

DARENTH PARISH COUNCIL

Minutes of the Council Meeting
held on Wednesday 21 June 2023
Jubilee Hall, Waller Park, Wood Lane, Darenth, Kent DA2 7LR

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

In Attendance: E Mote.

Visitors: Two members of the public.

Ahead of commencement of the meeting, Councillor Armitt wished to record well wishes to the Chairman and hoped he would be able to attend the July Council Meeting.

144/06/23: TO RECEIVE APOLOGIES FOR ABSENCE

Apologies for absence were received from Chairman, Councillor N Weavis, Councillor S Oke and Borough Councillor P Denman.

Due to the absence of the Chairman, Vice-Chairman, Councillor I Armitt, took the Chair.

145/06/23: TO RECEIVE DECLARATIONS OF DISCLOSABLE PECUNIARY OR PREJUDICIAL INTEREST

None received.

146/06/23: TO APPROVE THE MINUTES OF THE COUNCIL MEETING HELD ON WEDNESDAY 24 MAY 2023

RESOLVED: To approve the Minutes of the Council Meeting held on Wednesday 24 May 2023. Proposed by Councillor T Hicks and seconded by Councillor T Prentice.

147/06/23: ITEMS FOR CONSIDERATION

The Chairman moved that the following items would be considered and confirmed their position on the Agenda:

1. **Streetlights** - to consider action following the Highways Improvement Plan Item under Agenda Item 150/06/23
2. **Mabledon Site** - to note receipt of the communication from Dignity and agree response following Streetlights Item under Agenda Item 150/06/23
3. **The Ship** - to consider a response to an Application for a Tree Preservation Order for consideration under Agenda Item 154/06/23(b)

148/06/23: TO RECEIVE REPORTS FROM EXTERNAL AUTHORITIES; AGENCIES; COMMITTEES AND PORTFOLIO MEMBERS

- (a) Borough Councillor Report
Councillor P Denman submitted a written report which had been distributed to Members.

Key points from the report included:

DBC Activities: Development Control Board (DCB) training;
Committee Meetings included DCB and Policy Overview.

Ward Activity: Streetlight issues, Wood Lane footpath remedial plan to include fly-tip removal plan, investigation of storm drain, removal of long-standing garden waste; Hill Rise play area; KCC greens cutting; May litter-pick; casework in respect of social housing, landlord disputes, planning/development and council tax banding dispute.

RESOLVED: To note the details of Councillor Denman's report.

- (b) Update from the Streetlights Sub Committee
Members noted that Councillors Hicks and Prentice had met with Borough Councillor Denman and that further consideration would be made under Agenda Item 150/06/23.
- (c) Update from the Bunding Review Working Party
Councillors Hicks and Prentice reported that steps had been taken as part of the overall bunding review and potential areas of vulnerability had been indicated. Following an approach from Thames Water in respect of Council owned land outside Greenlands School, this area would also be included as part of the review. Councillor Prentice proposed that this item be deferred to the July Meeting of the Council.

149/06/23: TO AGREE A MEETING WITH BOROUGH COUNCILLOR PAUL DENMAN TO DISCUSS PARISH MATTERS

The Parish Council requested that the following items be pursued with the relevant Dartford Borough Council Officer, that the Clerk is advised of the outcomes which will then be reported to Parish Councillors:

- (a) the current position regarding outstanding planning enforcement matters relating to Braeside; The Nursery and land adjacent to the Hobby Farm, Darenth Road South
- (b) the illegal dumping of waste on Dartford Borough Council land at the top of Wood Lane and Ladywood Road
- (c) problems caused by the lack of car parking spaces in the Dartford Borough Council Car Park at the entrance to Waller Park, Wood Lane

Councillor S Holmes asked that the planted triangle at Ridgeway and its current state also be passed to Councillor Denman. Members agreed to add this item as part of the proposed meeting with the Borough Councillor.

RESOLVED: That the Clerk organise a meeting between Borough Councillor Denman and Parish Members to discuss agreed items to be pursued with the relevant Borough Council Officer, that the Clerk be advised of the outcomes with these subsequently being reported to Parish Councillors.

150/06/23: PUBLIC REALM
1. **To note approach from Thames Water in respect of Council owned car park at Green Street Green Road**

Members are asked to:

- (a) note that the car park boundary is included in the bunding review agreed at the May Meeting of the Council
Councillor S Holmes wished it to be noted that the land in question had historically never been designated a car park and to date remains as land owned by the Parish Council with no specific description other than being an extension of parish verges.

RESOLVED: Members confirmed that the Council owned land outside Greenlands School be included as part of the Council's boundary review.

