

DARENTH PARISH COUNCIL

Minutes of the Council Meeting
held on Wednesday 18 March 2026
Jubilee Hall, Waller Park Pavilion, Wood Lane, Darenth, Kent DA2 7LR

Councillors Present: I Armitt, T Hicks, K Holmes, S Holmes (Vice Chairman), T Prentice, D Risely, N Weavis (Chairman) and K Webb

Also Present: E Mote, Parish Clerk
One member of the public

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

122/03/26: TO RECEIVE APOLOGIES FOR ABSENCE

Apologies were received from Parish Councillor G Manuel and PC K Swan from Kent Police.

123/03/26: TO RECEIVE DECLARATIONS OF DISCLOSABLE PECUNIARY OR PREJUDICIAL INTEREST

None received.

124/03/26: TO APPROVE THE MINUTES OF THE COUNCIL MEETING HELD ON WEDNESDAY 18 FEBRUARY 2026

RESOLVED: To approve the Minutes of the Council Meeting held on Wednesday 18 February 2026 as a true record.

125/03/26: ITEMS FOR CONSIDERATION

The Chairman confirmed no urgent items had been raised for Member consideration.

126/03/26: TO RECEIVE REPORTS FROM EXTERNAL AUTHORITIES AND WORKING GROUPS

(a) Dartford Borough Council Report

Councillor Denman was not present at the meeting.

(b) Kent County Council Community Warden Report

Members, having previously received the March 2026 Report provided by Community Warden Joanne Appleton, duly noted the contents.

(c) Greenlands School Parking - Working Group Report

Councillors Holmes and Webb confirmed that after contacting Greenlands School, information regarding a Kent County Council grant was still expected and therefore there was no further action to report.

Written update from Kent Police – Dartford Neighbourhood Team

PC Swan submitted a written update regarding Neighbourhood Team training for untaxed vehicles; purchase of a new unmarked vehicle; arrest of a prolific thief who had been targeting areas of Dartford; confirmation of Parish Council meeting attendance by PC Swan, where practical, for the forthcoming year.

127/03/26: FINANCE

(a) **To note Community Infrastructure Levy spend and balance for 2025-26**

The Clerk reported that £644.17 in CIL funds would be used for 4 litter bins (£474.24) and a public footpath to Waller Park Pavilion (£169.93), leaving a zero balance to carry forward for 2026-27.

(b) **To note National Minimum Wage increase to £12.71 from 1 April 2026**

Members noted the increase to £12.71 for the 2026/27 National Minimum Wage, together the resulting effect on staff salaries.

(c) **To agree Monthly Bank Analysis as at 28 February 2026**

(d) **To note Monthly Budget Analysis as at 28 February 2026**

(e) **To note interest rate change to Cambridge & Counties**

Members noted a further reduction in the rate of interest of 2.75% from 10 April 2026.

RESOLVED: To agree and note financial records, reports and information as presented.

128/03/26: TO NOTE PARISH REQUEST TO INSTALL LITTER BIN ON KENT COUNTY COUNCIL HIGHWAY

Following a request from Councillor Webb, the Clerk initiated enquiries for the installation of a new litter bin to be positioned on Kent County Council (KCC) owned land.

On advice from Kent County Councillor, Michael Brown, the Clerk had submitted a request to KCC to consider an application prior to a required Section 115E licence being issued. The request was for the installation of the litter bin to be positioned on KCC land near the junction of Green St Green Road and Hill Rise.

Members discussed potential costings and timescales for the request and concluded the bin be positioned near to this location, but on Parish owned land. It was confirmed that the bin be installed at the bottom of the footpath near to Ladywood Road.

RESOLVED: With a recommendation to note the enquiry submission to Kent County Council to install a litter bin at Hill Rise, Members resolved to no longer pursue this location but to install a litter bin on Parish Land near the junction of Green St Green Road and Ladywood Road.

