

DARENTH PARISH COUNCIL

Minutes of the Council Meeting
held on Wednesday 20 September 2023
Jubilee Hall, Waller Park, Wood Lane, Darenth, Kent DA2 7LR

Councillor's Present: I Armitt, T Hicks, K Holmes, S Holmes and D Risely.

In Attendance: E Mote, Parish Clerk

Visitors: Borough Councillor Denman and five members of the public.

The Chairman welcomed the public to the meeting and, with Member consent, referred as to the purpose of their attendance.

172/09/23: TO RECEIVE APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors N Weavis, T Prentice and I Gutteridge.

Sergeant Grasty from Kent Police Dartford Community Safety Unit also sent apologies for the meeting.

Due to the absence of the Chairman, Vice-Chairman, Councillor I Armitt, took the Chair.

173/09/23: TO RECEIVE DECLARATIONS OF DISCLOSABLE PECUNIARY OR PREJUDICIAL INTEREST

None received.

174/09/23: TO APPROVE THE MINUTES OF THE COUNCIL MEETING HELD ON WEDNESDAY 19 JULY 2023

RESOLVED: To approve the Minutes of the Council Meeting held on Wednesday 19 July 2023. Proposed by Councillor S Holmes and seconded by Councillor T Hicks.

175/09/23: ITEMS FOR CONSIDERATION

The Chairman moved that the following items would be considered, and confirmed their position on the Agenda:

- (a) **Councillor Resignation** – The Chairman confirmed that a resignation from S Oke had been received meaning that a vacancy for the Office of Councillor for Lane End Ward had arisen.
- (b) **Agenda Item 176/09/23 (c) – Streetlights Update** be considered following **Agenda Item 182/09/23 EXCLUSION OF PRESS & PUBLIC** due to the financial and contractual information to be discussed.

176/09/23: TO RECEIVE REPORTS FROM EXTERNAL AUTHORITIES; AGENCIES; COMMITTEES AND PORTFOLIO MEMBERS

(a) **Sergeant Grasty from Kent Police Dartford Community Safety Unit**

Sergeant Grasty was unable to attend the meeting but offered to meet with Council Members at a later date.

(b) **Borough Councillor Report**

Councillor P Denman provided a verbal report.

Key points included: **Borough Casework** in respect of Ladywood Road Tree Preservation Order; Hill Rise potholes; footpath clearance; social housing; Borough Policing Strategy and the success of the Darenth Community Litter Picks which had, to date, resulted in 110 sacks of waste being collected.

Dartford Borough Council matters regarding the Connect C1 Bus - a 30-minute extended start time had been added, a £2 flat rate fare would be charged, it would have the convenience of being 'hailable' and would now include the Coombfield Road area.

The Orchard Theatre closure may extend beyond the end of October 2023 and quotes for roof repair were currently being sought.

The Chairman thanked Councillor Denman for his informative report.

(c) **Streetlights update** – The Chairman moved discussion for this matter to after **Agenda Item 182/09/23 EXCLUSION OF PRESS & PUBLIC** due to the financial and contractual information to be discussed.

RESOLVED: That the Clerk actions any decisions made in respect of streetlight considerations.

(c) **Bunding Working Party**

Councillor Holmes reported that Thames Water had installed bunding to grass verges outside their Green Street Green Road plant and that, to date, the measures were working well. The company had been experiencing sight and safety issues due to parking on the verges. The Clerk had written to Thames Water on behalf of the Chairman to thank them for their input and for funding the project.

The Chairman thanked the Bunding Working Party for their work over the Summer months and for bringing the matter to a conclusion.

RESOLVED: That all external reports be noted, and any relevant decisions actioned as appropriate.

177/09/23: TO NOTE FINDINGS AND RECOMMENDATIONS MADE BY KENT COUNTY COUNCIL IN RESPECT OF THE DARENTH PARISH COUNCIL HIGHWAYS IMPROVEMENT PLAN

The Clerk reported that Kent County Council's West Kent Community Engagement Team had visited the area around Greenlands School following submission of the Parish Council's Highways Improvement Plan. The Engagement Team Leader confirmed that there was a relatively new yellow backed warning sign (with School plate) travelling northbound. An older sign which needed to be removed and no sign displayed when travelling southbound.

The Design & Delivery Team confirmed the removal of the old sign travelling northbound and the installation of a replacement sign in the southbound position. These elements of the project are to be funded by Kent County Council.

It was also confirmed that concerns regarding the right-hand turn will be progressed by the Community Engagement Team following further investigation and consultation with Greenlands Primary School.

The Chairman thanked the Clerk for her work in respect of the Darenth Highways Improvement Plan.

RESOLVED: To note findings and recommendations as presented.

178/09/23: TO CONSIDER PRICING IMPLEMENTATION BY PARISH COUNCIL WEBSITE PROVIDER

With the Parish Council's current website provider, HugoFox transitioning to a paid subscription model in place of their previously free services, Members considered options for the continuation of this beneficial amenity and to ensure alignment with features and services currently offered. The website service will remain free until the 4th October 2023.

Members noted that to retain our current website functionality and benefits, a monthly fee of £19.99 + VAT would be charged. The package includes an option for cancellation at any time.

RESOLVED: To confirm the HugoFox Silver Website Package for a monthly fee of £19.99.

