

Minutes of the Meeting of Eynsford Parish Council held on Thursday 18th February 2021, via an online video-conferencing session, at 8pm.

8684 PRESENT

Members Present

Mr M Barker

Mrs S Boyle

Mr A Cooke

Mrs W Gee

Mrs F Haxby

Mr G Kirby

Mr M Richardson

Mr P Ward (Chairperson)

Others Present

Mr J Gee (Tree Warden), Mr & Mrs Sexton, Mr Evans, Mr & Mrs Regan, Mr Baker (Tree Warden).

Clerk in Attendance

Mrs H Ivaldi

8685 APOLOGIES FOR ABSENCE

Mr A Cheeseman (District Councillor), Mr R Gough (County Councillor).

8686 CHAIR'S REMARKS

Mr Ward thanked the new committee chairs for stepping up to their new roles and for taking their committees forwards. Mr Ward also offered solidarity to Handforth Parish Council and wished them the best in resolving their differences and moving forwards.

8687 CLERK'S COMMENTS

None

8688 GOVERNANCE

a) Declarations of Interest

None.

b) Minutes of Previous Meeting

The minutes of the last full council meeting held on the 21st January 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 January 2021, as per Appendix A. A schedule of payments was also presented. It was requested that the column heading on the budget report 'Monthly Spend' be revised.

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.

8689 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 1st February 2021.

RESOLVED: That the report is approved.

b) Notifications of Planning Consents/Refusal

20/03746/LDCPR – 35 Pollyhaugh – Refused

20/03740/LDCPR – White House, Sparepenny Lane – Granted

20/03641/HOUSE – 3 Park House Cottages, Bower Lane – Granted

W/4001181 – Meadow View, Lullingstone Lane – Appeal Dismissed

APP/G2245/W/20/3256336 – Little House, Crockenhill Lane – Appeal Dismissed

c) Planning Application SE/21/00185/HOUSE – Perry Down, Crockenhill Lane, Eynsford

Councillors discussed an application for the demolition of the existing detached garage, storage building; construction of part single storey, part two storey side extension, two storey front extension, single storey rear extension, single storey open porch canopy, alterations to existing fenestration, alterations to existing elevational treatment and change of roof coverings.

RESOLVED: That no objections are made.

d) Planning Application SE/21/00214/FUL -Former Railway Goods Yard, Upper Austin Lodge Road, Eynsford

Councillors discussed an application for the change of use of land from former railway goods yard to residential including the removal of unauthorised storage containers and the erection of a three-bedroom chalet bungalow. There was some discussion about this application including the use of the site currently for storage with unauthorised containers on site.

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

- It would be inappropriate development in the Green Belt and harmful to the AONB.
- No 'very special circumstances' have been proven: The site could not be classed as infill' or as a 'brownfield site' as there are no buildings on the site.
- Allowing development on this site could set a precedent for increased building on Green Belt.

- The proposed site would provide poor amenity for any potential residents being immediately adjacent to a busy railway line.

That the parish council chases Sevenoaks District Council enforcement team about the removal of the unauthorised storage containers.

Mr Evans left the meeting at this point.

e) Planning Application SE/21/00241/FUL- Land South West of Patridge Cottages, Lullingstone Lane, Eynsford

Councillors discussed an application for the erection of polytunnels with associated landscaping and drainage works and ecological enhancements.

RESOLVED: That the council supports this application.

Mr & Mrs Regan left the meeting at this point.

f) Tree Work Application SE/21/00316/WTCA – Darent Lea, High Street, Eynsford

Councillors discussed an application to re-pollard 1 sycamore tree to 5m.

RESOLVED: The Tree Wardens had no objections and would send their comments to Sevenoaks District Council.

g) Planning Application SE/21/00172/HOUSE – 61 Pollyhaugh, Eynsford

Councillors discussed an application for the provision of a swimming pool and log cabin, together with associated landscaping and planting.

RESOLVED: That the council objects to this application due to the excessive size and bulk of the proposed log cabin and its impact on the Area of Outstanding Natural Beauty. Also, the log cabin would be visually intrusive from the Green Belt and adjoining residential properties.

Mr & Mrs Sexton left the meeting at this point.

h) TPO Application, Lullingstone Lane

Councillors were informed that a response had been received from the Arboricultural Officer at Sevenoaks District Council in regards to the council's application for a group TPO on the land behind Meadow View and Waggoner's Barn, Lullingstone Lane. It was considered that a TPO was unnecessary mainly due to the size and condition of the trees concerned and the lack of threat to them. Mr Gee suggested expanding the Conservation Area to include these properties, but councillors believed that this would be unlikely to be granted as it is outside the main built-up area.

RESOLVED: That the information is noted.

At this point (9.12pm) the meeting opened up for questions from members of the public (Appendix Q). The meeting resumed at 9.14pm.

8688 GOVERNANCE CONTINUED

d) Aged Debtors

Councillors were informed that there were two outstanding debts to the parish council: 1 car park fee outstanding by 301 days and 1 car park fee outstanding by 121 days. Ms Morgan was actively chasing these.

RESOLVED: That these debts are followed up and resolved as soon as possible. That Mrs Ivaldi and Ms Morgan work together to set up a formal process for chasing and dealing with debts and to report back at the next meeting.

e) Outstanding Actions

May 2020 – Pursue listing of the Lucy Box on the High Street – Mr Kirby has now spoken to someone at UKPN about this and is awaiting further information.

July 2020 – Plant a memorial tree for Eric Syddique – Mr Gee reported that he has received the tree today and will plant it tomorrow.

