

HORTON KIRBY AND SOUTH DARENTH PARISH COUNCIL

Parish Office, Village Hall, Horton Road, South Darenth DA4 9AZ

MINUTES of the PARISH COUNCIL Meeting held on 2nd September 2024 in the Village Hall, South Darenth at 7.30 pm

Present: Cllr D Mitchell Chair, Cllrs I Blackamore, D Hollands, C Page, D Wakefield
Sevenoaks District Cllr A White
SDC Leader Cllr R Hogarth
KCC Leader Cllr R Gough
Members of the public: including Mr M Dunn from DRiPS

In attendance: L Johnson, Parish Clerk

The meeting started at 7.30pm

64 APOLOGIES FOR ABSENCE

Received from Cllrs Rohard and Moyle

65 DECLARATIONS OF INTEREST

None received.

66 MINUTES

Resolved: the minutes of the last meeting held on the 1st July 2024 were signed as a true record.

67 MATTERS ARISING

Minute 131: Strip of land at East Hill/Paddock Close. **In progress**

Mn 221: District Cllrs Report – replacement bin to be purchased for the Heathside. In progress.

Mn. 57 Fireworks Event 3rd November Resolved:

Cancelled due to lack of volunteer support.

Announcement to be printed in October Newsletter. Details of alternative local displays also to be published. **In progress**

Deposit carried to Sunday 2nd November 2025 – **confirmed**.

Mn 59 Financial Matters: Complaint acknowledged 3/07/24 from Npower regarding £3550 deducted from bank account despite receiving 18 months' worth of credit notes for unused MPAN. Eight week ack. letter rec'd 30/08/24. Named complaint handler provided.

In progress

All other items were completed, referred to the relevant Committee or appear as an agenda item

68 QUESTIONS FROM THE PUBLIC and CORRESPONDENCE

There were no questions.

Correspondence was received from:

KCC Highways – following request for additional bollards to be installed on the bend of Millen Court, The Street, plus a dropped kerb to the public right of way from Station Road

to Westminster field, the clerk advised that a new Highway Information Pack (HIP) would have to be completed in order to assess the works.

- **Action:** Clerk

A crash at the junction with Bull Hill/Horton Road on 17 August left residents on The Steet without power for up to 12 hours.

Road Safety, Highways department KCC replied 'the scheme put in provides advance warning of the bend using warning signs and SLOW road markings and is further highlighted on the bend with chevron signs. None of this was present previously, therefore we feel that the scheme has made the road safer here.'

The Parish Council were not satisfied with the response and Cllr Gough will refer the matter back to Highways.

- **Action:** Cllr Gough

Community Mobilisation Officer at SDC Megan Glen, introduced herself as replacement to Yulia La-Kruz and would like to arrange to meet with the Parish Council to discuss community projects or initiatives that she could help with:

- **Action:** Clerk to arrange

Housing Enabling Officer at SDC wrote to advise that a Local Letting & Sales Plan (LLP) had been approved for the former Salts Farm Depot on Fawkham Valley Road, Longfield. Residents of Horton Kirby & South Darenth already on the Sevenoaks District Housing Register, would be eligible to apply for Nine affordable to rent homes and three homes for shared ownership, subject to strict guidelines.

More information can be found on housing.register@sevenoaks.gov.uk for renting, sales@wkha.org.uk for buying and [Apply to join the housing register | Sevenoaks District Council](#) to apply to the Housing Register. Or telephone 01732 749900.

- **Action:** Clerk to post full details on website and noticeboards (*Appendix 1*)

As Cllr Gough was not present, Chair moved to item.