179/09/23: FINANCE

- (a) To agree monthly financial statements as at 31 July and 31 August 2023
- (b) To note budget positions as at 31 July and 31 August 2023
- (c) To note increase in the interest rate for 60 Day Notice Business Account with Cambridge & Counties Bank to 4.05% from 9 August 2023

RESOLVED: That the finance records and notices be agreed and recorded as presented.

180/09/23: PLANNING

- (a) **To consider new applications**

DA/23/00923/TPO – Ladies Wood Ladywood Road Darenth

Application for T1 Sweet Chestnut - *Castanea sativa* and T2 Oak tree - To crown lift canopy extending over the fence from the woodland - lift to leave to legal requirement of 5 metres above the highway subject to Tree Preservation Order No.6 1971

Observations: *Members noted the details and had no objections to the application.*

DA/23/01018/VCON - Darenth Grange Darenth Hill Darenth Kent DA2 7QR

Change of use of the former care home (Use Class C2) to a mixed use comprising residential accommodation for employees of Vineyard Farms Ltd as well as for a residential training centre for the same persons. Erection of a new screening wall to the front of the property, new fence and gate to the rear, formalised parking areas and pedestrian routes. (Variation of conditions 1 and 2 of planning

permission DA/22/01274/FUL in relation to the provision of an acoustic fence in lieu of a screening wall).

Observations: *Members resolved to submit the following objection to the Planning Authority: The Parish Council notes the reason for the variation of the Condition but would make the point that since the temporary permission was granted there has been more than sufficient time for the 'conditioned' screening wall to be built. The Parish Council would therefore ask that the contention that the 'comparable results' from the erection of an alternative 'acoustic fence' are adequate to ensure that there is no adverse impact on the quality of the lives of residents of the adjacent properties.*

(b) **To note recent decisions made by the Planning Authority**

DA/23/00640/FUL - 72 Watchgate Darenth Kent DA2 7JY

Erection of a single storey side extension for storage.

Decision: PERMISSION GRANTED

DA/23/00725/PDE - St Fiacre Green Street Green Road Darenth Kent

Determination pursuant to Schedule 2, Part 1 (Class A.1 (g) of the Town and Country Planning (General Permitted Development) (England) Order 2015 as to whether prior approval is required for the erection of a single storey rear extension

Decision: THE AUTHORITY HAS DETERMINED THAT THE PROPOSAL WILL REQUIRE THE PRIOR APPROVAL OF THE AUTHORITY AND PRIOR APPROVAL IS HEREBY GRANTED

DA/23/00771/TPO - Rear Of 28 Moore Close Darenth DA2 6NN

Application for T1 - Removal subject to Tree Preservation Order No.1 1995

Decision: REFUSED TO CONSENT

DA/23/00793/PDE - St Fiacre Green Street Green Road Darenth

Determination pursuant to Schedule 2, Part 1 (Class A.1 (g) of the Town and Country Planning (General Permitted Development) (England) Order 2015 as to whether prior approval is required for the erection of a single storey rear extension

Decision: AS OBJECTIONS HAVE BEEN RECEIVED, THE PROPOSAL WILL REQUIRE THE PRIOR APPROVAL OF THE AUTHORITY AND PRIOR APPROVAL IS HEREBY GRANTED

DA/23/00802/FUL - 9 Darenth Park Ave Darenth Kent DA2 6JN

Conversion of integral garage to habitable room with associated alterations to front elevation

Decision: PERMISSION GRANTED

DA/23/00081/LDC - Braeside Camping Site Roman Villa Road Darenth Kent

Application for a Lawful Development Certificate (Existing) for the existing use of the land at Braeside Caravan Park for a camping and caravan site

Decision: APPLICATION IS NOT LAWFUL

DA/23/00829/FUL - 158 Coombfield Drive Darenth DA2 7LH

Conversion of existing attached garage to habitable room comprising raising height of existing wall and roof and erection of a single storey infill extension to rear

*Decision: **PERMISSION GRANTED***

DA/23/00694/ADV - 72 Watchgate Darenth DA2 6JY

Display of 1 No. internally illuminated fascia sign

*Decision: **EXPRESS CONSENT GRANTED***

RESOLVED: To note recent decisions made by the Planning Authority.

(c) **To consider new applications/recent decisions received after agenda publication**

No new applications had been received after agenda publication.

181/09/23: DATE OF NEXT MEETING

The Chairman proposed best wishes for a speedy recovery for Councillor Weavis and Members were looking forward to welcoming him back in the near future.

The proposed date for the next Meeting of the Council was confirmed as Wednesday 18 October 2023.

182/09/23: EXCLUSION OF PRESS & PUBLIC

To consider the **exclusion** of the **press and public** for the following items of business on the grounds that they involve the likely disclosure of exempt information as defined in the Public Bodies (Admission to Meetings) Act 1960, Section 1(2).

183/09/23: TO CONSIDER AND DETERMINE ACTION IN RESPECT OF GREEN BELT LAND OFF SANDBANKS HILL

Members reviewed the details and noted the matter accordingly.

Repositioned Agenda Item:

176/09/23: (c) Streetlights Update

The Chairman confirmed that this item had been moved to be considered under the exclusion of the press and public due to the nature of debate.

RESOLVED: To defer the item to the October 2023 Meeting of the Council.

There being no further business, the Chairman closed the meeting at 20.30.