129/03/26: TO RECORD NOTICE OF MAKING TWO DIRECTIONS UNDER ARTICLE 4(1)

Members were asked to note that:

An immediate Article 4(1) direction which came into effect on **Tuesday 9th December 2025** (Reference: [25/01366/ARTIMM](#)) had been confirmed in accordance with Schedule 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). This direction covers parts of the **Borough of Dartford north of the A2 highway**, and that Dartford Borough Council had also confirmed **a non-immediate Article 4(1) direction coming into force on 10th December 2026** (Reference: [25/01367/ARTNON](#)) in accordance with Schedule 3 of the Town and

Country Planning (General Permitted Development) (England) Order 2015 (as amended). This direction would cover the **Borough of Dartford south of the A2 highway**.

RESOLVED: That Members noted the directive from the Borough's Head of Planning Services regarding the Notice of Making Two Directions Under Article 4(1).

130/03/26: TO NOTE ARRANGEMENTS FOR CONTAINERS AT WALLER PARK

Members were asked to note arrangements and rental agreement for two containers at Waller Park. Containers would be purchased by DMC Electrical & Property Services Ltd who would pay an annual rent to the Parish Council for the space. Members noted that, upon termination of the contract, DMC Electrical & Property Services Ltd would have the option to sell the containers privately in the first instance.

RESOLVED: To note and agree rental contract arrangements for two containers at Waller Park.

131/03/26: TO RECEIVE UPDATE REGARDING BRIDLEWAYS WITHIN THE PARISH

The Parish Council received a report of potholes on Parish bridleways close to Greenlands School and Dene Yard, Green Street Green Road, and were asked to consider a response accordingly. It was suggested that speed limit signs may help to address the situation as this area had seen vastly increased usage over the last two years, not conducive with a bridleway.

With localised repairs taking place to this section of pathway in June 2024, Members agreed for Councillors K Holmes and Prentice to re-inspect the area and report their findings at the April meeting of the Council where a decision regarding any required works will be made. The Clerk updated Members on the position in respect of Council insurance cover.

RESOLVED: Members resolved to re-inspect previous localised repairs and report their condition at the April 2026 Council meeting.

132/03/26: TO CONSIDER AND AGREE FOOTBALL HIRE AGREEMENTS IN RESPECT OF THE 2026/27 SEASON

Members, having been provided with a revised hire agreement for the 2026/27 season, were asked to consider and agree the content.

RESOLVED: That Members reviewed and agreed the proposed football hire agreement for the 2026/27 season.

133/03/26: PLANNING

(a) (a) To consider new applications

24/00846/FUL – Salinas Darenth Wood Road Darenth Kent DA2 8AA

Partially retrospective (3 existing traveller pitches) application for a gypsy/traveller site.

Observations: Having previously made representations to the Local Planning Authority, members noted the details of the application.

26/00213/FUL - 10 Littledale Green Street Green Rd Darenth Kent DA2 7HU

Erection of a part single/part first floor rear extension & internal alterations.

Observations: Members noted the application.

(b) To note recent decisions and appeals

DA/25/00976/FULPSI - Darent Valley Hospital Darenth Wood Road Darenth Kent

Erection of a modular, single-storey decant ward on an existing car park, along with associated landscaping, car park alterations, and all associated works.

Decision: PERMISSION GRANTED

DA/25/01112/FUL - The Complex Gym Manor Farm Shellbank Lane Bean Kent

Change of use of the existing building to a Gym (Use Class E) together with associated external alterations including replacement roof (retrospective application).

Decision: PERMISSION GRANTED

DA/25/01114/FUL - The Oast House Manor Farm Shellbank Lane Bean Kent

Change of use of existing oasthouse and barn to a use falling within Use Class Eg(i) (Offices) and alterations to elevations. (retrospective application).

Decision: PERMISSION GRANTED

DA/26/00076/LDC - 12 Moore Close Darenth Kent DA2 6NN

Application for a Lawful Development Certificate for proposed formation of a rear dormer and the installation of rooflights in front roof slope in connection with providing additional rooms in the roof space.

