

WEST KINGSDOWN PARISH COUNCIL

Minutes of the Parish Council Meeting of West Kingsdown Parish Council held in the Old School Hall School Lane, West Kingsdown on **Wednesday 15th December 2021**

Planning

Members of the Parish Council: Cllr J Watchorn (Chairman), Cllr Mrs P Bosley, Cllr Gray, Cllr G Christie, Cllr King Cllr Mrs M Richards.

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

Cllr M Fothergill explained her concerns regarding the SDC purchase of Abbey Court School Lane and the problems that could arise should the plans go ahead for a HMO . Cllr P Bosley said this could be discussed further in the meeting and that the Parish council had concerns for the change of use proposals and for the road safety as the junction already caused many traffic accident problems that KCC and SDC were aware of.

Apologies for Absence: Cllr I Bosley , Cllr Spencer, Cllr Land Cllr Holdstock, Cllr Spiller

Declarations of Interest: No Declarations declared

Plans:**SE/21/03068/FUL Land North of 34 Ashen Grove Road**

Installation of 9 new holiday lodges - Objection

SE21/03907/HOUSE: 13 Warland Road

Two dormers to front slope and window to flank wall – no objection

SE21/03857/PAE 17 Multon road

Prior notification of a single storey rear extension which extends 5 m beyond the rear wall of the original dwelling house with a maximum height of 2.9m and height height of 2.47m – no comment

SE/21/03812/FUL: Land rear of HAWKHURST 1-6 Hawkhurst Caravan Park Scratchers Lane : Change of use for stationing of 6 mobile homes , two shipping containers , timber shed and hardstanding, - objection

SE/21/03505/LDCEX Millview caravan park London Road

Caravan Park, Amended - comment

SE/21/03989/LDCEX 24 Ashen Grove Road

Proposal Confirmation that enlargement and improvement of C3(A)dwellinghouse is lawful.Comment

SE/21/04024/HOUSE: Neressa 6 Millfield Road

Proposed single storey front, rear and side extensions, demolition of garage.Objection

SE/21/03306/FUL Land west of Terry Lodge Farm , Terry Lodge Road: Conversion of agriculture barn into no3 bed dwelling with associated parking private garden and landscaping. Objection

SE/21/04050/FUL: Richardson Farm Crowhurst Lane : Demolition of exiting dwelling , garage, workshop, outbuildings, residential annex and other garden structures and erection of 4 dwellings with associated access , parking and landscaping - Comment

Appeals

APP/G2245/W/21/3280302 SDC Ref: SE/21/00155/FUL Land South East Of Oaklands St Clere Hill Road: Change of use of land for private equestrian activities and the erection of stable buildings comprising 1 stable and 1 tack room. Written representations - noted

WEST KINGSDOWN PARISH COUNCIL

Parish Council Wednesday 15th December 2021 Old School hall, School Lane

Members of the Parish Council:

Cllr Mrs P Bosley (Chairman), Cllr G Christie (Vice Chair), Cllr Gray, Cllr D King, Cllr Mrs M Richards, Cllr Mrs J Watchorn.

Apologies for absence: Cllr I Bosley , Cllr Spencer, Cllr Land Cllr Holdstock, Cllr Spiller

Declaration of Interests relating to items on the Agenda – Cllr P Bosley for item of reimbursement from finance list

Minutes of Previous Meetings

The MINUTES of the Planning Committee meeting held on Wednesday 24th November 2021 were submitted.

It was moved from the Chair that they be signed as a true record.

ALL IN FAVOUR

The MINUTES of the Parish Council Meeting held on Wednesday 24th Noevember 2021 were submitted.

It was moved from the Chair that they be signed as a true record.

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

Footpaths**Kingsingfield road:**

The report following the Councillors site visit has been submitted to Mr Munn at Kent County Council. Clerk to chase in the New Year.

NOTED

Correspondence**Grants Letter received from Walking netball**

“Just wanted to say a big thank you to the Parish Council for the £100 grant to our Walking Netball Group.

We have now started up an additional session on a Monday afternoon allowing those who can't come to our evening session to join in on the netball fun”

RECEIVED

Abbey Court: re SDC proposals for the building as discussed at Parish Council in November.

A letter was sent to Chief Officer for People and places Sarah Robson and a reply has been received

Thank you for your emails dated 30 November and 7 December 2021 regarding Abbey Court in West Kingsdown.

Quercus Housing was set up by Sevenoaks District Council (SDC) as a not for profit, in order to invest in a long term supply of affordable homes within the Sevenoaks District.

The company has been looking at the former nursing home Abbey Court, West Kingsdown, which currently comprises 22 bedrooms, a shared living room and kitchen/laundry rooms.

Our early thoughts are that the property could be converted into up to 19 one and two bed self-contained flats, including up to three ground floor units for wheelchair access, for affordable rent (for example 80% of market rent and at Local Housing Allowance). The property would have shared laundry facilities and garden, with additional car parking and common bin storage provided on site. Any changes to the property would be subject to planning permission, which if the company does progress with the purchase, would require consultation and be a decision via Development Committee, as the Council would own the land.

If progressed, a Local Lettings Plan would be developed, which could allocate initial lets based on, for example:

- Applicants who qualify to join the Housing Register who have a local connection to West Kingsdown who have a local connection to West Kingsdown and identified as Essential Workers
- Applicants who qualify to join the Housing Register who are identified as Essential Workers
- Applicants who qualify under the Homelessness Reduction Act 2017

We would be seeking to provide general needs accommodation for singles, couples and families (two adults and child). We would like to make available some ground floor units for wheelchair access. We would not be providing specialist supported accommodation where support services are required. All prospective tenants would need to provide verification documents, including proof of identity and residency, proof of income and savings and a passport sized photo.

