

DARENTH PARISH COUNCIL

Minutes of the Council Meeting
held on Wednesday 17 January 2024
Jubilee Hall, Waller Park, Wood Lane, Darenth, Kent DA2 7LR

Councillor's Present: I Armitt (Vice Chairman), I Gutteridge, T Hicks, K Holmes, S Holmes, T Prentice, D Risely, N Weavis (Chairman) and K Webb.

In Attendance: E Mote, Parish Clerk.

Visitors: Borough Councillor Denman and three members of the public.

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

The Chairman then welcomed Councillor Webb to the meeting and introductions were made.

216/01/24: TO RECEIVE APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Prentice and Webb.

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

None received.

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

RESOLVED: To approve the Minutes of the Council Meeting held on Wednesday 15 November 2023 as Proposed by Councillor Armitt and Seconded by Councillor K Holmes.

219/01/24: ITEMS FOR CONSIDERATION

There were no items raised for consideration.

220/01/24: 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: Parking issues at Ridgeway Triangle; Kent County Council had confirmed that no changes can be made to the RADAR gate at Ladywood Road; Hill Rise play project now complete.

Planning: Planning permissions in respect of Hawkes Site; The Ship Public House would be presented to the Development Control Board; Doggy Day Care was still awaiting a decision.

Borough Matters: The next litter pick would take place on 27 January; Orchard West continued to receive positive feedback.

The Chairman thanked Councillor Denman for his comprehensive report.

RESOLVED: That the report was noted, and any relevant decisions actioned as appropriate.

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

Due to road safety concerns reported by Greenlands School, Members considered the removal of one of two barriers located on land to the front of the school; potential modification of the barrier or the installation of bunding to prohibit vehicular access.

Several Members reported they had been contacted directly by the new CEO of the Cygnus Academies in respect of a meeting request with the Parish Council. Members were informed that, whereas they are quite entitled to accept invitations made directly to them in their capacity as a Parish Councillor, that, when making contact, they must ensure they are clear that they are representing themselves and their Ward and not the Parish Council. The Clerk reminded Members that enquiries requiring a response from the Parish Council should be directed to the Parish Office in the first instance.

RESOLVED: That the Clerk requests a meeting with Cygnus Academies and defer parking discussions to the next meeting of the Council.

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 which identified 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 noted the details of the report and determined that "Caution -Use At Your Own Risk" signage be displayed at the junction of the disused Dray road and the B260; Shellbank Road and the exit road leading onto the B260. The proposal was made by Councillor Armitt and seconded by Councillor S Holmes.

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

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

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

With several items requiring attention, it was decided to defer the item to the next meeting of the Council and in the interim, prioritise a list of works and obtain relevant quotes for presentation and authorisation.

RESOLVED: To note property inspection report and conclude determined action.

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

Members noted the playground inspection report carried out by the Grounds & Facilities Warden. Members resolved to instruct the Clerk to arrange an interim Playground Inspection Report to determine any action required.

RESOLVED: 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), sets out its Local Flood Risk Management Strategy Consultation on how local flood risks will be managed in the county.

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 were invited to consider and respond to the consultation having been previously provided with the appropriate information.

Councillor Hicks confirmed he would prepare a response on behalf of the Parish Council and share with Members before being submitted to KCC by the Clerk by 30 January 2024.

RESOLVED: 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

RESOLVED: 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**

RESOLVED: 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**

RESOLVED: To formally 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**

RESOLVED: 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.

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

228/01/24: PLANNING

(a) **To consider new applications**

DA/23/01081/FUL - Darenth Fishing Complex Darenth Hill Darenth 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.

Observations: *Members agreed to submit the following OBJECTION to the Local Planning Authority:*

The Parish Council considers that the nature, size and location of the proposed usage of the Planning Application Site is totally unacceptable and wishes to register the strongest of objections.

The Applicant has acknowledged that the Site lies in the Green Belt but would appear to be seeking to override the governing Planning Policy by claiming that the proposed usage is 'recreational' a claim with which the Parish Council does not agree. DP22 of Dartford Borough Council's Local Plan specifies that 'inappropriate development in the Green Belt will be resisted in accordance with national planning policy' and further specifies that inappropriate development will 'only be approved in very special circumstances'. The Parish Council contends that what is described by the Applicant as 'temporary recreational purposes' does not constitute 'very exceptional circumstances.

The Parish Council considers that:

- *the proposed usage would be a totally unacceptable intensification of the use of the Site*
- *the increased activity and disturbance both on and off the Site, including but not limited to traffic movement, light pollution and noise would have a detrimental impact on the surrounding area which is designated in Dartford Borough Council's Local Plan as an Area of Special Character and*
- *there would be an adverse impact on the area's biodiversity and wild life.*

The Parish Council also contends that the enjoyment of walkers on the Darenth Valley Footpath and the adjacent Public Right of Way (DR41) would be impacted and notes that Kent County Council's Public Rights of Way Officer has lodged an objection to the proposed usage.

The Parish Council also has concerns that the entrance to and the exit from the Site by vehicles towing a caravan would create a dangerous traffic hazard and endorses the comment made by Kent County Council's Highway Officer that 'the proposals will result in a notable intensification of use for the existing access track and associated junction with Darenth Hill'.

The Parish Council considers there to be insufficient detail on such matters as drainage, generator noise and waste removal.

The Parish Council does not see that the proposal would bring any benefit to the residents of Darenth with the complete opposite the more likely outcome with increased traffic, noise and the detriment effect on the wildlife and natural habit.

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.

Observations: *Members noted the details.*

DA/23/01333/FUL - 106 Gore Road Darenth Kent DA2 6LY

Demolition of existing conservatory and erection of a single storey rear extension.

Observations: *Members noted the details.*

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.

Observations: *Members noted the details.*

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.

Observations: *Members noted the details.*

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.

Observations: *Members noted the details.*

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.

Observations: *Members noted the details.*

DA/23/01449/FUL - 5 Powell Avenue Darenth Kent DA2 6NT

Erection of a detached outbuilding (retrospective application).

Observations: *Members noted the details.*

RESOLVED: That Members note the details of new Planning Applications and that the Clerk submits any observations to the Local Planning Authority.

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

DA/23/01018/VCON - Darenth Grange Darenth Hill Darenth Kent

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).

Decision: **PERMISSION GRANTED**

DA/23/01124/TPO - Kentwood House Nursing Home Darenth Road Darenth

Application to fell T1 - Ash with decay fungi and to fell T2 - Ash with ash dieback subject to Tree Preservation Order No.2 1985.

Decision: **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.

Decision: **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.

Decision: **CONSENT GRANTED**

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

Garage conversion into a habitable space.

Decision: **PERMISSION GRANTED**

DA/23/00907/FUL

APPEAL REF: APP/T2215/D/23/3334236 - St Fiacre Green St Green Rd Darenth

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.

Decision: **REFUSED TO PERMIT**

RESOLVED: To note recent decisions made by the Planning Authority.

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

RESOLVED: Members noted there had been no new applications received after agenda publication.

229/01/24: DATE OF NEXT MEETING

The proposed date for the next Meeting of the Council was confirmed as 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

RESOLVED: To carry matters regarding Parish streetlighting forward.

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

RESOLVED: That the Clerk acts in accordance with the decision made in respect of roof improvements at Waller Park Pavilion and instructs the preferred Contractor to commence works.

At 20:54 the Clerk left the meeting.

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

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

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