

# DARENTH PARISH COUNCIL

Minutes of the Council Meeting  
held on Wednesday 16 November 2022  
Jubilee Pavilion, Wood Lane, Darenth, Kent DA2 7LR

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

**Councillor's Present:** W Cook, I Gutteridge, S Holmes, T Prentice, D Risely, Y Seymour and N Weavis (Chairman)

**In Attendance:** E Mote, Parish Clerk and Responsible Finance Officer

**Visitors:** One member of the public.

**72/11/22: TO RECEIVE APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors' Carey and Hicks.

**73/11/22: TO RECEIVE DECLARATIONS OF DISCLOSABLE PECUNIARY OR PREJUDICIAL INTEREST**

None received.

**74/11/22: TO APPROVE THE MINUTES OF THE COUNCIL MEETING HELD ON WEDNESDAY 19 OCTOBER 2022**

**RESOLVED:** To approve the Minutes of the Council Meeting held on Wednesday 19 October 2022 once amended to reflect that Councillor Carey had chaired the meeting.

**75/11/22: TO RECEIVE REPORTS FROM COMMITTEES, EXTERNAL AUTHORITIES AND AGENCIES**

(a) Darenth PCSO, Neighbourhood Policing Team October Council Return

**RESOLVED:** To note the contents of the Neighbourhood Policing Report from PCSO Prior.

**76/11/22: ITEMS FOR CONSIDERATION**

Issues that have arisen or been raised since agenda production.

No new items were raised. The Clerk confirmed that the recent pipe leak at Darenth Hall was being repaired and that the payment particulars for this emergency work would be noted on a future Agenda.

**77/11/22: FINANCE**

**(a) To discuss and determine proposals for 2023-24 budget**

**RESOLVED:** That, having been circulated prior to the Meeting, Members approved the preferred Budget Option and Precept details pending confirmation of the Precept Base Rate for 2023-24 from the Billing Authority.

**(b) To consider and agree facility hire Fees & Charges for 2023-24**

**RESOLVED:** To agree increased Fees & Charges as presented

**(c) To agree Financial Statement as at 31 October 2022**

**RESOLVED:** To agree Financial Statement as presented.

**78/11/22: PLANNING**

**(a) To consider new applications**

**DA/21/00126/LBC - The Clock House Green Street Green Rd DA2 8DP**

Application for listed building consent to repair and restore roof structure, reinstate parapet wall to roof, replace roof tiles and repair and restore gable wall

**DA/22/01230/TPO - 2 The Green Darenth DA2 6JR**

T1 - semi mature horse chestnut in front of house. Reduce by 2-2.5m overall (estimated finished dimensions height-7m and spread of around 4/5m. No cuts will be larger than around 50-75mm) , remove deadwood and crossing/damaged branches. Remove ivy from throughout crown; G2 - line of lime & sycamore overhanging boundary - reduce by 3-3.5m back to near boundary line whilst maintaining secondary growth points and form of trees subject to Tree Preservation Order No.1 1995

**DA/22/00795/FUL - 2 Lordswood Close Darenth DA2 7LJ**

Erection of single storey rear extension, two storey side extension and front porch, raising of ground levels to create new terrace and steps at rear and new steps within front garden

**DA/22/01238/FUL - 113 Ladywood Road Darenth DA2 7LP**

Erection of a two-storey side extension, one and a half storey rear extension with external staircase and front porch

**Observations:** Members noted the applications.

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

**DA/21/00137/COU - Land Adjacent Kentwood House Darenth Road Darenth**

Change of use of former agricultural land to mixed use as a hobby farm and for keeping of horses. Removal of some of the existing buildings. Erection of an agricultural barn and stable blocks (B1 and B7). (Part retrospective regarding the change of use and erection of a stable block (B1))

*The Parish Council had asked the Borough Councillor, Maria Kelly, to make representation in respect of their objection to the application. The Parish Council was informed that Councillor Kelly did not attend the Development Control Board Meeting at which the item was discussed.*

*Decision: **PERMISSION GRANTED***

**DA/22/00280/FUL - The Nursery Green Street Green Road Dartford**

Erection of a single storey extension to link main dwelling and pool house and single storey side extension

