

WEST KINGSDOWN PARISH COUNCIL

The Pavilion
London Road
West Kingsdown
TN15 6BZ
8th December r 2021

I hereby summon you to attend the Parish Council Meeting of West Kingsdown Parish Council to be held in the Old School Hall School Lane, West Kingsdown commencing at 7.30pm on **Wednesday 15th December 2021** to transact the following business.

Clerk to the Council.

Planning Agenda

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 D Land, Cllr Mrs M Richards, Cllr Spiller & Cllr L Spencer .

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

1. Apologies for Absence: Cllr I Bosley , Cllr Spencer

2 Declarations of Interest:

3. Plans:

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

Installation of 9 new holiday lodges

SE21/03907/HOUSE: 13 Warland Road

Two dormers to front slope and window to flank wall

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

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

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

Caravan Park, Amended

SE/21/03989/LDCEX 24 Ashen Grove Road

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

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

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

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

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Parish Council Agenda 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 I Bosley Cllr Miss Holdstock, Cllr Gray, Cllr D King, Cllr Mrs M Richards, Cllr R Spiller, Cllr Mrs J Watchorn, Cllr D Land, and Cllr L Spencer.

1. Apologies for absence: Cllr I Bosley, Cllr Spencer

2 Declaration of Interests relating to items on the Agenda

3. Minutes of Previous Meetings

To approve as a correct record the MINUTES of the Planning Committee held on 24th November 2021, as attached.

To approve as a correct record the MINUTES of the Parish Council Meeting held on 24th November 2021 as attached.

4. Any Urgent Business

The Chairman to rule 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.

5. Diary Items.

There are no diary items

6. Footpaths

Kingsingfield road:

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

7. 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”

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.

b) Correspondence received since the publication of the Agenda.

8. Finance

Details of income and expenditure to be tabled. To approve online payments for authorised payment

9. 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?”

10. Caretaker:

Mr S Prentice has 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.

11. Playground project:

A quote has been received and will be tabled for Members, The Clerk has also spoken to SSDC 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.

12. Old School Management update

13. Matters Arising

14. Newsletter Items

15. 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