

DARENTH PARISH COUNCIL

Minutes of the Council Meeting
held on Wednesday 15 November 2023
Jubilee Hall, Waller Park, Wood Lane, Darenth, Kent DA2 7LR

Councillor's Present: I Armitt, I Gutteridge, T Hicks, K Holmes, S Holmes, N Weavis and D Risely.

In Attendance: E Mote, Parish Clerk.

Visitors: Borough Councillor Denman and one member of the public.

The Chairman reminded the Meeting of the protocol regarding the audio and visual recording of proceedings.

201/11/23: TO RECEIVE APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Prentice and Webb.

202/11/23: TO RECEIVE DECLARATIONS OF DISCLOSABLE PECUNIARY OR PREJUDICIAL INTEREST

None received.

203/11/23: TO APPROVE THE MINUTES OF THE COUNCIL MEETING HELD ON WEDNESDAY 18 OCTOBER 2023

RESOLVED: To approve the Minutes of the Council Meeting held on Wednesday 18 October 2023 as Proposed by Councillor Hicks and Seconded by Councillor Risely.

204/11/23: ITEMS FOR CONSIDERATION

The Chairman confirmed that Agenda Item 210/11/23: **TO NOTE AND APPROVE REPAIRS TO WALLER PARK PAVILION ROOF** would be considered under the Exclusion of Press and Public as quotes for repairs had been received since Agenda distribution.

205/11/23: TO RECEIVE REPORTS FROM EXTERNAL AUTHORITIES; AGENCIES; COMMITTEES AND PORTFOLIO MEMBERS

(a) **Borough Councillor Report**

Councillor P Denman provided the meeting with a verbal report in respect of the following:

Casework: Dealing with safeguarding matters; Wood Lane footpath clearance; update on planning application regarding Doggy Day Care - still no decision reached by the Planning Authority; Hill Rise play area awaiting slide. A request for the current equipment waiting to be replaced, be decommissioned; Coombfield Drive parking issues escalated to Kent Police.

Borough Matters: Confirmation of £7.5m for Orchard Theatre RAAC repairs; all scheduled theatre shows will go ahead in the temporary Orchard West structure. The £1.5m cost for the temporary structure was approved under the Council's emergency legislation funding and taken from reserves.

Dartford Borough Council will be looking into a pothole fixing project going forward.

The Chairman thanked Councillor Denman for his report.

(b) **Darenth River Preservation Society (DRiPS)**

Parish representative, Councillor Hicks attended the DRiPS meeting on 8 November 2023 and reported the following:

An update had been given by Thames Water; Horton Kirby pumping station is due to close; Councillor Hicks will be looking into water pollution with Councillor Webb.

RESOLVED: That all reports be noted, and any relevant decisions actioned as appropriate.

206/11/23: TO FORMALLY RATIFY THE CO-OPTION OF COUNCILLOR K WEBB

Members noted that, following the vacancy in Lane End Ward, the requirement to hold a by-election had not been met. It was formally recorded that Councillor K Webb was selected from the three proposed candidates by a majority vote at the Parish Council meeting held on 18 October 2023.

RESOLVED: To formally note the co-option of Councillor K Webb on 18 October 2023.

207/11/23: TO CONSIDER REQUEST FOR FURTHER DISPENSATION FOR A PERIOD OF SIX-MONTHS FROM COUNCILLOR N WEAVIS FROM ATTENDING COUNCIL MEETINGS BY REASON OF ILLNESS

Members were asked to consider and agree granting a dispensation to Councillor Nick Weavis from attending meetings of the Council for a six-month period by reason of illness.

Members discussed and considered the implications of a six-month dispensation and unanimously agreed the same.

RESOLVED: To grant a dispensation to Councillor Nick Weavis from attending meetings of the Council for a six-month period by reason of illness as Proposed by Councillor K Holmes and Seconded by Councillor T Hicks.

208/11/23: TO AGREE REPRESENTATION TO OUTSIDE BODIES FOR 2023-24

Following the resignation of S Oke in September it was agreed and confirmed that Councillor K Holmes be the nominated representative at future Borough & Parish/Town Forum meetings as Proposed by Councillor S Holmes and Seconded by Councillor I Armitt.

RESOLVED: To agree that Councillor K Holmes be Parish representative at forthcoming Borough & Parish/Town Forum meetings as Proposed by Councillor S Holmes and Seconded by Councillor I Armitt.

209/11/23: FINANCE

(a) **To adopt the draft budget for the 2024-25 financial year**

Members are required to adopt the Budget for the 2024-25 financial year as set out on Page 13 of the Parish Council Agenda. Calculations incorporate those required by s49A Local Government Finance Act 1992

RESOLVED: Members moved to adopt the 2024-25 draft budget incorporating calculations required under s49A Local Government Finance Act 1992 and requested additional discussion under the Exclusion of Press & Public.

(b) **To agree monthly financial statement as at 31 October 2023.**

(c) **To note budget position as at 31 October 2023.**

RESOLVED: That the finance records be agreed and noted as proposed by Councillor I Armitt and Seconded by Councillor D Risely.

