



HORTON KIRBY AND SOUTH DARENT PARISH COUNCIL
Parish Office, Village Hall, Horton Road, South Darent DA4 9AZ

2nd September 2025

Minutes of the Meeting of the Parish Council held on Monday 1st September 2025 in the Village Hall, South Darent at 7.30pm

Present: Cllr I Blackamore Chair, Cllr N Gurr, D Hollands, D Mitchell, C Page, D Wakefield, A White

Sevenoaks District Cllrs L Ball, A White
County Councillor Marc Logen

Members of the Public: 14 including M Dunn, DRiPS

In Attendance: L Johnson Parish Clerk

65 APOLOGIES FOR ABSENCE

Cllr Moyle. Cllr Wakefield arrived at 1940.

66 DECLARATIONS OF INTEREST

Any updated completed Disclosable and Non-Disclosable Pecuniary Forms to be given to the Clerk. (Disclosable Pecuniary Interests) Regulations 2012 (SI 2012/1464) Localism Act 2011
None received

67 MINUTES

The Minutes of the last meeting held 7th July 2025 were signed to confirm they are a true and accurate record of the meeting's proceedings.

68 CLERKS REPORT – *Appendix 1*

69 POLICE MATTERS

PC Guest reported;

There had been an increase in vehicle crime and moped/motorbike theft in the area.

Theft from the Co-op had reduced

To continue to report any anti-social behaviour, etc. online otherwise it will appear the area is crime and ASB free: <https://www.kent.police.uk/ro/report/asb/asb-v3/report-antisocial-behaviour/>

PC Guest was informed of speeding cars particularly along Eglantine and Franks Lane and a catapult had been fired through a local residents window. The resident had reported the incident.

70 Report from District Councillors

Cllr Alan White report for August includes Family Fun Day, separate issues in various roads in HK & SD, waste collection complaints, River Darent vegetation, planning, neighbourhood policing and footpaths.

Appendix 2

Cllr Ball mentioned that parking on both sides of East hill was causing problems for those with prams and using mobility scooters plus access for the bus and emergency vehicles was occasionally

compromised. The change to using wheelie bins would exacerbate the problem., Enquiries to re-route the bus service were in progress.

71 COUNTY COUNCILLOR

Cllr Marc Logen reported that Kent County Council (KCC) had put forward a different proposal to Medway regarding the number of unitary councils to cover the county.

KCC have launched a Budget Consultation to gather public views prioritising services and possible tax increases.

Following the recent road closure of the A225 in Otford, SGN are keen to work with local parish councils to improve communication whilst the works are taking place. SGN Gas Network Upgrade in Horton Kirby will begin early September and continuing through to April/May 2026

72 QUESTIONS FROM THE PUBLIC AND CORRESPONDENCE

There were no questions.

Correspondence – Appendix 3

SGN Gas Network Upgrade, Complaints to SDC in relation to their responsibilities as a Waste Collection Authority, Malcolm Dunn DRiPS

73 PUBLIC SPACES PROTECTION ORDER

Cllr White proposed to consider voting on applying for a PSPO following antisocial behaviour (ASB) reported along the length of the Darent Valley Path from the bridge area of Franks Lane, through and including Westminster field continuing along to Station Road, South Darenth during recent months. Cllr Gurr seconded.

Cllr White and the Clerk had instigated a site meeting with Kent Police, Sevenoaks District Council, Environment Agency, Cllr Hollands and Parish Clerk and District Councillors.

Actions had been set for all participants which the Parish Council had started working on such as installing bike inhibitors in Westminster field and Station Road to improving signage. In order to apply for a PSPO, stakeholders must show that such steps have been taken to mitigate ASB.

Applications are required to have public consultations and proceed through various committees with approval final approval by District Council Cabinet.

Voting was unanimous and therefore

Resolved: to continue with the application for a PSPO in conjunction with (amended S.O. 1(h) SDC action plan. Kelly Webb, SDC co-ordinator, to arrange ongoing meetings and updates.

Appendix 4

74 HIGHWAYS INFORMATION PACK (HIP)

The Parish Council is required by KCC Highways to periodically update the documents in order for any concerns with the roads within the parish to be considered for remedial work.

Councillors had received a draft copy with requests for signs for The Heathside and Westminster plus a dropped kerb to the public footpath on Station Road to Westminster Field already included. Clerk explained that a site visit would be undertaken in September with a representative from KCC Highways department to discuss any items on the HIP and their feasibility.

Cllr Logen suggested asking residents for their comments and views.

Action: Clerk to advertise the HIP via social media and notice boards prior to site meeting and next PC meeting.

Cllr Logen left at 2035

75 FIRE HYDRANT REPORT

Cllr Hollands has taken over the project from Cllr Page.

