

DARENTH PARISH COUNCIL

SUMMONS & AGENDA

To All Members of The Council:

Councillor I Armitt (Vice Chairman)

Councillor K Holmes

Councillor S Holmes

Councillor I Gutteridge

Councillor T Hicks

Councillor T Prentice

Councillor D Risely

Councillor N Weavis (Chairman)

Councillor K Webb

You are summoned to attend the

Meeting of the Parish Council to be held on:

Wednesday 17 January 2024, 7:30pm

Jubilee Hall, Waller Park Pavilion,
Wood Lane, Darenth DA2 7LR

E.E.Mote

Ellen E Mote

Parish Clerk & Responsible Finance Officer

Dated: 10 January 2024



***Should Members have any enquiries regarding the content of the agenda
or draft minutes, please inform the clerk 24 hours in advance of the meeting***

A G E N D A

MEETING OF DARENTH PARISH COUNCIL Wednesday 17 January 2024, 7:30pm

Jubilee Hall, Waller Park Pavilion, Wood Lane, Darenth DA2 7LR

The Chairman will remind the Meeting of the protocol regarding the audio and visual recording of any part of the proceedings. Anyone wishing to film events is required to declare their intention prior to commencement of the meeting.

216/01/24: TO RECEIVE APOLOGIES FOR ABSENCE

217/01/24: TO RECEIVE DECLARATIONS OF DISCLOSABLE PECUNIARY OR PREJUDICIAL INTEREST

218/01/24: TO APPROVE THE MINUTES OF THE COUNCIL MEETING HELD ON WEDNESDAY 15 NOVEMBER 2023

RECOMMENDATION: That the minutes be approved and adopted as a true record.

219/01/24: ITEMS FOR CONSIDERATION

The Chairman will announce his decision as to whether any items received for consideration since agenda production are suitably urgent to be discussed at the meeting and indicate their position on the agenda.

220/01/24: TO RECEIVE REPORTS FROM EXTERNAL AUTHORITIES AND AGENCIES

(a) Borough Councillor Report

RECOMMENDATION: That the report is noted, and any relevant outcomes actioned as appropriate.

221/01/24: TO DETERMINE ACTION REQUIRED IN RESPECT OF COUNCIL OWNED LAND OUTSIDE GREENLANDS PRIMARY SCHOOL

Members are asked to consider the removal of one of two barriers located on land outside Greenlands Primary School.

The Parish Council met with Greenlands School and representatives from Thames Water on 21 August 2023 to discuss safety concerns around the Council owned land to the front of Greenlands School. Vehicular movement and inconsiderate parking were of great concern to the school and an approach was made to the Parish Council to ask if the barrier nearest to the school site at the southern end could be closed-off as it is very near to the public footway used daily by parents and students. Thames Water reinstated bunding to the northern end of the land following the meeting, but careless drivers continue to misuse this bunding deterrent and are causing damage by driving over it. These actions continue to cause safety concerns for school children, Thames Water staff, visitors and delivery vehicles.

In November 2023, the barrier was damaged, leaving it unstable and requiring attention and rectification.

Members are now asked to consider either the removal of the barrier, adapting the barrier to inhibit vehicular access, or installing bunding across the opening to hopefully prevent vehicular use and deter use as an entry/exit point.

RECOMMENDATION: To resolve decision and conclude action required.

222/01/24: TO NOTE RISK ASSESSMENT OF NON-MAINTAINED HIGHWAY IN RESPECT OF PARISH OWNED LAND LOCATED OFF GREEN STREET GREEN ROAD

An annual risk assessment was carried out on 30 October 2023 to identify the condition of road surfaces at spur roads off the B260 outside The Ship, Green Street Green Road, Darenth, Kent DA2 8DP. The inspection was carried out in respect of the Parish Council's insurance policy compliance. Members are asked to note the details and agree any actions required.

Members have been provided with a copy of the report as part of the Agenda Pack.

RECOMMENDATION: That the risk assessment is noted and recorded and that the Clerk acts in accordance with any decisions made.

223/01/24: TO NOTE PROPERTY INSPECTION AND DETERMINE ACTION REQUIRED IN RESPECT OF COUNCIL OWNED PROPERTY AT WALLER PARK FLAT

Members have been presented with details of the property inspection carried out on 30 October 2023.