- (b) seek approval for the Clerk to arrange a site-meeting with representatives from Thames Water with the Council to be represented by the Clerk, the Chairman/Vice Chairman and one but no more than two Members

RESOLVED: Members approved a site-meeting be organised between Ian Foulds, Programme Manager for Thames Water; the Headteacher at Greenlands School; the Clerk; Chairman; Vice Chairman and Councillor Prentice.

2. **Highways Improvement Plan Proposal**

Members were asked to consider draft proposals and submission of request for safety signage by Greenlands Primary School to Kent County Council's Road Safety Engineering Project Manager under the Highways Improvement Plan. Details for the proposed project were provided to Members for consideration.

The Clerk reported that following a meeting with the Highways Team, the Parish Council had been asked to consider further projects as part of the Highways Improvement Plan. Financial implications and quotes would be discussed once the Plan had been considered by Highways. It was suggested that an item for HIP's be included as part of the Council's 2024-25 budget proposals.

The Chairman asked Members to submit further suggestions for consideration under the Plan to the Clerk. All proposals would be discussed and agreed at the July meeting.

RESOLVED: To submit proposals for school signage to the Highways Improvement Team along with additional items proposed by Members as part of the July Meeting of the Council.

The Chairman confirmed that following agreement under Agenda Item 147/06/23, being Items for Consideration, the following would be discussed:

1. **Streetlights** – Councillors Hicks and Prentice had met with Borough Councillor Denman who had made proposals in respect of Parish streetlights. The Vice Chairman believed that the statute on the relevant Act affecting streetlight ownership, following the 2018 Boundary Review, required further investigation and consideration. Councillors Armitt, Hicks and Prentice proposed a further review of the matter and report back to Members following further examination.

RESOLVED: That Councillors Armitt, Hicks and Prentice investigate the matter of streetlight ownership following the 2018 Boundary Review and defer the item to the July Meeting of the Council.

2. **Mabledon** – With ongoing antisocial behaviour and noise pollution from motorcycles accessing the site, the Clerk had been asked to make contact with landowners Dignity Plc.

After discussion regarding the urgent need to secure access points to the site and following a response from the landowners, a meeting was proposed between Dignity Plc, Councillors Armitt; Hicks; Holmes; Prentice and the Clerk.

The Council wished to thank the local resident who provided revised contact details for Dignity Plc.

RESOLVED: That the Clerk arrange a meeting with Dignity Plc to discuss Parish concerns in respect of antisocial behaviour by motorcycles at the Mabledon Site.

151/06/23: TO CONSIDER QUOTATION FOR ADDITIONAL CCTV CAMERA AT DARENTH HALL FACILITY

Following recommendation for an additional camera, Members agreed that this was not required at the present time.

152/06/23: PARISH COUNCIL REPRESENTATION FOR THE JOINT TRANSPORTATION BOARD

In response to a request to Parish Councils from the Borough Council regarding nominations for representation for the Joint Transportation Board, Members were asked to further consider Parish representation following submission of candidate statements and take a paper vote to determine their preferred nominee.

RESOLVED: To submit the results of the paper vote in respect of Joint Transportation Board representation, to the Borough for consideration.

153/06/23: FINANCE

- (a) To agree monthly financial statement as at 31 May 2023

Councillor Armitt asked why the quarterly charge of £1,553.76 to Southern Electric for utilities at Darenth Hall appeared higher than previous amounts. The Clerk confirmed that the invoice had already been queried and that an amount of £469.10 had been inadvertently overcharged and an adjustment would be made on the account.

RESOLVED: To agree the May 2023 Finance Statement as presented.

- (b) To note budget position as at 31 May 2023

RESOLVED: To note the budget position as at 31 May 2023

- (c) To consider projects for Community Infrastructure Levy spend in the sum of £2,248.80

Dartford Borough Council implemented the Community Infrastructure Levy for development in the Borough from 1st April 2014. All new development which incorporates new floor space or creates a new home is liable to CIL, subject to the development type and rates set out in Dartford's CIL Charging Schedule and provisions in national regulations. The Borough Council is required to pass on a proportion of the CIL receipts to town and parish councils that have been received from chargeable development in their area. This equates to 15% of the total applicable CIL receipts up to a maximum of £100 (indexed) per dwelling within a Council's area. CIL receipts need to be

applied to support development in the Parish within 5 years of receipt.

RESOLVED: To defer project proposals and reconsider at the December 2023 Meeting of the Council.

- (d) To formally note auditor's annual internal report 2022–2023

RESOLVED: To note the auditor's annual report for 2022-23 and to thank The Clerk for her work in preparing accounting records for review.

- (e) To note increase in the interest rate for 60 Day Notice Business Account with Cambridge & Counties Bank

RESOLVED: To note the details for the increased interest rate.

154/06/23: PLANNING

- (a) **Planning Application DA/22/01444/FUL - The Ship**

To note that Dartford Borough Council's Planning Department has raised several objections to the current proposals which, if unable to be satisfactorily addressed by the Applicant, would lead to a Planning Officer's recommendation that the Application be refused.

