. All voted in favour. RESOLVED to purchase 10 chairs £56 + VAT each plus £39 + VAT delivery.

## **71 VILLAGE HALL KITCHEN**

The committee looked at the kitchen and agreed the following:

- New flooring and worktops to be installed – existing has water damage from the urn and floor covering has warped. Approx. cost £ 1650
- All cupboards to be painted inside and out a light grey
- New handles on all cupboards and drawers
- Tiles to be steam cleaned (May Harris) and re- grouted if necessary

The committee noticed that the light fittings need to be cleaned and that high dusting had not been completed. The Clerk will ask to meet the cleaning manager to highlight these matters.

## **72 VILLAGE HALL FLOOR MAINTENANCE**

May Harris had submitted a quote for an ongoing floor maintenance programme and protective floor matting for the lobby. The committee decided not to progress this and to monitor whether any work is needed.

## **73 REGULAR HIRERS**

No issues to report. 2 new regular hirers will be starting in April.

## **74 DATE OF NEXT COMMITTEE**

The next meeting will be 28<sup>th</sup> May 2019

Meeting ended at: 9.24pm

Chairman

Date