Members are required to agree and action any necessary repairs and replacements in respect of the tenanted property.

RECOMMENDATION: To consider property inspection report and conclude necessary action.

224/01/24: TO NOTE THE NOVEMBER 2023 PLAYGROUND INSPECTION REPORT AND ACTION AS REQUIRED

Members are asked to note the playground inspection report carried out by the Grounds & Facilities Warden, and determine any action required.

RECOMMENDATION: To note report as presented and determine any action required.

225/01/24: TO CONSIDER AND NOTE THE KENT LOCAL FLOOD RISK MANAGEMENT STRATEGY CONSULTATION FOR 2024-2034

Kent County Council, as Lead Local Flood Authority (LLFA), has an overview role for local flood, which is flooding that arises from surface runoff, ordinary watercourses, and groundwater. The LLFA has a duty to produce a Local Flood Risk Management Strategy (Local Strategy) that sets out how local flood risks will be managed in the county.

The current Local Strategy (2017-2023) needs to be replaced and a new Local Strategy to consult the public and stakeholder organisations is planned. It is proposed that the next strategy will cover a 10-year period with a review after the first 5 years.

The draft Local Strategy builds upon lessons learnt from the previous strategy. Through it, KCC aim to improve the safety and wellbeing of Kent's residents and the economy of Kent with appropriate flood risk management. They do this by working with communities and partners, adapting to climate change, and utilising natural processes to provide multiple benefits where possible.

The draft Local Strategy retains the objectives of the previous strategy, which are 'Understanding flood risk', 'Reduce the risk of flooding', 'Resilient planning', and 'Resilient communities'. The actions proposed to achieve these objectives have been updated.

The draft local strategy was discussed at the Kent Flood Risk and Water Management committee meeting on the 14 November 2023. The consultation on the draft Local Strategy opened on the 22 November 2023 and runs until the 30 January 2024.

Members are invited to consider and respond to the consultation having been previously provided with the relevant information.

RECOMMENDATION: To consider and submit any Parish Council response to the Flood Risk Management consultation for 2024-2034.

226/01/24: TO NOTE WAYLEAVE AGREEMENT FOR BRITISH TELECOMMUNICATIONS PLC IN RESPECT OF OUTSIDE 2, CLOCKHOUSE COTTAGES, GREEN STREET GREEN ROAD, DARTFORD, DA2 8DT

A request to install apparatus and obtain wayleave over Parish Council land was approved on 30 November 2023. A one-off payment of £157.50 will be submitted to the Parish Council once wayleave access work is complete. The apparatus to be installed consists of 1 pole with associated wiring and cables.

RECOMMENDATION: To note the details in respect of wayleave agreement with British Telecommunications plc.

227/01/24: FINANCE

(a) To formally note report regarding Capital Reserves and Expenditure

RECOMMENDATION: That the report in respect of Capital Reserves and Expenditure be noted by Members.

(b) To adopt the 2024-25 Budget which incorporates calculations required by s49A Local Government Finance Act 1992

RECOMMENDATION: To adopt the 2024-25 Budget as presented

(c) To agree monthly financial statements as at 30 November and 31 December 2023

(d) To note budget position as at 30 November

RECOMMENDATION: That the finance records be agreed and noted.

(e) To set a Precept of £83,624.00 for the financial year 2024-25

To set a Precept of £83,624 for the financial year 2024-25. This amount represents an increase of 4.3% and equates to £64.57 for properties within Council Tax Band D.

To note confirmation of the Precept Base of £1,295 and Government of Support Grant of £1,923.

RECOMMENDATION: That a Precept of £83,624.00 be set for the financial year 2024-25.