210/11/23: TO NOTE AND APPROVE REPAIRS TO WALLER PARK PAVILION ROOF

The Grounds & Facilities Warden had reported problems concerning significant leaks in the roof following recent adverse weather conditions. Specialist advice had been taken and quotes sought to rectify the issues at the earliest opportunity. Members had received two quotes from contactors, one of which had been submitted at the meeting. The meeting then received a verbal update from the Clerk in respect of several areas of water damage. The Clerk also recommended that essential repairs to the roof be carried out as a matter of urgency to rectify the issues and make the facility safe for public use.

The Council's insurers had been consulted but the insurance policy cover was only appropriate for physical storm damage and not, what is considered to be building 'wear and tear'.

RESOLVED: To note the need for essential repairs to the Waller Park Pavilion roof and consider quotes received under the Exclusion of Press and Public.

211/11/23: PLANNING

(a) To consider new applications

DA/22/01444/FUL – The Ship Green Street Green Road Darenth DA2 8DP

Revision to partial redevelopment of site to include partial demolition of extensions, proposed single storey side extension, subdivision of first floor and rooms in the roof to form 2 No. 1-bed dwellings and erection of 2 No. 5-bed detached dwellings with basements (Use Class C3a), enlarged residential curtilage to rear of No.1 Ship Cottages, plus associated access, parking, amenity space, landscaping and provision of a meadow.

PARISH OBSERVATIONS WERE SUBMITTED TO LPA ON 06/11/23.

Observations: *Members noted the details and previously submitted observations.*

DA/23/01063/TPO - 45 Darenth Park Avenue Darenth DA2 6LX

Application for T1 - Lime Tree reduction as per annotated drawing subject to Tree Preservation Order No. 1 1995

Observations: *Members noted the details.*

DA/23/01220/FUL - St Fiacre Green Street Green Road Darenth DA2 7HT

Alteration to existing loft and roof to create a two-storey dwelling incorporating new porch and removal of existing dormers,

Observations: *Members noted the details.*

DA/23/01244/FUL - 61 The Green Darenth DA2 6JU

Garage conversion into a habitable space.

Observations: *Members noted the details.*

APPEAL REFERENCE: APP/T2215/D/23/3328473

DA/23/00459/FUL - 21 Moore Close Darenth DA2 6NN

APPEAL TO SECRETARY OF STATE. Provision of a dormer window in rear elevation, roof lights in front elevations, window in gable in connection with providing additional rooms in the roof space.

Observations: *Members noted the details.*

RESOLVED: That Members note the details of new Planning Applications.

(b) To note recent decisions made by the Planning Authority

No decisions had been received at the time of Agenda publication.

RESOLVED: To note that no recent decisions had been made by the Planning Authority.

(c) To consider new applications/recent decisions received after agenda publication

Members noted new applications received after agenda publication but had no observations to report.

RESOLVED: To note recent decisions received after agenda publication.

212/11/23: DATE OF NEXT MEETING

The proposed date for the next Meeting of the Council was confirmed as Wednesday 13 December 2023.

213/11/23: EXCLUSION OF PRESS & PUBLIC

To consider the **exclusion** of the **press and public** for the following items of business on the grounds that they involve the likely disclosure of exempt information as defined in the Public Bodies (Admission to Meetings) Act 1960, Section 1(2).

214/11/23: TO CONCLUDE MATTERS IN RESPECT OF PARISH STREETLIGHTING

Members resolved to conclude matters in respect of Parish Streetlighting at the next meeting of the Council.

RESOLVED: To defer the matter for further discussion and conclusion at the next Meeting of the Parish Council.

As established under Agenda Item 204/11/23 ITEMS FOR CONSIDERATION, the Chairman confirmed that the following item would be discussed:

209/11/23: (a) To adopt the budget for the 2024-25 financial year

RESOLVED: Members moved to adopt the 2024-25 Budget incorporating calculations required under s49A Local Government Finance Act 1992.

210/11/23: TO NOTE AND APPROVE REPAIRS TO WALLER PARK PAVILION ROOF

It was suggested that an option for 'targeted' spot repairs to the roof be considered rather than approve the extensive works included in the two submitted quotes. Members noted that the Clerk had recommended works should be carried out as a matter of urgency as the Parish Council had a duty of care to maintain safe and functional public facilities.

RESOLVED: Contrary to the Clerk's recommendations, and in line with Standing Order 25 (Restrictions on Councillor Activities (a) Unless duly authorised no councillor shall: (i) inspect any land/and or premises which the Council has a right or duty to inspect, or (ii) issue orders, instructions or direction), Members resolved to delegate authority to Councillors Weavis, Hicks and Holmes to seek alternative quotes for contractors to identify and repair specific areas in the Pavilion roof that are letting in rainwater. Findings would be provided to Council Members for consideration and action, with the decision from the 3 delegated Members being ratified at the next meeting of the Council.

At this juncture, the Clerk left the meeting.

215/11/23: TO CONSIDER AN INCREASE IN STAFF SALARIES WITH EFFECT FROM 1ST APRIL 2024.

RESOLVED: That the Clerk acts in accordance with decisions made.

There being no further business, the Chairman closed the meeting.