

Minutes of the Meeting of the Parish Council of Eynsford, held on Thursday 20th February 2020, at the Parish Office, Priory Lane, Eynsford, at 8 pm.

8561 PRESENT

Members Present

Mr M Barker
Mrs S Boyle
Mr A Cooke
Mrs T Durrant
Mr M Richardson
Mr P Ward

Other Officials Present

Mr R Gough (County Councillor) (attended via conference phone from 9pm - 9.07pm).

Clerk in Attendance

Mrs H Ivaldi

8562 APOLOGIES FOR ABSENCE

Mrs F Haxby
Mr G Kirby
Mr A Cheeseman (District Councillor)

8563 CHAIR'S REMARKS

Mrs Durrant noted that the next council surgery would be cancelled due to the Coronavirus crisis, and that the Spring Clean event would be postponed until September.

8564 CLERK'S COMMENTS

Mrs Ivaldi thanked Mr Cooke for replacing the cupboard doors in the office and for his work at the Allotment Community work party.

8565 GOVERNANCE

a) Declarations of Interest

Mr Richardson declared a non-pecuniary interest in 8565f & g.

b) Minutes of Previous Meeting

The minutes of the last full council meeting held on the 20th February 2020 were presented for approval.

RESOLVED: That the minutes are accepted as a true and complete record and that the recommendations are approved.

c) Finance Notes

The clerk submitted a list of accounts, and a budget report, for February 2020, as per Appendix A. A schedule of payments was also presented. A couple of minor errors were spotted which will be corrected.

RESOLVED: That the accounts are approved, and the payments made.

d) Outstanding Actions

None

e) Coronavirus

Councillors discussed how they could help local residents during the coronavirus crises and how this would affect the running of the parish council.

RESOLVED: That together with Farningham Parish Council, the Clerks set up a network of volunteers to cover all streets in the villages. That important information is posted on Eynsford Parish Council's website. That volunteers are asked to deliver flyers to houses in their areas offering to help those that cannot get out with essential supplies and prescriptions.

That useful information about local services, plus local businesses offering delivery/takeaway services are posted on the website and shared elsewhere.

That the Clerks still work in the office where possible, but that it is closed to members of the public for the safety of the Clerks. That common surfaces within the office are cleaned regularly with anti-bacterial cleaner or wipes.

That Clerks continue to research changes to legislation about the holding of meetings, particularly the Annual Parish Meeting.

That stall holders are informed that the Annual Parish Meeting will not go ahead on 1st May in a public space.

f) Village Hall Update

Mr Cooke gave an update on the latest situation. There were issues with the application for the existing hall site but architects were able to resubmit revised drawings without resubmitting the application. However, the issue of a legal agreement is still outstanding as we are awaiting responses from the planning officer at Sevenoaks District Council and the architects. Mr Ward noted that neighbours of the current site had objected due to access issues and asked about plans for Institute Cottage. Mr Cooke said that the architect fees were building up.

RESOLVED: That the information is noted.

f) Legal Agreement – Village Hall Project

Sevenoaks District Council planning department had asked for a legal agreement (possibly a Unilateral Undertaking) linking the two applications. This could cost up to £1000 if prepared by our solicitor. Councillors were asked if they would be willing to cover this cost.

RESOLVED: That the Clerk chases Mr Sperryn at Sevenoaks District Council about what exactly is required. That if the agreement is required, that the parish council will pay up to £500 towards the cost with the difference to be paid by the village hall trustees.

g) Quarterly Newsletter

Councillors were asked to suggest articles for inclusion in the next newsletter due out in April.

RESOLVED: That the following articles are included with articles due in mid April:

- Useful information about Coronavirus
- Annual Parish Meeting
- Community Award
- Village Hall Update
- Allotment Update
- Ford and signage
- Eric Syddique.

At this point, 9pm, the meeting opened up to questions from members of the public (see Appendix Q). The meeting resumed at 9.07pm.

