

WEST KINGSDOWN PARISH COUNCIL

Minutes of the parish Council meeting held on **Wednesday 26th January 2022 at Old School Hall School Lane .**

Abbey Court

The Chairman opened the meeting and welcomed Sevenoaks District Council Chief Officer Sarah Robson and Sharon Donald. They gave a presentation to Parish Council about the proposed Scheme that SDC were intending for the Abbey Court site .in providing between 14-19 units 1 bed self-contained units for local people who met the4 criteria and on the housing register. Planning permission would be required, and the sale of the building had not completed. The Architects were looking at the design layout and whether the building could accommodate the proposal. Members commented on the road and the access from the A20 and parking within the site and raised concerns that the site was not suitable for use as a temporary HMO. Sarah Robson agreed the site was not suitable and the idea would be to accommodate affordable rent for long term

Currently the District housing need was for :

1 bed 298

2 bed 275

3 bed 117

4 plus beds 62

There are 752 currently on the Housing register and this was likely to rise with the cost of living rising this year. The last survey carried out in West Kingsdown identified a need for a further 32 affordable homes to be built and second survey was due at the end of this year.

Members of the Public and Councillors who wish to raise matters.

Brands Hatch : Mr Birley advised that information re passes and residents day was due to come out soon.

Shrubs :

Overgrown privet hedge along London Road near Ballyholm and Southfield Cottage - Clerk to report to KCC

Access road Village Hall: Speed of cars travelling along the road accessing Village Hall , Clerk to find out cost of speed sign and put on General Purpose agenda for Members to discuss.

Planning Committee

Members of the Parish Council: Cllr J Watchorn (Chairman), Cllr I Bosley (Vice-chairman), Cllr Mrs P Bosley, Cllr Gray, Cllr G Christie, Cllr Miss J Holdstock, Cllr King , Cllr Mrs M Richards, Cllr Spiller & Cllr L Spencer

Apologies for Absence: Cllr Land

Declarations of Interest: None declared

Plans:

SE/22/00025/HOUSE: AI Fresco London Road:

Creation of vehicular Access to front garden – no objection

SE/22/00001/HOUSE 6 Hailwood Place School Lane

Erection of shed with pergola comment

SE/21/04079/LDCEX 9 Regency Close.

Confirmation that the single storey rear extension to enlarge the existing kitchen is lawful. No objection

SE/21/04253/FUL Streamhawk Croft, Knatts Valley Road

Demolition of existing dwelling and garage and reconstruct new 3 bedroom chalet style house and double garage. objection and comment

SE/22/00015/HOUSE: 23 Abbotswood bunglaows London road :

The erection of 5m rear extension and removal of front porch. Replacement of existing outbuilding with a new smaller outbuilding, comment

SE/21/03865/LDCEX: Land east to the rising Sun, Cotsman Ash Lane :

Use of land and buildings for domestic recreation. Objection

SE/21/04121/DETAIL: The Old Stables Equestrian Centre Knatts Valley Road: Details pursuant to condition 6 (lighting) of 20/01428/FUL. Objection

WEST KINGSDOWN PARISH COUNCIL

Parish Council Minutes Wednesday 26th January 2022 Old School hall, School Lane

Members of the Parish Council:

Cllr Mrs P Bosley (Chairman), Cllr G Christie (Vice Chair) Cllr I Bosley Cllr Miss Holdstock, Cllr Gray, Cllr D King, Cllr Mrs M Richards, Cllr R Spiller, Cllr Mrs J Watchorn, and Cllr L Spencer.

Apologies for absence: Cllr D Land,

Declaration of Interests relating to items on the Agenda, Cllr P Bosley for finance

Minutes of Previous Meetings

The MINUTES of the Planning Committee meeting held on Wednesday 15th December 2021 were submitted

It was moved from the Chair that they be signed as a true record and any recommendations implemented

ALL IN FAVOUR

The MINUTES of the Parish Council Meeting held on Wednesday 15th December 2021 were submitted.

It was moved from the Chair that they be signed as a true record and any recommendations implemented

ALL IN FAVOUR

The MINUTES of the Planning Committee meeting held on Monday 10th January 2022 were submitted

It was moved from the Chair that they be signed as a true record and any recommendations implemented

ALL IN FAVOUR

The MINUTES of the Finance Committee Meeting held on Monday 10th January 2022 were submitted.

It was moved from the Chair that they be signed as a true record and any recommendations implemented

ALL IN FAVOUR

Any Urgent Business

The Chairman ruled that any business received since the despatch of the Agenda, by reason of special circumstances, be considered, in order to avoid any undue delay and have up to date information

Diary Item: No diary items

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Footpaths**Kingsingfield road:**

The report following the Councillors site visit has been submitted to Mr Munn at Kent County Council

DIARY MAY

Correspondence**Defibrillator East Hill**

The landowner has recently purchased the decommissioned phone box at east hill Farm and is enquiring whether a defibrillator could be considered there due to the isolated location of the residents and the long delay in an ambulance arriving. The clerk has enquired if there is power to the phone box (response awaited) and would need to enquire of Parish Council could install in a privately owned phone box not owned by Parish Council, cost would be estimated at £1,000 - £1,300

Clerk to confirm if Parish Council could fund this as it was on private land and the telephone box was privately owned

ALL IN FAVOUR**Additional finance**

Description Quantity Unit Price VAT Amount GBP To supply and fit the following at Old School : 5 white uPVC windows 3 entrance doors (1 of which will be a fire escape door) All windows and doors will be installed with trickle vents & A rated glass all windows and doors will be internally beaded and reinforced were required 1.00 Subtotal £6,416.67 TOTAL VAT 20% 1,283.33 TOTAL GBP £7,700.00. It was agreed this be added to Cheque list.