RESOLVED: That the information is noted.

f) Capital Project Funding - KCC

Councillors were informed that central government had indicated that it will be launching two new funds this year called the Levelling-Up Fund and The UK Shared Prosperity Fund. The Kent Resilience Forum and Kent & Medway Economic Partnership wish to create a pipeline of capital projects seeking grant and/or loan. This is so Kent and Medway can be well-prepared for when these announcements are made. Parishes are asked to put forward any capital projects they are working on by 22nd February.

RESOLVED: That Mrs Ivaldi completes and submits the spreadsheet with details of the New Village Hall project and the Station Access project.

g) Village Hall Consultation/Survey

Councillors were asked to approve a document providing information about the village hall development at Harrow Meadow and asking for the views of residents.

RESOLVED: That the document is approved, with final details including print and distribution to be agreed by the working group.

h) Clarification of Committee Responsibilities

Councillors were informed that a discrepancy was identified at the last committee meeting between the budget line for committee responsibility and the new committee structure proposal document. To clarify, the Harrow Meadow Playground should be retained by the Open Spaces committee as per the proposal document, and the budget line be amended.

RESOLVED: That the information is noted.

i) Budget Format 2021-22 – Rolling Funds

Councillors were asked to approve a revision to the format of the budget to show a separate column for rolling funds so that they are separated out from the annual spend budget.

RESOLVED: That the new format is approved.

j) Census 2021

Councillors were told that information had been received about the 2021 Census which will take place on 21 March. Councillors were asked to agree how they could support this.

RESOLVED: That information is shared about the census online.

k) Annual Parish Meeting 2021

Councillors were asked to set a provisional date for the Annual Parish Meeting in the hope that physical meetings can be held safely.

RESOLVED: That the meeting is provisionally booked on Wednesday 26th May in Eynsford Village Hall, subject to further government announcements.

l) Darent Valley Landscape Partnership Representative

Members were informed that Mr Kirby is considering stepping down from his role on the Darent Valley Landscape Partnership board and to consider who else might take on this role.

RESOLVED: That Mr Kirby retains his role for now, but finds out if he can be deputised at meetings, in which case Mr Barker and Mr Richardson would be willing to attend. That Mrs Ferne helps to take over with the correspondence and information from the meetings, but would be unable to attend due to work commitments.

8690 **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 1st February 2021. It was noted at a typo under item 2 should be corrected.

RESOLVED: That the report is approved.

b) Darent Valley Community Rail Partnership

Mr Kirby updated the council on a meeting held the previous week. The group were pushing South Eastern to commit to a £20K feasibility study for the parking/safety scheme at the station. The group have also been asking how the £80K awarded via the Passenger Benefit Fund would be spend. It may be used to re-instate the public toilets at the station but access may be an issue. Mr Kirby said that there was a new station manager covering Eynsford who was based at Shoreham, and a new Booking Clerk at Eynsford station.

RESOLVED: That the information is noted.

8691 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 1st February 2021.

RESOLVED: That the report is approved.

b) Police/Crime Report

The Clerk provided details of crime statistics for December 2020:
5 crimes were reported, as follows:

Station Road	1 x Public Order Offence
Saddlers Park	1 x Vehicle Crime; 1 x Anti-Social Behaviour
Sparepenny Lane	1 x Other Theft
Crockenhill Lane	1 x Anti-Social Behaviour.

RESOLVED: That the information is noted.

c) Visitors to Eynsford

Mrs Haxby talked councillors through a plan, put together by a working group, to deal with issues of increased visitors to the village, in particular the Riverside area. The plan is attached. There were discussions about the various points raised in the document.

RESOLVED: That the plan is approved and the actions taken forward. That Mrs Haxby is thanked for her work on this.

d) Eynsford in Bloom Expenses

Councillors were asked to approve a request for a donation to Eynsford in Bloom to cover their expenses for the past year totalling £1136.38 including VAT.

RESOLVED: That a donation of £1136.38 is made to Eynsford in Bloom from the dedicated budget.

e) Election of a Representative for Eynsford for CPRE

Councillors were told that a representative was needed to liaise with the local Campaign to Protect the Rural Environment (CPRE) group on matters relating to planning and the local environment.

RESOLVED: That Mr Richardson becomes the CRPE representative for Eynsford.

f) Local Housing Needs Survey

Councillors were told that the local housing needs survey was complete and that the organisers would like to report back at a suitable meeting.

RESOLVED: That the organisers are asked to present at a committee meeting. That the Clerk checks how long the presentation would be.

8692 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 1st February 2021.

RESOLVED: That the report is approved.

b) Grounds Maintenance Queries

Councillors were asked to clarify issues raised in the review of the grounds maintenance contracts. These were: the areas of Priory Fields on the KCC maps, some of which were maintained by homeowners; whether or not to add the verge outside the school to our grass cutting contracts; whether to ask Eynsford in Bloom to take over maintenance of areas including the war memorial and Butchers Lane; the maintenance of the shrubs at Towercroft.

RESOLVED: That the council hands back the maintenance of Towercroft and the Priory Fields grass areas to KCC until the ownership of these areas are investigated. That the council does not take on the maintenance of the grass outside the school as this is already cut by the school's contractor, that the council continues to work at the war memorial and Butchers Lane but work around planting carried out by Eynsford in Bloom.

8693 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 1st February 2021.

RESOLVED: That the report is approved.

b) Memorial Wood

Mr Barker told councillors that there was a national scheme to plant trees or a wood in memory of those who have died or have been affected by Covid. Mr Baker suggested that additional trees could be added to the Millfield Orchard.

RESOLVED: That Mr Baker takes the proposal of planting more orchard trees to the Millfield committee.

c) Darent Valley Landscape Partnership

Mr Kirby reported that not real progress had taken place over the past year due to the pandemic, but that there was a meeting taking place on 4th March.

RESOLVED: That the information is noted.

The meeting of the council closed at 10.50pm

Chairperson: 18th March 2021