8566 PLANNING

a) Notifications of Planning Consents/Refusal

SE/20/00131/HOUSE – 3 Bower Lane, Eynsford – GRANTED

SE/19/03529/HOUSE – Lower Austin Lodge Farmhouse, Lower Austin Lodge Farm, Upper Austin Lodge Road, Eynsford - WITHDRAWN

b) Planning Application SE/20/00554/HOUSE, 12 Alton Cottages, Eynsford

Councillors discussed an application for a rear dormer loft conversion.

RESOLVED: That the council objects because of the impact of the front velux windows on the street scene. The windows would make this house out of character with the others in the row.

c) Tree Work Application SE/20/00572/WTCA – Home Farm Business Units, Riverside, Eynsford

Removal of one Eucalyptus tree.

No Objection has been lodged.

RESOLVED: That the information is noted.

d) Planning Application SE/20/00550/HOUSE – 1 Birch Close, Eynsford

Councillors discussed the erection of a single storey extension to the rear and alterations to the fenestration at this property.

RESOLVED: That no objection is made.

e) Green Belt

Mr Barker reported on a meeting he had attended - Halstead Green Belt Future Group. The group wish to protect the Green Belt from development, and also to explore the benefits of the Green Belt in terms of health and education for the community. They wish to demonstrate that there are enough brownfield sites to meet the current housing need and encourage local councils to identify potential sites. There will be another meeting to discuss next steps.

RESOLVED: That the information is noted.

f) Tree Work Application SE/20/00505/WTCA – 6 Malt Shovel Cottages, Station Road, Eynsford

Fell a Horse Chestnut Tree

The Tree Wardens had offered no objections but asked that a replacement tree be planted.

RESOLVED: That the information is noted.

g) Sevenoaks District Council Local Plan

Mr Ward gave an update on the Inspector's letter relating to the proposed Local Plan. The Inspector gave the reason for dismissing the plan was that Sevenoaks District Council did not fully engage with neighbouring councils in allocating housing that they could not allocate. The required number of houses was 13960 and the amount presented by Sevenoaks District Council was 10,568.

RESOLVED: That the information is noted.

h) Planning Application SE/20/00363/FUL – Littlecroft, Eynsford Road, Eynsford

An application for the demolition of the existing garage and tennis courts, change of use of the existing annex to part of the existing dwelling, subdivision of the existing plot and the contraction of a new self-contained residential dwelling with associated landscaping. However, the deadline was 18th March, so the Clerk responded under delegated powers in consultation with the Chair of the Planning Committee.

The following response was made to Sevenoaks District Council:

The council strongly objects to the application with the following observations. The proposed site is between the outside of the built areas of Eynsford and Farningham. This location represents an important green and open buffer between the two villages. Development here could in no way be considered as limited infilling. When considering the previously developed land, the proposal would have a significant adverse impact on the openness of the Greenbelt compared to the existing garage and tennis courts. Being sited within the Greenbelt and AONB, the proposal represents inappropriate development and does not align with any of the stated NPPF exceptions for development in the Greenbelt. No case or justification for Very Special Circumstances has been presented for new development within the Greenbelt. The new dwelling does not align positively with any existing Local Plan Greenbelt policies and should therefore be considered as inappropriate. It fails to enhance the AONB through its size and bulk. Two different design plans have been provided for the new dwelling and no indication as to which version is being submitted for consideration. The Council therefore suggests the application is invalid. For the reasons stated above, the council asserts that planning permission be refused.

RESOLVED: That the information is noted.

i) Planning Conditions SE/17/00449/FUL – Sorrento, Station Road, Eynsford

Councillors were informed that various reports on conditions have been submitted relating to the land behind Sorrento. The Tree Warden had submitted comments in relation to the Arboriculture plan. Mr Ward noted that no other comments were required.

RESOLVED: That the information is noted.

j) Planning Application SE/20/00688/PAC – The Cart Lodge, Lullingstone Lane, Eynsford

Councillors considered a Proposal prior notification for a change of use of Agricultural Buildings to a flexible use within Shops (Class A1), Financial and Professional (Class A2), Restaurants and Cafes (Class A3), Business (Class B1), Storage or Distribution (Class B8), Hotels (Class C1) or Assembly and Leisure (Class D2). This application is made under Class R of The Town and Country Planning (General Permitted Development) (England) Order 2015.