The Fire Hydrant Report is for the purpose of assessing all the hydrants within the Parish to ensure they are all accessible and in working order. Any faults are to be reported to Kent Fire and Rescue Service who will assess and rectify.

Cllr Hollands has inspected the majority with a few left to locate. They would all be marked using 'What3Words' for an exact location.

A copy of the final report would be sent to Kent Fire Brigade for their records.

Action: Cllr Hollands, Clerk

76 FINANCIAL MATTERS

Schedule of Accounts – *Appendix 5*

The schedule of accounts for August totalling £26,386.86 was received and approved. Cllrs Gurr and Mitchell to authorise online.

Action: Councillors

Budget Monitoring – *Appendix 6*

A detailed 'Income & Expenditure by Budget Heading to 31st July 25' and 'Comparison of Cost Centres 2018-25' was received.

It was agreed that a separate finance meeting should be scheduled to discuss budgets and a medium term financial strategy.

Action: Clerk

CIL Expenditure for October 2020

Clerk confirmed that all CIL monies received October 2020 had been spent on football pitch maintenance and improvements and was sent to Sevenoaks District Council.

77 LOCAL GOVERNMENT SERVICES PAY AGREEMENT 2025/26

Received for information only, the National Joint Council for Local Government Services (NJC) reached agreement on rate of pay applicable from 1st April 2025 to 31st March 2026.

Action: Clerk

78 PLANNING

25/01905/MMA

Former Fire Station

New Road

South Darenth

Kent DA4 9AT

Development: Amendment to 25/00186/FUL to increase the roof pitch from 45 deg. To 55 deg. To increase the available floor area in the dormer roof second floor areas increasing to the full perimeter of the building of useable floor space by 400mm. ridge to the rear of the building being changed to have a small area of flat roof

Action: Objection

- Overlooking/loss of privacy
- Adequacy of Parking
- Traffic generation/Highway Safety

South Elevation, floor 1 will overlook adjacent cottages

While the council acknowledges that this constitutes a minor design alteration, it does not alter the substantive concerns previously raised in our formal objection. The council's original objection remains valid and unresolved, specifically regarding the inadequacy of parking provision associated with the development.

The parking survey submitted in support of the original application was methodologically flawed.

It was conducted during a period when Holmesdale Road was closed to vehicular traffic, rendering the data unrepresentative of typical conditions.

The Parish Council therefore maintains its objection to the development on the grounds of inadequate parking provision and the lack of a representative parking survey.

25/02045/HOUSE

5 Drays Cottages

The Street
Horton Kirby
Kent DA4 9DA

Demolition of existing single storey extension and erection of new single storey extension and internal alterations.

Action: No comment/no objection was sent on 26th August 2025.

25/02044/LDCPR

Saxon Place
Horton Kirby
Kent DA4 9

Use of land to station a mobile home granny annexe for use incidental to the main dwelling

Action: Objection

Horton Kirby & South Darenth Parish Council objects to the application for a Certificate of Lawfulness (Proposed Use) at 39 Saxon Place, which seeks to station a mobile home within the residential curtilage to accommodate elderly relatives.

The proposed use is not incidental to the main dwelling. It constitutes independent living accommodation with its own facilities, which case law (Gravesham BC v SSE & O'Brien, 1982) confirms amounts to a separate dwellinghouse. This exceeds the scope of lawful incidental use under Section 192 of the Town and Country Planning Act 1990.

The mobile unit would function as a self-contained residence, creating an unlawful intensification of residential use. Despite assurances, such arrangements are difficult to monitor and risk long-term planning breaches.

The introduction of a mobile home would harm the character of the area, which is defined by permanent brick-built homes. It would increase activity, noise, and parking pressure, negatively affecting neighbouring amenity.

Approving this application would set a precedent for similar developments across the borough, undermining planning control and bypassing the proper route for assessing residential extensions or annexes.

If the applicants wish to provide accommodation, a householder planning application for an annexe would be the appropriate route, allowing full consideration of design, access, and impact. We therefore urge the Council to refuse this application.

79 COMMITTEE RESOLVED MINUTES

Were received from ROS Committee February and April 2025 for information only.

80 NEWSLETTER/EVENTS/SOCIAL MEDIA

Copy for Newsletter to be sent to Cllr Mitchell by 30th September 25.

Separate leaflets for the Fireworks event will be distributed at the same time as the Newsletters mid-October.

Cllr Hollands reported that the volunteers had a successful introductory meeting at The Bridges pub. Dates for training would be arranged.

Clerk confirmed that all paperwork had been submitted to the Safety Advisory Group at SDC.

Action: Update to Do list *Appendix 7*

81 Date of Next Meeting

Monday 6th October 2025

LJ Johnson

Lisa Johnson,
Clerk to Council