

# Minutes of the Meeting of Eynsford Parish Council held on Thursday 18<sup>th</sup> March 2021, via an online video-conferencing session, at 8pm.

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## 8694 PRESENT

### Members Present

Mr M Barker

Mrs S Boyle

Mr A Cooke

Mrs W Gee

Mr G Kirby

Mr M Richardson

Mr P Ward (Chairperson)

### Others Present

Mr Baker (Tree Warden), Mr R Gough (County Councillor) – for Public Questions.

### Clerk in Attendance

Mrs H Ivaldi

## 8695 APOLOGIES FOR ABSENCE

Mrs F Haxby

## 8696 CHAIR'S REMARKS

Mr Ward expressed best wishes to Mrs Haxby for a speedy recovery. Mr Ward noted that it was the last meeting of the financial year and that he was looking forward to a new year for the council.

## 8697 CLERK'S COMMENTS

Mrs Ivaldi noted that she had time booked off over the Easter holidays.

## 8698 GOVERNANCE

### a) Declarations of Interest

Mr Richardson declared a non-pecuniary interest in item 8698g as Chair of the Eynsford Village Hall Trustees.

### b) Minutes of Previous Meeting

The minutes of the last full council meeting held on the 18<sup>th</sup> February 2021 were presented for approval.

**RESOLVED:** That the minutes are accepted as a true and complete record and that the recommendations are approved. Arrangements were made for the minutes to be signed.

### c) Finance Notes

The clerk submitted a list of accounts, and a budget report, for February 2021, as per Appendix A. A schedule of payments was also presented.

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

At this point, 8.08pm, due to the interest from members of the public, the chair moved straight onto the Planning section of the agenda.

### d) Outstanding Actions

Mr Kirby noted that he was still waiting for a response regarding the Lucy Box.

Mr Richardson said that he was currently looking into all aspects of the Henry Cox Eleemosynary Charity, including how recipients are chosen. He will provide an update in due course.

### e) Annual Parish Meeting

A provisional date had been set at the last meeting, but since then the Government had announced its roadmap to easing the lockdown. No large events will be permitted before 21<sup>st</sup> June at the earliest.

**RESOLVED:** That the Annual Parish Meeting is booked for 25<sup>th</sup> June in the village hall with stall holders invited as usual. That the Clerks monitor interest from stall holders. That refreshments are offered as previously. That Sarah Newman from the Community Rail Partnership is invited to give a short presentation about the project. That if government guidelines change, the meeting is held on Zoom.

### f) Quarterly Newsletter

Councillors are asked to agree articles to be included in the next Parish News due out in April 2021.

**RESOLVED:** That the following articles are included and sent to the Clerk by 18<sup>th</sup> April: KALC Community Award; Housing Needs Survey; Tree of the Year; Hanging Basket Project; New Allotments; Crime & Policing; Electric Charging Points; Village Event; Annual Parish Meeting.

### g) Eynsford Village Hall Survey

Councillors discussed the content and printing and distribution of the leaflet including questions about the building of the new village hall at Harrow Meadow. A few small amendments were made to the leaflet.

**RESOLVED:** That the leaflet, with amendments is approved. That printing on folded, coloured card is approved costing around £150 to be taken from the 'Village Hall Associated Fees' budget. That the questions are also put online. That the deadline for return of the survey is 31<sup>st</sup> May.

## 8699 PLANNING

### a) Report and Recommendations of the Last Planning Committee Meeting

Councillors were asked to approve the report of the last Planning Committee meeting held on 1<sup>st</sup> March 2021.

**RESOLVED:** That the report is approved.

### b) Notifications of Planning Consents/Refusal

None

### c) Planning Application SE/21/00620/FUL – Littlecroft, Eynsford Road, Eynsford

Councillors discussed an application for the demolition of the existing tennis court, change of use of the existing annex to part of the existing dwelling, alterations to the existing garages, subdivision of the existing plot and the construction of a new self-contained residential dwelling with associated access and landscaping.

**RESOLVED:** That the council strongly objects to the application for the following reasons:

- The proposed site is between and 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 buildings.
- 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.
- For the reasons stated above the Council asserts that planning permission be refused.

### d) Planning Application SE/21/00649/HOUSE -21 Saddlers Park, Eynsford

Councillors discussed an application for a loft conversion including a rear dormer.

**RESOLVED:** That the parish council makes no objections.

### e) Planning Application SE/21/000656/HOUSE – 35 Pollyhaugh, Eynsford

Councillors discussed an application for the demolition of the existing kitchen rear extension; a proposed ground floor rear extension; the conversion of the garage into a habitable room; and a proposed ground floor window in the flank wall.

**RESOLVED:** That the council makes no objections.

f) Planning Application SE/21/00668/LDCPR – 46 Eynsford Rise, Eynsford

Councillors discussed an application for the demolition of the existing conservatory and the erection of a single storey rear extension and alterations to the fenestration.

**RESOLVED:** That the council makes no objections.

**8700 HIGHWAYS & TRANSPORTATION**

a) Report and Recommendations of the Last Highways & Transportation Committee Meeting

Councillors were asked to approve the report of the last Highways & Transportation Committee meeting held on 1<sup>st</sup> March 2021.