RESOLVED: That councillors object on the grounds that classes B8 and C1 would be inappropriate for this location.

8567 **HIGHWAYS & TRANSPORTATION**

a) Signage at Eynsford Ford

In view of the number of vehicles getting stranded in the ford, with the attendant cost especially to the emergency services, councillors were asked to discuss requesting Kent Highways to erect a further sign at the ford, on each approach, saying ‘Not suitable for cars’. This could be placed on the existing posts under the signs indicating that HGVs and coaches should use the ford.

RESOLVED: That Kent Highways are asked to install new signage at the ford.

b) Lower Thames Crossing Consultation

Councillors were told that a second consultation was taking place in relation to the proposed Lower Thames Crossing. The consultation ends on 2nd April.

RESOLVED: That councillors complete the survey individually.

c) New Hedge – Car Park Access Road

Councillors were asked to consider planting a short hedge across the patch of land adjacent to the access road and behind Bank Cottages as it is untidy and mainly overgrown with nettles and ivy. It would also be a good opportunity for new planting.

RESOLVED: That costs of hedging are sourced. That North West Kent Countryside Partnership and the Woodland Trust are also contacted as they may be able to provide the plants.

8568 COMMUNITY & ENVIRONMENT

a) Police/Crime Report

The Clerk provided details of crime statistics from January 2020:

Seven crimes were reported:

- 1 x Criminal damage/arson – Lullingstone Lane
- 1 x Violence or sexual offence – Saddlers Park
- 1 x Criminal damage/arson - nr Ford House Car Park
- 1 x Other theft – nr Gibson Place
- 1 x Violence or sexual offence – High Street
- 1 x Violence or sexual offence – Mill Lane
- 1 x Anti-social behaviour – Crockenhill Lane.

The Clerk noted that she had met the new PCSO covering Eynsford – PCSO Chloe Randall.

RESOLVED: That the information is noted.

b) Flood Leaflet

Councillors discussed the draft flood leaflet produced by Mr Richardson and Mr Cooke. The leaflet would be formatted for publication and sent to at-risk properties and published online.

RESOLVED: That the leaflet is approved. That Mr Richardson and Mr Cooke are thanked.

c) Air Ambulance Donation

Councillors were asked to consider a donation to Kent Surrey and Sussex Air Ambulance to support their work.

RESOLVED: That a donation of £200 is made from the Donations budget.

d) Closure of St Martin's Churchyard

Councillors were informed that a letter had been received from the Privy Council with a statement from the Secretary of State for Justice giving notice of his intention to discontinue burials at St Martin of Tours Churchyard, Eynsford. The proposal would be considered by the Privy Council on 25th March 2020. The Order has been displayed in St Martin's Church.

RESOLVED: That the information is noted. That if St Martin's PCC ask the parish council to take over the maintenance of the churchyard, that the request is passed onto Sevenoaks District Council within the required timescale.

e) Extras for the Family Fun Days

It was noted that the Easter Fun Day had been cancelled due to the coronavirus crisis. Extras for the Summer Fun Day would be costed in due course.

RESOLVED: That the information is noted.

8569 RECREATION

a) Handyman Jobs

Councillors considered quotes for maintenance work around the parish from Mr G Free:

Repaint the exterior door of the parish office - £190

Fix and replace fence and gate posts at Castlefield Allotments - £200

Repaint exterior windows and doors on the Harrow Meadow changing rooms - £695.

RESOLVED: That the quotes are accepted as follows.

Repaint the exterior door of the parish office - £190 (Parish Office Maintenance budget)

Fix and replace fence and gate posts at Castlefield Allotments - £200 (Allotments budget)

Repaint exterior windows and doors on the Harrow Meadow changing rooms - £695 (Harrow Meadow Changing Rooms Maintenance budget).

b) Trees at Common Meadow

Councillors were informed that the Clerk is looking into getting the crowns raised on trees near to the cricket pavilion at Common Meadow following comments from the cricket club. Advice is being sought from the Tree Wardens on what exactly should be done before requesting quotes for the work.

RESOLVED: That the information is noted.

The meeting of the council closed at 10.10pm

Chairperson: 16th April 2020