69 REPORTS FROM DISTRICT COUNCILLOR

Cllr Alan White had provided councillors with a report on August activities and updates. (*Appendix 2*)

70 LEADER OF SEVENOAKS DISTRICT COUNCIL

Cllr Roddy Hogarth introduced himself to the council and announced this was his first Parish to visit within the Sevenoaks District and hoped to visit the rest in due course. Background information was given regarding his role as a councillor without portfolio in SDC. Whilst acknowledging that other parishes had similar problems, Cllr Mitchell questioned what else the parish council could do to help SDC be more proactive dealing with planning enforcement and appeals. Cllr Hogarth advised to flag up as soon as possible and would provide Cllr White with an out of office hours telephone number. Cllr Hogarth asked for more information to be sent to him regarding recent requests for Article 4 directions to be placed on specific green belt sites within the Parish.

- **Action:** Cllr Hogarth to provide Cllr White with contact details.
- **Action:** Clerk to pass on Article 4 Directions

Cllr Gough arrived 7.45pm Chair moved to item:

71 REPORT FROM COUNTY COUNCILLOR

Cllr Mitchell referred back to KCC Highways response regarding the Bull Hill/Horton Road junction. Cllr Gough will take this up with the department as the Parish Council were not satisfied with the response.

Cllr Gough advised that further changes to the A20 in the Farningham area were likely such as average speed cameras.

Cllr White asked if extending the footpath at the Bull Hill junction with Horton Road would be considered.

Clerk advised Cllr Gough that Franks Lane Bridge had no fluorescent chevron signs at all and asked if painting them on the ends of the wall would be more suitable.

- **Action:** Cllr Gough

Cllr Gough left the meeting at 8.05pm.

72 POLICE MATTERS

PC Owen was not present and no report was received.

73 SOLAR FARM WORKING GROUP

Report was received by the working group (*Appendix 3*)

Resolved: Cllr Blackmore proposed to approve the working Group report and continuing activities accordingly. Cllr Wakefield seconded and all were in favour.

74 FARNINGHAM PARISH COUNCIL (FPC) REQUEST

Councillors had considered Farningham PC's request to contribute towards their project to submit a 'Regulation 19', an evidence based report for the Pedham Place proposal. As this had not been budgeted for, the full Parish Council could not support this request.

- Action – Clerk to inform FPC

75 PLANNING

To consider any planning applications including those received by the Clerk after the agenda had been served to Councillors.

24/01832/FUL

Field West of Junction with Rays Hill/Eglantine Lane

Horton Kirby, Kent

Relocation of Highway Access inc. associated hard & soft landscaping.

OBJECTION: A detailed report with objections had been submitted on the 22nd August 24 and is available to view: <https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SGOA18BKHKNO0>

APP/G2245/W/23/3325352

Planning Application: 22/02053/FUL

Plot 4 Grazing Land

Horton Road

South Darenth

Change of use of land for the stationing of 3 touring caravans for occupation by extended Romany Gypsy family.

OBJECTION: In addition to original objections, a report was sent for the consideration of the Inspector (*Appendix 4*)

The decision of appeal hearing of 12th August 2024 was not available.

24/02034/FUL

Land South of Canada Farm
Canada Farm Road
South Darent
Kent

Improvements to existing access track together with revisions to approved access track and cable route installation (in connection with solar farm approved under permission reference 22/02599/FUL).

- Working group to consider and send their findings to Halls Committee meeting 17th September 2024.

76 FINANCIAL REGULATIONS

The updated NALC Model Financial Regulations had been received by the Councillors with recommendations from the Clerk/RFO. Cllr Wakefield proposed, Cllr Page seconded, all were in favour and it was

Resolved: to adopt the updated NALC Model Financial Regulations

77 FINANCIAL MATTERS

The August schedule of accounts were received and payments to the value of £14,461.54. were approved for payment by the Council, including direct debits and standing orders are listed and approved on a monthly basis.

The July schedule of payments had also been approved at the July ROS Committee meeting but had not been minuted. Payments for July 2024 totalled £22,690.52

78 RESOLVED HALLS/ROS COMMITTEE MINUTES

All approved Minutes had been received by the Council for information only.

79 WEBSITE/SOCIAL MEDIA/NEWSLETTER ITEMS

Copy for the next edition of the Newsletter to be sent to Cllr Mitchell by 30 September 24. Item to include the cancellation of this year's fireworks event and local alternatives.

