

**MINUTES OF THE MEETING OF THE HALLS COMMITTEE held on Tuesday 21<sup>st</sup> January 2020  
in the Parish Room, Village Hall, South Darenth at 7.30 pm.**

**PRESENT:**

Cllr Rushbrook (Vice Chair)  
Cllrs C Page, I Blackamore, D Mitchell and T Ward

15 members of the public including G Lawrence, D Collim, P & D Burgoyne, L Edwards, S & P Evans, A Byrne, B Bower and M Wilson

**IN ATTENDANCE:** Lisa Bugler, Parish Clerk

**46 APOLOGIES FOR ABSENCE**

Received in advance from Cllr T Moyle (Chairman)  
Cllr Rushbrook Chaired the meeting in the absence of Cllr T Moyle

**47 DECLARATIONS OF INTEREST**

None received.

**48 PLANNING**

SE/19/03545/MMA

Hill Farm

Franks Lane

Horton Kirby

Minor material amendment to 18/00550/MMA related to 17/03801/FUL for the conversion of agricultural barn to 6no two bedroom dwellings to change dwellings 2-5 from 2no.bedroom units to 3no.bedroom units

**NO OBJECTION:** to minor material amendments

**OBJECTION:** To change dwellings 2 – 5 from 2no. bedroom units to 3no.bedroom units. This would remove affordable housing available to local younger people plus concerns of more cars and people.

SE/19/03567/FUL

Land South of the Red Barn

Stack Road

Horton Kirby

DA4 9DP

Erection of five dwellings, creation of vehicle access and provision of associated parking, landscaping and private amenity.

Members of the public raised queries about the planning application which were answered by Cllr Rushbrook. These included loss of privacy, building on green belt land, increase of traffic and parking problems at school time and basic infrastructure relating to the waste pipes. Cllr Ward explained that the delay of Sevenoaks District Council Local Plan may have an impact on the final decision of this proposed development. Cllr Ward advised residents who wished to object on the grounds that it was inappropriate development and would harm the openness of Green Belt land they should write individually to SDC.

**OBJECTION:** For the following reasons

- Inappropriate development in the Green Belt
- Lack of visitor parking
- Lack of resident parking
- Rubbish collection – no bin store marked on the plan

- Fire Safety
- Over development

**ACTION:** Clerk to respond to SDC Planning and provide attendee's with the above information

## **49 MINUTES**

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

## **50 MATTERS ARISING**

**Minute 36** Obtain quotes for fire alarm systems: in progress

**37** Include allotments and bus shelter on Terms of Reference: completed

**38** Earmark funds in the budget for 5 years electrical check: completed

**39** Maintenance list: see item number 8

**40** Plumbing Framework Agreement: item number 9

**41** Electrical works: to the stage area, including works for the Valley Players: completed

**42** Jubilee Hall Parapets: in progress

**43** Regular Hall hirers: notices regarding the heating, rubbish and emergency contacts: completed

Jubilee Hall mugs and clock purchased

Rubber feet for hall tables and fastfold tool has been ordered

Enclosed tissue dispensers for Heathside toilets – Clerk to look at previous order to ascertain model used.

## **51 BUDGET MONITORING**

The Halls finance report was received for budget monitoring purposes. Income for casual use of the Village hall was noted to be around half of last year's total with only 2 months to the end of the current financial year. The clerk will investigate ways to increase online exposure and advertising. **ACTION:** Clerk to contact Hugo Fox

## **52 JUBILEE HALL ROOF**

Repair work to the parapets has commenced, weather permitting it will be finished week ending 24<sup>th</sup> January 20. Quadra Claims Services, on behalf of Ecclesiastical Insurance Group, inspected the roof on the 23<sup>rd</sup> December with regards to the ongoing leak. They could find no obvious damage due to an insured event and confirmed in writing on the 3<sup>rd</sup> January 20 that any repairs would not be covered under the insurance policy. High-Tech had also inspected the roof and could find no obvious leak. Tarpaulin has been laid over the tiled area to try and isolate the problem area. As no heavy rainfall is forecast a hose will be turned on to locate the leak. Once established, the repair procedure can move forward.

## **53 MAINTENANCE MATTERS**

The maintenance report was received and the following items discussed:

Village Hall kitchen; JGF Electricals are working on the extractor fan. The floor needs silicone reapplied where water has seeped under the lino. **ACTION;** Clerk to contact May Harris and advise their cleaners not to use too much water when washing the floor.

Hanging baskets need to be ordered for May delivery. Cllr Blackamore will return empty baskets to Mills nursery. **ACTION;** Clerk

Cllr Rushbrook will draw up specification for the cupboards under the stage for tender.

Glass panel has been broken in the Village Hall main front door, this needs to be replaced with wire in glass.

Obscure frosted film needs to be put on the panel adjacent to the Parish Room door.

The clerk had obtained quotes for stage curtain tracks but when queried if the curtains were ever used councillors decided that this was unnecessary expenditure. The black stage curtains would be kept in case of any future requests for use.

## **54 PLUMBING FRAMEWORK AGREEMENTS**

The clerk reported that no quotes could be considered as there had been no response to date from sending out the plumbing framework agreements. Elliott Plumbing services would not be tendering due to retirement.

**ACTION;** The clerk will source and send out to other gas safe plumbers.

## **55 NEW YEARS EVE 2019**

Information was received that when the casual hirer entered into the Jubilee Hall there was no power to the sockets in the hall itself. They telephoned May Harris, the emergency contact number who were unable to help. Eventually Cllr Blackmore was contacted and he attended the hall and reset the power button to the Jubilee Hall. To prevent this happening again the clerk has created and installed a sign in the hall to notify users how to reset the power button and included this information in the key pack. The clerk requested if a partial refund could be made for loss of time and inconvenience. Cllr Rushbrook proposed a refund of £100, Cllr Ward seconded and all were in favour. ACTION Clerk to contact the hirer and arrange refund

## **56 REGULAR HIRERS**

The clerk advised that due to a double booking in December, regular hirers would be asked to email dates they wished to use the halls which would be reconfirmed to them in advance.

Cllr Mitchell the clerk to ensure their insurance policies were up to date and that contracts should be reissued on a yearly basis. ACTION; Clerk.

## **57 DATE OF NEXT COMMITTEE**

The next meeting will be Tuesday 17<sup>th</sup> March 2020

Meeting ended at: 9.10pm

Chairman

Date