

**MINUTES OF THE MEETING OF THE HALLS COMMITTEE held on Tuesday 23rd January 2018
in the Parish Room, Village Hall, South Darenth at 7.30 pm.**

PRESENT: Cllr Terry Moyle (Chairman)
Cllrs Blackamore, C Page, C Willson, P Rushbrook

2 members of the Public Mr & Mrs Fitzpatrick
IN ATTENDANCE: Heather Rohard, Parish Clerk

52 APOLOGIES FOR ABSENCE

Received from Cllr D Mitchell and Mike Crook, Valley Players

53 DECLARATIONS OF INTEREST

None.

54 PLANNING

SE/17/03980/FUL

Holmesdale Works, Holmesdale Road
South Darenth

Demolition of existing light industrial/office building and subsequent residential development comprising of
2no. two bedroom house and 5no. three bedroom house with associated access and parking.

Mr Fitzpatrick made representation to the Committee outlining his objections which he will register with SDC directly. He has also copied in Cllr McGarvey with a query on how comments are registered as some comments are clearly an objection but not categorised as such. Cllr Rushbrook reported that he had been in contact with the company who is leasing the building and would find it difficult to relocate locally. The following

OBJECTION will be sent to SDC:

1. The proposed development is a **change of use** for the land which has been an engineering plant for over 50 years; this draws on local suppliers for materials, employs 17 local people with plans to take on further 3 following retirement of 2 staff after nearly 50 years of service. The firm takes on apprentices from Dartford College (7 in the last 6 years). The firm have no plans to move and would find it difficult to relocate. The Parish Council objects most strongly to this valued source of employment being under threat of closure.
2. Whilst the site is adjacent to a conservation area South Darenth historically has been mixed industrial and residential as evidenced by the nearby Horton Kirby Mill and subsequent development which has a mix of business and residential units; this makes for an economically vibrant and self-sustaining community.
3. Impact on the Highway: the proposed development increases number of access points to the highway which would be hazardous on the existing road; it has a sharp bend and increasingly under pressure during rush hours with traffic seeking a cut through from the A225 to the B260. Holmesdale Road is a bus route and frequently has HGV travelling towards St Margarets and Gills Farms.
4. A report on the potential environmental impact to the river from the proposed demolition of this industrial site has not been provided for the application.

SE/18/00020/LDCEX

Turners The Corner Shop
14 Turners Place, East Hill
South Darenth

The Lawful use of the building as a café

NO OBJECTION

SE/17/03997/LBCALT

Horton Kirby Paper Mills Ltd
Horton Road, South Darenth
Temporary protective netting

NO OBJECTION

Cllr Moyle reported that the Local History Society will be writing to SDC with their objections.

55 MINUTES

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

56 MATTERS ARISING

None. All actions had been completed.

57 MAINTENANCE MATTERS

Electrical works to Emergency Lights in the Jubilee Hall and Village Hall would be completed in February half term. Cllr Blackmore reported that a log for the electrical checks is being produced and will be given to the Clerk

Refresh of paintwork in the Lobby, Corridors, Green Room and toilet is booked for the February half term. The decorator had submitted an extra cost for the removal and refix of the wooden letters in the lobby, however the committee did not see the need to refill where the letters had been taken off as they would be covering any damage when re-affixed. The additional charge was rejected and the original quote should be adhered to.

ACTION: Clerk to liaise with decorator

Jubilee Hall roof leak over kitchen: Reidwood Roofing have investigated and have sent a photo report; Cllr Rushbrook advised that the quote of £585 + VAT was reasonable for repairing the flashings, removing first course of tiles and cutting the underlay as this could be causing capillary retraction. RESOLVED that £585 +VAT be spent on this work. 3 quotes were not sought for this as Reidwood had completed satisfactory work on the Village Hall roof and were found to be competitive; they also responded to emergency work needed at the Pavilion also carried out satisfactorily.

A number of small maintenance items had been attended to including replacing broken toilet seats and locks and rubbish cleared. Locks had also been fitted to the Jubilee Hall cupboards to store the new crockery.

58 REGULAR HIRERS

Nothing was reported.

59 CLEANING CONTRACT

One tender was received from May Harris; 20 firms had been invited, 4 visited and received 1 quote. The process started in October 2017 for start 1st April 2018. After referral to KALC the Clerk advised that this one quote could be accepted as we had tried to obtain 3 quotes. This should also be reported to our Internal Auditor.

Cllr Rushbrook queried the cancellation period for the contract; members agreed that a 12 month 'get out' clause be include. If everything is working well the contract continues its 3 year term. ACTION Clerk RESOLVED that May Harris be contracted for cleaning services as set out in the specification agreed for fixed Annual charge of £14745 plus additional charges for out of hours call out and periodical cleaning items.

60 NEW YEARS EVE 2018

One application for the 2018 NYE hall hire was received (advertised in the November Parish Magazine) from the New Monday Club.

Cllr Page asked for an update on outstanding Invoices being chased; members recommended that a deadline of 1 month be imposed for payment and more information be taken from the company to ensure correct details are on record.

Cllr Rushbrook proposed that the In/Out signs discussed at the last meeting be installed. All voted unanimously in favour.

61 DATE OF NEXT COMMITTEE The next meeting will be 20th March 2018

Meeting ended at: 8.45pm

Chairman

Date