**RESOLVED:** That the report is approved.

b) Report from a meeting with Kent Highways

Mr Kirby updated the council on video meeting with Ms Whitney Gwillim from Kent Highways and Mr Richardson and Ms Morgan. He said that the meeting was positive and that Kent Highways seemed willing to consider changes proposed by the parish council. Initial actions included removing the 'keep left' signage at Bower Lane and installing weight limit signs for HGVs on Wested Lane and Crockenhill Lane.

**RESOLVED:** That the information is noted.

At this point, 9.03pm, Mr Gough joined the meeting and it was opened up to members of the public. (See Appendix Q)  
The meeting continued at 9.21pm.

c) Report on the last meeting of the Joint Transportation Board

Mr Kirby reported that he had attended the last meeting of the Joint Transportation Board (between the District and County Council). The loading restrictions at Riverside had been approved which means that wardens will be able to issue tickets immediately to those parking in the marked areas. He also noted that 20mph limits had been approved in Otford and Westerham including on A roads.

**RESOLVED:** That speed limits in Eynsford are discussed at the next committee meeting.

d) Review of the Highways Improvement Plan

It was decided that this item be deferred until comments from Kent Highways are received.

## 8701 COMMUNITY

### a) Report and Recommendations of the Last Community Committee Meeting

Councillors were asked to approve the report of the last Community Committee meeting held on 1<sup>st</sup> March 2021.

**RESOLVED:** That the report is approved.

### b) Police/Crime Report

The Clerk provided details of crime statistics for January 2021:  
7 crimes were reported, as follows:

Upper Austin Lodge Road	1 x Criminal damage/arson
Lullingstone Castle	1 x Anti-social behaviour
Eynsford Station	1 x Criminal damage/arson
Saddlers Park	1 x Vehicle crime
Gibson Place	1 x Vehicle crime
Mill Lane	1 x Anti-social behaviour

It was also noted that the police had issued a warning to dog owners to be careful about dog thefts. It was noted that the Castlefield had been subject to thefts and vandalism the previous week with tools taken from sheds and the water pipe to one of the troughs cut. These incidents had been reported to the police.

**RESOLVED:** That the information is noted.

## 8702 OPEN SPACES

### a) Report and Recommendations of the Last Open Spaces Committee Meeting

Councillors were asked to approve the report of the last Open Spaces Committee meeting held on 1<sup>st</sup> March 2021.

**RESOLVED:** That the report is approved.

### b) Grounds Maintenance Queries

Councillors discussed changes to the A2 contract for grounds maintenance in Eynsford. Three areas – Priory Fields verges, Towercroft shrubs and Saddler Park small areas had been referred back to KCC for review. A sample area of the A225 layby verge would be pegged out to be cut only once a year with arisings removed. The rest of the area would be cut three times a year.

**RESOLVED:** The A2 contract is awarded to Abel Landscapes. That Priory Fields Verges, Towercroft shrub area and Saddlers Park small verge areas are temporarily removed subject to response from KCC. That Priory Fields cuts are reduced to 2 per year. That the A225 verge is cut three times per year, except for a small section to be cut once a year with arisings removed.

### c) Trim Trail

Councillors discussed the trim trail at Harrow Meadow and the fact that it was coming to the end of its life, and whether it should be replaced. There was a suggestion that it could be replaced with outdoor gym equipment.

**RESOLVED:** That the Clerk researches outdoor gym installed by other local councils and finds out about the costs, maintenance and usage.

### d) Litter Warden Contract

Councillors were asked to review the litter warden contract. It was felt that the line about collecting litter from public areas was too loose and that this was already carried out by volunteers in the village.

**RESOLVED:** That the line about clearing litter from other public areas in Eynsford is removed, and that the weekly fee is changed to £28 to reflect this.

### e) Grass at Riverside

Mr Cooke reported that he had researched options for Riverside and concluded that keeping the area as grass was the best option. Reseeding would cost around £500. Mr Kirby said that the council would be able to apply for a grant from Darent Valley Landscape Partnership to pay for the work.

**RESOLVED:** That quotes for both reseeding and turfing the top green at Riverside are obtained for the next meeting.

## **8703 FACILITIES & ENVIRONMENT**

### a) Report and Recommendations of the Last Facilities & Environment Committee Meeting

Councillors were asked to approve the report of the last Facilities & Environment Committee meeting held on 1<sup>st</sup> March 2021.

**RESOLVED:** That the report is approved.

### b) Darent Valley Landscape Partnership

Mr Kirby gave an update on this project. He said that during lockdown, contracted work had gone ahead, but work with volunteers was not possible. It was hoped that these projects could continue from July. Funding for the project had been extended until 2025 with European funding continued until 2024.

**RESOLVED:** That the information is noted.

### c) Electric Vehicle Charging Points

Mr Barker reported that he had been working on an application to Kent County Council to fund charging points in the village, but after contacting Sevenoaks District Council who own the village car park, he found that they were not supportive of this proposal. Mr Barker said he would

continue to explore other potential places in the village where charging points could be installed including: the scout hall car park, Eynsford station, the parish office access road and local pubs.

**RESOLVED:** That the information is noted.

d) Hedge by the Access Road

Councillors were informed that the new hedge had now been planted by North West Kent Countryside Partnership. This was part of a programme funded by the Darent Valley Landscape Partnership. The Clerk has signed an agreement that the parish council will continue to maintain the hedge until at least 2032.

**RESOLVED:** That the information is noted.

The meeting of the council closed at 10.25pm

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Chairperson: 15<sup>th</sup> April 2021