- Clerk to contact regular contributors to Newsletter
- Item regarding Fireworks to be included (Cllr Hollands)

80 DATE OF NEXT MEETING

Monday 7th October 2024.

The meeting finished at 8.20 pm

Chair _____

Date _____

Appendix 1



Coming soon... Horton Kirby & South Darent Parish Council is pleased to let you know about the Local Lettings & Sales Plan (LLP) for nine of the new affordable homes at the former Salts Farm Depot in Fawkham, to be known as Old Halt Close. The homes are expected to be ready in December 2024/January 2025 and will be managed by West Kent Housing Association.

There are:

Six homes for Affordable Rent

- 4 x 1 bedroom/2-person flats
 - 2 x 2 bedroom/3-person flats
- and

Three homes for Shared Ownership

- 2 x 2 bedroom/3 person houses
- 1 x 3 bedroom/5 person house

The LLP aims to help meet the identified local housing need for affordable housing in Fawkham Parish (the Primary Parish) and the parishes of Hartley, Ash-cum-Ridley, West Kingsdown and Horton Kirby & South Darent.

Anyone interested in the homes for Affordable Rent must be on the Sevenoaks District Housing Register. Eligible applicants will then be able to bid for the homes when they are advertised on Kent Homechoice later this year. To apply to the Housing Register, please see SDC's website [here](#) or telephone the Housing Register team on 01732 227000 or email them at housing.register@sevenoaks.gov.uk

Anyone interested in the Shared Ownership homes should contact the West Kent Sales Team at sales@wkha.org.uk or telephone 01732 749900

For these homes priority will be given to applicants, for first and subsequent lets, who have a proven local connection to Fawkham, meaning an applicant:

- (i) lives in Fawkham and has done so continuously for the last three years to date;

- (ii) has lived in Fawkham for at least five out of the last ten years to date; or
- (iii) has previously been a member of a Close Family household living in Fawkham and said household currently resides in the Primary Parish and has done so for a minimum of 10 years continuous to date; or
- (iv) are employed full time in Fawkham on a permanent basis or those who will be taking up such employment and whose main place of work is within the Parish; or,
- (v) are self-employed on a full time basis and the majority of their work is in Fawkham; or
- (vi) provide an important service, as agreed by the Council, requiring them to live locally in Fawkham.

If there are insufficient applicants with a local connection to Fawkham, priority will be given to applicants who have a proven local connection to Hartley, Ash-cum-Ridley, West Kingsdown or Horton Kirby & South Darenth.

If, after two rounds of advertisement, there are insufficient applicants with a local connection to Fawkham Parish and/or Neighbouring Parishes, any remaining homes will be let in accordance with the Sevenoaks District Housing Register Allocations Policy.

For the Shared Ownership homes, if more than one applicant has a proven strong local connection to Fawkham Parish, West Kent HA will determine the order of priority by reference to the housing need of said applicants, taking into account the size of accommodation required based on the composition of an applicant's household and the date of an applicant's registration of interest with West Kent Housing Association.

If, after two weeks from the commencement of marketing there are insufficient applicants with a local connection to Fawkham who have passed the initial financial assessment, priority will also be given to applicants who have a proven local connection to the Neighbouring Parishes.

If, after four weeks from the commencement of marketing there are insufficient applicants with a local connection to Fawkham and/or the Neighbouring Parishes who have passed the initial financial assessment, the home will be allocated in accordance with the Sevenoaks District Council Intermediate Housing Protocol, i.e. after 4 weeks, priority will also be given to applicants with a local connection to the District as set out in the Protocol.

If, after eight weeks from the commencement of marketing there are no applicants with a local connection to the Primary Parish, Neighbouring Parishes or the Sevenoaks District who have passed the initial financial assessment, the home will be allocated in accordance with the national guidelines applying to Shared Ownership housing.