As the Parish Council has, in principle, supported the Application, Members are asked to agree that the Council approach the Borough Ward Members for Longfield, New Barn and Southfleet to request that, should the recommendation be one of refusal, the Application be referred for consideration by Dartford Borough Council's Development Control Board.

Members resolved to submit the following comments to the Local Planning Authority:

Whilst the Council is very protective of the trees within the Parish and abhors the removal or threat of removal of any, the need for protection under a Tree Preservation Order needs to be fully considered and a balanced view reached having regard to the nature and position of the tree; the relationship with adjacent buildings and future management.

The Council has carefully reviewed the representations made by GSP resisting the granting of a TPO and fully supports all of the conclusions drawn, in particular that neither the Yew nor the Sycamore exhibit 'high amenity value'.

Members also resolved to propose that the Applicant offers to plant two replacement trees, either on site or land approved by the Council with a tree management going forward.

- (b) **To consider new applications**

DA/23/00640/FUL – 72 Watchgate Darenth Kent DA2 7JY
Erection of a single storey side extension for storage

Observations: Members noted the details.

DA/23/00651/FUL - 70 Gore Road Darenth Kent DA2 6LY

Erection of a single storey rear extension

Observations: *Members noted the details.*

DA/18/00704/FUL - Lane End Garage Green Street Green Road Dartford Kent DA2 7JR

Erection of a single storey replacement vehicle service garage, installation of a flue to serve a vehicle spraying area and ancillary use for car sales (part retrospective)

Observations: *Members wished to submit the following observations - The Council notes and expresses surprise that some five years have passed since the original Application was submitted and repeats the request made at that time namely that 'The Planning Department look carefully at materials used to ensure the building fits in with the local area as it is a site that is at the forefront of the village'. This request was made on the inclusion of the word 'maybe' when referring to the finish of the building in the Design and Access Statement.*

(c) **To note recent decisions made by the Planning Authority**

DA/18/01640/OUT - Blackshole Farm Watling Street Dartford Kent

Outline application for demolition of existing buildings and hard standing and redevelopment of the site to provide: a building comprising a care home (Use Class C2) comprising up to 5,469sqm of ground to second floor space and a 20-bed hospital ward (Use Class C2) with associated parking; a multi-storey car park comprising up to 12,181sqm of floor space; and associated works, with all matters except for access reserved for later determination

Decision: **OUTLINE PERMISSION GRANTED**

DA/23/00432/FUL - 10 Redding Close Darenth Kent DA2 6NB

Conversion of existing integral garage to habitable room with associated alterations to front elevation

Decision: **PERMISSION GRANTED**

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

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

Decision: **REFUSED TO PERMIT** - *The proposed rear dormer would introduce an intrusive and prominent addition which would detract from the appearance of the host dwelling and the character and appearance of the area. The proposal would therefore be harmful to the character and appearance of the area contrary to policies DP2 and DP7 of the adopted Dartford Development Policies Plan (2017) and M1 & M11 of the Pre-Submission (Publication) Dartford Local Plan.*

DA/23/00479/FUL - 35 The Green Darenth Kent DA2 6JS

Conversion of existing double garage to habitable room to include garage door removal and insertion of new windows

Decision: **PERMISSION GRANTED**

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

The following application was received:

DA/23/00694/ADV – 72 Watchgate Darenth Kent DA2 7JY

Display of 1 No. internally illuminated fascia sign.

Observations: *Members noted the application.*

The following appeal was received:

DA/22/01001/FUL – Adjacent 1 Lunedale Road Darenth Kent DA2 6LR

APPLICATION REFERENCE: DA/22/01001/FUL

APPEAL REFERENCE: APP/T2215/W/23/3314610

APPEAL STARTING DATE: 13th June 2023

APPELLANTS NAME: Mr Khaled Khalil

Demolition of existing garage and erection of a 2-bedroom semi-detached house with basement.

Observations: *Members noted the appeal.*

155/06/23: DATE OF NEXT MEETING

The proposed date for the next Meeting of the Council was confirmed as Wednesday 19 July 2023.

156/06/22: 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).

157/06/23: TO REVIEW CONTRACT WITH STREETLIGHTS

Following Member request, Councillors were asked to review the current streetlight contract with a view to confirming the content of the agreement.

RESOLVED: To confirm the details of the contract and contact Streetlights to arrange a meeting with the Vice Chairman and the Clerk to clarify the Parish streetlight inventory.

158/06/23: TO DISCUSS COUNCIL OWNED LAND OFF SANDBANKS

RESOLVED: To arrange a site visit to the land and report findings and considerations to the Parish Council.

There being no further business, the Chairman closed the meeting at 21.02.

Signed: _____
(Chairman)

Dated: _____