Decision: REFUSAL OF CERTIFICATE OF LAWFULNESS OF PROPOSED USE OR DEVELOPMENT

DA/26/00077/PDE – 12 Moore Close Darenth Kent DA2 6NN

Determination pursuant to Schedule 2, Part 1 (Class A.1 (g) of the Town and Country Planning (General Permitted Development) (England) Order 2015 as to whether prior approval is required for the erection of a single storey rear extension.

Decision: PRIOR APPROVAL IS REQUIRED and application has been REFUSED

DA/25/00840/FUL - The Hermitage Green Street Green Road Darenth Kent

Demolition of existing dwelling and the erection of a new dwelling.

Decision: PERMISSION GRANTED

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

New applications received after agenda publication:

26/00289/FUL - Malt House Farm Green Street Green Road Darenth Kent DA2 8DX

Erection of a building and associated change of use of land for storage and distribution (Use Class B8) including provision of parking, hardstanding and fencing, and erection of bus shelter

Observations: Members noted the application.

26/00282/FUL - 10 Moore Close Darenth Kent DA2 6NN

Erection of a single-storey rear extension, loft conversion with rooflights, partial conversion of an existing integral garage to habitable accommodation and associated internal alterations (Part-retrospective).

Observations: The Parish Council would object to the application on the grounds that, by virtue of its size and bulk, it would be seen as over-intensification of the site, could have a detrimental effect on the street scene and be out of character with the surrounding area. Comments would be submitted to the Local Planning Authority.

134/03/26: TO RECEIVE PARISH UPDATES

Members received a verbal update on recent Parish matters not requiring Full Council approval. Matters covered:

- The Clerk confirmed that invitations for Reed Allotment site had been sent to all existing tenants. It was noted that fees would be increased by £10.00 per plot for the forthcoming annual rental which would help towards escalating water charges.
- Members noted that two litter bins had already been installed in the Parish, but that the remaining two had been damaged in transit. Replacements had been re-ordered and were expected imminently. The Clerk had requested the bins be added to the Dartford Borough Council schedule but had not received a reply to date.
- Gas Safety Inspections had been carried out to both Council hall facilities. Waller Park Pavilion boilers were identified as 'at risk' and turned off, but not capped, with warning notices applied. New boilers had been installed two years previously, so the Clerk instructed new safety inspections which categorised all boilers as safe and in working order with the exception of a flue pipe, previously reported. This pipe was addressed immediately but had not posed any problem to public safety. The Clerk would follow-up with Gas-Jet Ltd on their rationale for failing the equipment.
- 'Use at your own risk' road signs had been re-instated outside The Yew Tree by Councillor Hicks.
- Councillor K Holmes confirmed that playground refurbishment work had been completed together with painting of all equipment.
- A concrete pathway to the car park entrance at Waller Park had been laid. However, the positioning was not as expected, and the Grounds & Facilities Warden would rectify during the summer months.
- Waller Park was looking forward to hosting Seasons Art Classes for the next 12 weeks and had also had requests to hire from The Cottage Community.
- Phase 1 of the replacement garage doors at Waller Park had taken place. Phase 2 was now underway with completion expected very soon.
- The Clerk confirmed that grant application funding had been advertised and the next round of applications would take place in April.
- The Clerk confirmed that she and Councillor K Holmes would be attending the Borough & Parish Council Forum meeting on 7 April to receive an update regarding the Local Government Re-organisation Consultation.
- Damaged planters at the War Memorial would kindly be replaced by CJ Love.
- Havning not had a response to his original request, Councillor K Holmes would seek an alternative quote in respect of the damaged wall at Darenth Road South.

135/03/26: DATE OF NEXT MEETING

The date for the next Meeting of the Council was confirmed as Wednesday 15 April 2026.

136/03/26: 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).

137/03/26: TO NOTE CONCLUSION OF STAFF REVIEWS FOR 2026

Members noted the conclusion of staff reviews and resolved employee updates, accordingly, requesting a 6-month review in October 2026,

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