A four bedroom house for Affordable Rent will be allocated in accordance with the Sevenoaks District Housing Register Allocations Policy outside of the LLP.

Appendix 2

District Councillor Alan White's August Report

Well, August has been a busy month so thought it best to provide a summary of events and complaints.

Monday 12 August

This was a hot sunny day with the picnic area in Westminster Field proving very popular. The overflow car park was open but a vehicle had chosen to park in the yellow boxed area meant for emergency vehicles.

There were also a group of children, roughly aged 7-15 that were repeatedly told not to be in the river to the left of the bridge and not to go under the metal barrier into the residential area. One male said he wanted to capture the carp that had been released into the river by a resident of Millen Court.

This matter was brought to the attention of PC Wayne Owen, but mindful that this is private residential premises and not the responsibility of the Parish Council.

Monday 12 August

A couple of older teens/early 20s males were spotted riding a large electric bike/moped Around Westminster Fields. A video was taken and shared with PC Wayne Owen.

Monday 12 August

The Planning Inspectorate chose to complete a site visit to Plot 4, Horton Road in order to consider the appeal by SDC's decision to refuse permission of the static caravan accommodation on what was grazing land with consent for stables. By the time I arrived at the location the inspectors had moved on and we now await the outcome of their review.

Tuesday 13 August

A resident in Rashleigh Way complained that they were very annoyed by the smell of strong acrid smoke which lingered over the weekend. The initial location of the source was incorrect but it was then thought to come from Oakview Stud Farm. No images of the fire are available. The matter has been reported to the Environmental Health team and the resident has been advised of what information is needed for the matter to be investigated further.

Tuesday 13 August

Laura Trott MP spent the morning in Horton Kirby and South Darenth. Firstly, meeting members of the Parish Council To hear more about the success of the newly installed Riverwalk.

Then Laura visited Betty Groombridge, to view the landscape where Chimmens Solar farm would have been installed albeit for the planning application to be refused. Laura's objection to the greenbelt being impacted is welcomed and necessary as it's anticipated that an appeal will be submitted in the future.

Laura then met representatives from Crockenhill, Eynsford, as well as our ward, to discuss Pedham Place to hear the concerns of the possible development on this site.

Saturday 17 August

Circa 10:30pm, a vehicle driving at speed along Horton Road and into The Street, hit the yellow grit container and also the wooden electrical pole. This resulted in a loss of power to a number of households.

UK Power Network were swift to resolve the issue. The extent of the damage meant a new wooden pole was needed.

An email was sent to Roger Gough alert him to the incident and that the new signage is not having the desired effect on drivers. With a request to liaise with the Highways team on this matter.

The damaged grit bin was also reported to Kent County Council to be replaced.

Sunday 18 August

A group were spotted camping in the field adjacent to Rays Hill. I've been informed that wood from a nearby resident's property was removed to have a campfire.

In the morning once they had moved on, it became apparent that the metal kissing gate had been destroyed, and the wire garden fencing running along the boundary of Thames Water (TW) premises. Potentially to allow horses to graze on the grass in the TW grounds. **Incident reference 00746030**

This was reported to TW who swiftly repair the opening created in their fence. It's now their responsibility to manage.

A few days earlier, Travellers had been spotted liberally applying fairy liquid to horses being washed the day before. TW were asked if they had detected any level of detergent in the water. They hadn't, and it was suggested to report this to the environmental agency, which I did. It's understood no significant change to the cleanliness of the water has been detected.

Sunday 18 August

Four horses and a stable has appeared in the field behind the barn conversion in Frank Lane. This was previously refused planning permission in 2023. The matter was reported to Planning Enforcement Who advised that one of the horses is in foul and the stable is on skids so therefore not a permanent fixture. The matter will be reviewed in a few months' time. **23/02985/FUL**

Monday 19 August

I spoke to the Public Rights of Way and Access Service team in Kent County Council about missing/damaged kissing gate pates from Rays Hill to Franks Lane and also Franks Lane to Westminster Field. The PROW team will review if they are needed.