Finance

It was noted income of £11,985.98 had been received

It was proposed by Cllr Holdstock and seconded by Cllr King that payments totalling £16,7799.54 be paid

9 in Favour**1 Abstention****Affordable housing – English Rural, School Lane**

Draft design circulated and how English Rural had previously carried our public consultation via the internet. Members noted this but agreed that there should also be face to face consultation and therefore the Clerk was asked to contact English Rural and request both online and an afternoon/ evening when local interested residents could drop in and see the plans and chat to English Rural.

AGREED**Community Cupboard extension:**

The Community Cupboard trustees have confirmed they have raised all the funds needed to extend the building that they are currently using.

As West Kingsdown Parish Council are landowners of the building permission was asked for permission for the extension to take place. It was proposed from the Chair that permission be granted.

ALL IN FAVOUR

The path as quoted below to be considered would not be able to be completed until the extension had taken place as a temporary roadway would need to be laid along the bunding to access the Community cupboard from the main car park at the Gamecock.

NOTED**Community Cupboard extension - additional information for Members consideration**

Received from trustees of the Community Cupboard

“ I am now in a position to confirm that we have raised sufficient funding to meet the cost of the basic build, £48,500.

This would not have been achievable without the support given from many national and local businesses and organisations, including a substantial amount from 3 other parish councils (Eynsford, Hartley & Ash Cum Ridley).

Whilst £48,000 covers the quote provided by Mr Yarnold , he also included an option for insulation to be added to the extension for an additional cost of £9950.

These additional works would ensure that the building(once a garage) could be a more secure, warmer, energy cost effective and usable space if completed at the same time.

As the building is only leased to The Community Cupboard, I feel it is important to remember that West Kingsdown Parish Council would benefit from a refurbished building for any future uses, should we vacate the property in the future.

I ask that it be considered for the Parish Council to contribute to the refurbishment of their building by meeting the cost of this optional insulation along with any upgrade required to the electric circuit boards that currently supply both the Cupboard and the village hall.

I'm sure you appreciate the effort we have put into achieving the target funding required to pursue the extension. I hope that you will consider meeting these costs and support us in making a difference in our local community."

Tracy Wood

The Community Cupboard Team

www.thecommunitycupboard.co.uk

Members considered the request but asked for more information about the spec for the insulation And what parts of the building were being insulated. This would be bought back to General Purpose committee with full details for consideration

Pathway Gamecock

To: the excavation soil bund in the corner of overflow car park to a 2-metre width, then excavating a path from there for 40 metres, 1 metre wide x 150mm deep to the tarmac path adjacent to the C.C following the soil bund edge, installing timber path edging 100x 25mm tanalised timber, then terram membrane, 100mm of 40mm crushed concrete then topping with 50mm of type one roadstone and compacting, installing two bollards at the carpark end to stop vehicle access, All soil to landfill.

Price £3850.00

Members agreed that the surface would not be suitable for wheelchair and pushchairs and asked the Clerk to contact the contractor and ask for a further quote using pouras tarmac. **AGREED**

Steps

To: - the supply and installation of one 9 flight metal staircase, 1 metre wide with open treads and two handrails, painted black, including removal of old steps. Price £5,950.00

It was agreed a second quote should be sought and bought back to General Purpose committee.

AGREED

Temporary roadway

Members approved permission for a temporary roadways along the Gamecock field from Gamecock car park for access during building works.

ALL IN FAVOUR

Pavilion

Whilst extension was taking place the Pavilion would be used as a temporary home, when building works made it necessary for the Cupboard to move out, providing a location on the same site so people collecting know where to pick up. Other halls in West Kingsdown could not accommodate the use. Cllr Gray was upset that the Pop In would have to move out but this had been discussed with the Rector, who had agreed to support the Community Cupboard during this time and relocate the Pop-In at the Church. Other users of the Pavilion ie football would continue to use the rear entrance to access the changing rooms.

It was proposed from the Chair that the community Cupboard be allowed to use the Pavilion during building works for the extension.

**8 IN FAVOUR
2 AGAINST**

Playground project:

A quote has been received from Komplan, and circulated to all members for consideration. The total cost of the refurbishment of the whole site would be £92,491.28 inc VAT and £77,076.07 net with a £15,000 grant from Sevenoaks District Council. Use of CIL money would be £62,076.7, Members agreed to accept the quote proposed through the Chair, It was noted that the contractor had carried out the survey to establish local need, that Komplan is a very specialised company with

within the District and near by.

It was proposed through the Chair to accept the quote and instruct the ordering of the new equipment for the Recreation Ground

ALL IN FAVOUR

David Dibollo's Bench and tree

A site meeting with Clive Yarnold, Chairman, Clerk and Josie would take place to agree a place for David at the Burial Ground.

Village Hall Management update

The hall is continuing to be well used especially with children's parties. New outside lighting has been installed.

Matters Arising

64 Millfield Road Treeworks

Cllr Watchorn had visited the tree in question and advised that the Clerk should contact the woods owner Billings Group and inform them of Ash die Back and to ask SL Tree care to quote for dangerous branches/ removal

AGREED

Newsletter Items

Affordable housing
Rec refurbishment
David Diboll's ree and Bench
Tree for Queens canopy

February 2022 Meetings

Planning and General Purpose meeting Monday 14th February 2022 : Main Hall, Old School, School Lane 7.30pm

Planning and Parish Council Meeting: Wednesday 23rd February 2022 : Main Hall, Old School, School Lane 7.30pm

Meeting closed 9.45