228/01/24: PLANNING

(a) To consider new applications

Planning Reference	Location	Proposals
DA/23/01081/FUL	Darenth Fishing Complex Darenth Hill Darenth Kent DA2 7QY	Change of use of two parcels of land to provide touring caravan sites for 29 No. Pitches and provision of associated facilities including toilet/shower blocks and refuse stores.
DA/23/01220/FUL	St Fiacre Green Street Green Road Darenth Kent DA2 7HT	Alteration to existing loft and roof to create a two storey dwelling incorporating new porch and removal of existing dormers.
DA/23/01333/FUL	106 Gore Road Darenth Kent DA2 6LY	Demolition of existing conservatory and erection of a single storey rear extension.
DA/23/01335/FUL	22 The Green Darenth Kent DA2 6JS	Refurbishment of existing conservatory - replacement of existing doors and windows and replacement of glass roof with tiled roof.
DA/23/01348/FUL	67 Ladywood Road Darenth Kent DA2 7LW	Demolition of existing single storey rear extension and erection of a single storey rear/side extension and provide a canopy roof over existing porch and window.
DA/23/01405/TPO	51 The Green Darenth Kent DA2 6JT	Application to remove 1 No. Conifer tree in front garden subject to Tree Preservation Order No.1 1995.
DA/23/01328/FUL	77 Watchgate Darenth Kent DA2 7JY	Replacement of mechanical plant to side of building, including the installation of a timber canopy over. Installation of new mechanical plant to rear flat roof area, incorporating installation of hit and miss fencing around and non-slip walkways to provide access. Installation of a parcel locker and cycle storage hoops to forecourt.
DA/23/01449/FUL	5 Powell Avenue Darenth Kent DA2 6NT	Erection of a detached outbuilding (retrospective application).

RECOMMENDATION: That the Clerk submits any comments or observations to the Planning Authority.

(b) To note recent decisions and appeals

Planning Reference	Location	Proposals	Decision
DA/23/01018/VCON	Darenth Grange Darenth Hill Darenth Kent	Change of use of the former care home (Use Class C2) to a mixed use comprising residential accommodation for employees of Vineyard Farms Ltd as well as for a residential training centre for the same persons. Erection of a new screening wall to the front of the property, new fence and gate to the rear, formalised parking areas and pedestrian routes. (Variation of conditions 1 and 2 of planning permission DA/22/01274/FUL in relation to the provision of an acoustic fence in lieu of a screening wall).	PERMISSION GRANTED
DA/23/01124/TPO	Kentwood House Nursing Home Darenth Road Darenth Kent	Application to fell T1 - Ash with decay fungi and to fell T2 - Ash with ash dieback subject to Tree Preservation Order No.2 1985.	CONSENT GRANTED
DA/22/01344/FUL	The Lodge Darenth Hill Darenth Kent	Part demolition and change of use of existing outbuilding as separate dwelling and subdivision of plot including parking provision, cycle store and refuse store and creation of new vehicular access.	PERMISSION GRANTED
DA/23/01063/TPO	45 Darenth Park Avenue Darenth Kent DA2 6LX	Application for T1 - Lime Tree reduction as per annotated drawing subject to Tree Preservation Order No. 1 1995.	CONSENT GRANTED
DA/23/01244/FUL	61 The Green Darenth Kent	Garage conversion into a habitable space.	PERMISSION GRANTED

	DA2 6JU		
DA/23/00907/FUL APPEAL REF: APP/T2215/D/23/3334236	St Fiacre Green St Green Rd Darenth Kent	Alteration to existing loft and roof to create a two-storey dwelling incorporating double storey rear extension new porch and removal of existing dormers.	APPEAL TO SECRETARY OF STATE MADE UNDER HOUSEHOLDER APPEALS SERVICE. There is no opportunity for DPC to comment at this stage, but any previous representations will be taken into account.
DA/23/01283/FUL	87 Hill Rise Darenth Kent DA2 7HX	Excavation of front garden for proposed vehicle crossover	REFUSED TO PERMIT

RECOMMENDATION: That Members note recent decisions made by the Planning Authority.

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

RECOMMENDATION: To note recent decisions received after agenda publication with the Clerk submitting any comments or observations to the Planning Authority.

229/01/24: DATE OF NEXT MEETING

The proposed date for the next Meeting of the Council is Wednesday 21 February 2024.

230/01/24: 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).

231/01/24: TO CONCLUDE MATTERS IN RESPECT OF PARISH STREETLIGHTING

RECOMMENDATION: That matters regarding Parish streetlighting be concluded.

232/01/24: TO DISCUSS AND CONSIDER QUOTES FOR WALLER PARK ROOF IMPROVEMENTS

RECOMMENDATION: That the Clerk acts in accordance with the decision made in respect of roof improvements at Waller Park Pavilion.

233/01/24: TO RATIFY DECISION IN RESPECT OF STAFF SALARY INCREASE WITH EFFECT FROM 1ST APRIL 2024.

RECOMMENDATION: That the Clerk acts in accordance with the decision made.