It's felt they are to ensure horses are not accessing the area. **Fault refence 240878139**

In addition to this, a section of fencing has been removed running along this same footpath.

Monday 19 August

A resident from Esparto Way has complained about the buildup of debris at the screen located at Kingfisher Place. Having contacted the director of the residential management team, I'm advised that their contractor has removed the debris and placed on top of the screen to dry out before being removed. Hopefully this will be completed in the next few weeks.

Tuesday 20 August

I spoke to **PCSO Deana Sowamber 62732** during her circuit around the village. The officer advised that **PC Wayne Owen 12238** was on leave. I have emailed both alerting them to the incidents and concerns around the village.

Tuesday 20 August

Dave Hollands, Parish Councillor and I spoke to residents along Rays Hill, The Street and Lombard Street regarding the planning application to move the drive of the field adjacent to Eglantine Lane and Rays Hill further down the road to allow better access. By itself, a residence would not have been concerned with this application, but considering the change of name to plot one, the storage yard and the change from agricultural to commercial, does raise many concerns as to possible future use which was important to bring to residents' attention. It's pleased to see a positive result with many residents logging their objections onto the planning site portal. **24/01832/FUL**

Wednesday 21 August

Two horses were spotted running loose in the road along Skinney Lane to Horton Kirby. This was quite alarming with passing traffic. The horses were caught along Lombard Street. It's not clear how this happened.

Friday 23 August

It was noted that a number of travellers with their horse and cart had chosen to camp in the picnic area of Westminster Field. The police were made aware, and I also informed residence of Millen Court. The group left the following day but chose to leave remnants of their camping equipment stream across the picnic area and also in the river. This has been reported to Sevenoaks District Council for the items to be removed.

Saturday 24 / Sunday 25 August

A lot of activity occurred at Plot 1, Horton Road over the weekend. Previously the site has been a bit of a car park for a number of weeks. Over the bank holiday weekend, there were a number of Commercial vehicles/diggers working on the land and overnight a static home has been positioned towards the rear of the plot, towards the River. The matter has been reported to Ryan Grant and the Planning Enforcement team for their swift attention.

Sunday 25 August

A resident has complained about the constant noise coming from a refrigeration fan from the Pub they live adjacent to. They have privacy engaged with the landlord for assistance in improving the situation but no action has been taken. I have referred the matter to the communities and business team at SDC in order that they might provide a decibel measuring and audio recording of the noise to better understand the situation. And following these results to then engage with the management of the Pub to encourage either relocation of the refrigeration van or better insulation to reduce the noise.

WORKING GROUP (WG) UPDATE PC Meeting 2 September 2024 1 Horton wood

This project has been acquired by NextEnergy Capital Limited (NECL), a renewable energy infrastructure investment company. The Company provides development, operation, and financing of renewable energy infrastructure assets. NECL serves customers worldwide.

It was established in 2007, has \$4bn under management, invested in 411 solar plants, 1522+MWp in operation and 1197MWp under development.

The WG have opened up communications with NECL have reminded them, specifically, of the planning conditions as to traffic management and the Unilateral Undertaking obligations.

As implementation proceeds there may be some detail change proposals to the original plan, and if appropriate, they will be subject to normal planning process, in any case we have been assured that we will be kept informed and consulted.

The WG will continue to monitor the situation.

2 CHIMMENS SOLAR FARM. 23/03181/FUL

The consultation period, following the Publication of the Planning Addendum, ended on the 21st June and of the original 103 Public Responses to the original application there were only 11 Public Responses to the Addendum all of which reiterated their previously registered objections.

The SDC Planning Officer rejected the planning application.

RES are now in the process of considering their options and have six months in which to decide what they will do next i.e. January 2025, they have agreed to keep us informed.

The Working Group, up and until the rejection, was in discussion with RES relating to their community fund proposals amongst other matters

This work will now be placed on hold until such times we are aware of the RES response to the planning rejection.