*Decision: **REFUSED TO PERMIT***

**DA/2201004/FUL - 59 Watchgate Darenth Kent DA2 7JY**

Erection of dormer extension in rear roof slope with Juliette balconies and dormer windows in front roof slope in connection with conversion of roof space into habitable rooms; Erection of single storey front and rear extensions. Formation of car hardstanding in front garden including formation of dropped kerb access from Watchgate

*Decision: **REFUSED TO PERMIT***

**DA/22/01007/FUL - 62 Sinclair Way Darenth Kent DA2 7JS**

Provision of additional roof lights in front and rear roof slopes in connection with the existing rooms in the roof space (retrospective)

*Decision: **PERMISSION GRANTED***

**Observations:** Members noted recent decisions.

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

**DA/22/01274/FUL – Darenth Grange Darenth Hill DA2 7QR**

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

**Observations:** Members wished to submit an **OBJECTION** which reiterated their previous concerns and addressed new perceived issues regarding the application. The Chairman, as Portfolio Member for Planning would confirm the details with Members ahead of submission

**DA/22/0291/TPO – 18 The Green Darenth DA2 6JS**

Application for 1 No Horse Chestnut tree - crown thin by 25% and reduce tree by 2.5 metres in height and 1.5m in width as per annotated photo subject to

**Observations:** Members noted the application

**DA/22/01295/FUL - 111 Ladywood Road Darenth DA2 7LP**

Erection of a first-floor side extension and loft conversion with rear dormer and three rooflights to front roof slope in connection with providing additional rooms in the roof space

**Observations:** Members noted the application

**79/11/22: PUBLIC REALM**

(a) **To note Tree Safety Survey Inspection Report and Parish Mapping Data**

In April 2022, the Parish Council resolved the implementation of a Tree Management Plan which would map, monitor and maintain trees under Parish ownership.

Members noted the details of the Tree Inspection Report submitted by S Launchbury of Alltree Consultancy Ltd in association with SL Treecare Ltd, together with the findings contained therein.

**RESOLVED:** To note Tree Safety Survey Inspection Report, the contents of which now form the Parish Council's future Tree Management Plan

(b) **To approve tree works following Tree Safety Survey Inspection Report**

(c)

As a result of the initial findings of the Tree Safety Survey the following recommendations required action within the next six months:

Tree felling as per Tree Survey Report 800836 by Alltree Consultancy Ltd. Felling Mature Poplars, References - T208, T209, T210, T211, T213, T219, T259, T270, Ash tree declining due to Ash Dieback - T288. Remove all arisings from site.

The above works, including appropriate licence and permission from the Forestry Commission were quoted at a cost of £6,550.00 + VAT.

**RESOLVED:** That Members approved recommended tree felling works at a cost of £6,550.00 + VAT and instructed the Clerk to confirm the required works.

(d) **To discuss and determine future management of Parish Streetlights at Gore Road**

With no clear records regarding the transfer of streetlights to an alternative authority, Members were not able to definitively determine ownership of disputed lights following the 2018 Boundary Review. This Review saw the creation of the Brent Ward area which no longer appertains to Darenth Council and is documented as being outside of the Parish boundary.

With discussion potentially contravening Council protocol, the Chairman moved to consider the subject further as an excluded matter under Agenda Item 82/11/22.

**80/11/22: DATE OF NEXT MEETING**

The proposed date for the next Meeting of the Council is Wednesday 14 December 2022.

**81/11/22: 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).

**82/11/22: TO DISCUSS PARISH STREETLIGHTS AND OWNERSHIP PROTOCOLS**

The Clerk confirmed that exhaustive research had failed to conclude this ongoing matter and that, without additional resources, this issue would be difficult to finalise due to the disproportional amount of time already spent on the topic.

Councillor Holmes proposed that, following recommendation, a sub-committee be formed, and this was seconded by Councillor Gutteridge.

Members agreed that the sub-committee would consist of Councillors' Cook and Prentice with Councillor Hicks (in his absence) also included as he is the Member with Portfolio responsibility for Public Realm.

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