In a similar vein to other Quercus Housing owned properties we would have a management company in place, who would oversee tenancies, rents and repairs and maintenance.

Our plans are still being developed and our next step would be to look at appointing a design team and architect to properly plan out the footprint of the building.

I'm sorry to hear the Parish Council feels there has been no consultation and I hope I can rectify this. I'm more than happy to attend a Parish Council meeting in the New Year to discuss the initial proposals and take any feedback to the Quercus Housing board for consideration.

Members were not happy with this response and voiced concerns about the proposal and the way that Parish Council had been excluded from consultation.

Finance

It was proposed by Cllr Gray and seconded by Cllr King that payments totalling £6,406.37 be paid

**5 in Favour
1 Abstentions**

Affordable housing – English Rural, school Lane

Alison Thompson from English Rural has emailed the following

“ I am pleased to confirm that we have finally completed the option agreement and can now progress to commissioning the various reports and surveys required for a planning application. We have asked our architect to prepare some elevation drawings for discussion with the Landowner and the Parish Council. I'll be back in touch as soon as they are available.

I am hoping we will be in position to hold a community consultation event in January. Because of the current Covid situation, we have recently been holding these on-line. Please see the link below to one held for Newington & Peene, which will give you an idea of what is included.

<https://newingtonpeene.englishrural.org.uk/>

Information from the website enables us to report back on a weekly basis to the Parish Council, including the number of views, comments submitted and the level of registrations of interest submitted for one of the proposed homes. We ask that the Parish Council publicises the website locally, through social media, website and magazine to ensure the community is aware of the website. I hope that is this something you might be able to help with at the appropriate time please?”

Members were pleased that progress for the project had been made and welcomes English Rural to attend a Parish Council meeting in the New Year. **RECEIVED**

Caretaker:

Mr S Prentice had agreed to clean the Pavilion building on a permanent basis. It will just need to find a person to attend on a Saturday afternoon when football is taking place to open and close the building for the teams and make sure the building is secure while the teams are playing football. Around 4 hours on a Saturday for home matches. Clerk will advertise.

Playground project:

A quote has been received and till be tabled for Members, The Clerk has also spoken to SDC who have funding that can only be used for Recreation grounds and has to be used by 31st March 2022. As the Wes Kingsdown Recreation ground project has been through consultation and is at a stage of being able to order there may be a chance of some further funding from SDC. The meeting of their officer is taking place Wednesday 15th December. The complete refurbishment of the park would be £92,491.28 including all wet pour paths, new seating and all new equipment. The Clerk has been liaising with SDC for external funding and will bring back to the precept meeting so that Members can place the order with all the relevant information regarding funds. **RECEIVED**

Bench for David Diboll

I can install it on arrival at a cost of £420.00 involving two visits to sit 1/ Preparing site and concreting base, 2/ installing, and fixing down. Proposed by Cllr Gray and seconded by Cllr King to accept the quote from C Yarnold for the concrete base **ALL IN FAVOUR**

Tree guards

Clive Yarnold still has the tree guard sets from the trees by the shops, they all need some remedial work to repair the damage sustained in removal, £100.00 per set. It was proposed by Cllr King and seconded by Cllr Christie to accept the quote for £200 for both sets of tree guards to protect both trees when planted **ALL IN FAVOUR**

Steps to Community Cupboard

Several options were listed below to refurbish, replace or add slope to the access onto the Gamecock and it was agreed to hold a site meeting , to be Friday 24th December at 10am with Clive Yarnold, Members and Community Cupboard to agree a way forward on this improvement scheme.

A/ To remove old sleeper steps, replace with new 1.5 metres sleepers creating 9 steps with two handrails and thick chicken wire to treads £1980.00

B/ To supply and install a new 1.5 metres steel fire escape stairs with 9 steps, two handrails, open grid tread, to allow mud to fall away and retain safety on the steps, £4850.00

C/ To supply by others as above as B £4250.00 + Vat (After site inspection)

D/ To Remove old sleeper steps ready for new ones £ £298.00

E/ Clive Yarnold reported that had watched people carrying large bags and boxes up the Community cupboard seen them struggle to climb the steps, It seemed sense to create a gentle path up the bank, This could easily be created as you look up from the car park to the Community Cupboard on the right there is a very natural point It could easily be 1 metre wide 40 metres long so people could walk up and down easily using Type one roadstone to aid drainage

4/ Slabs at Pavilion

Re laying these slabs at the library site were to be carried out, and patch re pair to damaged concrete.

RECEIVED

Old School Management update.

Hall well used and the doors were on order to replace old ones and a tarmac quote had been received for the car park

Matters Arising

There were no matters arising

Newsletter Items

Rec Ground

Trees

Bench

January 2022 Meetings

Planning and Precept meeting Monday 10th January 2022 : Main Hall, Old School, School Lane 7.30pm

Planning and Parish Council Meeting: Wednesday 26th January 2022 : Main Hall, Old School, School Lane 7.30pm

Parish Office opening times over Christmas

Monday 20th December Open

Tuesday 21st December Open

Friday 24th December Closed

Monday 27th December Closed

Tuesday 28th December Closed

Friday 31st December Closed

Monday 3rd January 2022 Closed

Reopening

Tuesday 4th January 2022

Meeting closed at 8.50pm