The working group will keep a watching brief.

3 Dean Bottom Solar Farm.

During the consultation period, relating to the Chimmens Farm planning application, an objection was raised by a company P3P who claimed that they had an option to develop a solar farm on Land within the Dean Bottom Farm ownership.

At the time no planning application had been made, the WG have liaised with Fawkham PC in monitoring the situation and it appears that a planning application is imminent and is likely to be preceded by a pre application consultation sometime in October 2024.

From what information we have, it looks as though the development proposed is mostly, if not all, within Fawkham Parish.

The WG will continue to liaise with Fawkham PC in monitoring developments.

See introductory literature attached.

4 HK&SD Community Trust (CIO)

The working group have finalised the application for approval by the Charities Commission.

A detailed briefing paper and recommendations will be circulated to PC members in time for consideration and determination at the October 2024 PC meeting, copies of the relevant documentation will be available for public inspection at the Parish Office.

5 PC action

The PC are invited approve the above report and the continuing activities of the WG accordingly.

Roger House Ian Blackamore Heather Rohard Neville Machin

Appendix 4

Additional report sent to Planning Inspector for consideration

Planning Application: plot 4 22/02053/FUL Change of use of the Land for the stationing of 3 touring caravans for occupation by extended Romany Gypsy family.

Appeal hearing: 12 August 2024 10am Sevenoaks District Council Offices

APP/G2245/W/23/3325352

The Parish Council's observations for the Inspectors consideration, in addition to the objections previously lodged, are as follows:

- 1) This is 1 plot of 5 in an area of green belt land, outside the envelope of the Village of South Darent.
- This is part of an important green buffer between the 2 villages of South Darent and Horton Kirby performing the important role, as the green belt should, of limiting the encroachment of development, thus preventing the 2 villages from merging and preserving the unique identity of each village.

This open area separating the villages, is characterised by it's entirely rural community aspect of, a Hop Garden, agricultural fields, a meadow, playing fields, bowling green, Village Halls, allotments, Scouts hut and ground, river side Public Right of Way and public foot path linking the 2 villages. The openness of this area is enjoyed by residents of both settlements as they use the facilities described, or as they travel between the villages to use shared amenities, such as the school, shops, doctor's surgery etc.

Whatever is decided for this plot **will** set a precedent for the remaining 4 plots; please consider this application has the potential to encourage further development in what is currently a pocket of greenbelt doing its job of preventing encroachment, but heavily under duress.

- 2) Weight has been attached by the Planning Authority to its Public Sector Equality Duty (see paragraph 196 of Hayley Nixon's report to the Development Control Committee, 5th June 2023) This considers the 'fostering of good relations between people who share a protected characteristic and those who do not' Unfortunately, this retrospective application has NOT promoted good relations due to the strategic eroding of the openness of the land by the applicants, despite the Parish Council's recorded complaints to the Planning Authority's officers.

These erosions to the characteristics to the openness of the land have included:

Inappropriate fencing – post and rail fencing was replaced by solid fence panels

Hardstanding in excess of what was permitted for the stable block

Replacing a Touring Caravan with a Static Mobile Home when Planning Permission had already been refused.

Commercial Vehicles parked on site for long periods of time

These infringements were not challenged as they were deemed as 'not in the public's interest' to follow up.

Anyone attempting to build a permanent dwelling on this land would have had immediate enforcement action taken against them. They would also have been subject to the usual **transparency** of public scrutiny, and opinion, through the planning process **in advance** of the decision and the expectation that the decision taken, would be respected. The acceptance of the processes by which we should all abide, would foster good relations between people.

Flouting planning restrictions does not show consideration for the wider neighbourhood and does not bode well for the future development of this and the other plots, should this application be approved.

Thank you for your consideration of these points that we raise today.

Cllr Heather Rohard (Vice Chair)

Cllr David Hollands

Representing Horton Kirby & South Darenth Parish Council