

A G E N D A

MEETING OF DARENTH PARISH COUNCIL Wednesday 3 December 2025, 7:00pm

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 asked to declare an intention prior to commencement of the meeting.

85/11/25: TO RECEIVE APOLOGIES FOR ABSENCE

86/11/25: TO RECEIVE DECLARATIONS OF DISCLOSABLE PECUNIARY OR PREJUDICIAL INTEREST

87/11/25: TO APPROVE THE MINUTES OF THE COUNCIL MEETING HELD ON WEDNESDAY 15 OCTOBER 2025

RECOMMENDATION: That the Minutes of the Council Meeting held on Wednesday 15 October 2025 be approved and adopted as a true record.

88/11/25: 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.

89/11/25: TO RECEIVE REPORTS FROM EXTERNAL AUTHORITIES AND WORKING GROUPS

- (a) **Dartford Borough Council Report**
- (b) **Kent County Council Community Warden Report**
- (c) **Greenlands School Parking - Working Group Report**

90/11/25: FINANCE

- (a) **To agree Monthly Bank Analysis as at 31 October 2025**
- (b) **To note Monthly Budget Analysis as at 31 October 2025**
- (c) **To note Community Infrastructure Levy payment in respect of Lane End Garage development in the sum of £644.17 received on 31 October 2025**
- (d) **To confirm renewal of Council insurance from 9 November 2025**
The initial 2025 insurance renewal quote from Hiscox Insurance was £5,082.01. After reinstatement cost assessments for Darenth Hall (£1,038,114) and Waller Park (£1,470,648) by Cardinus Risk Management, and notification to our broker Gallagher, the premium was reduced to £4,100.71. This results in a £981.30 saving for the Parish Council by also using the option to pay by direct debit under a long-term agreement.

RECOMMENDATION: To agree and note financial records and information as presented.

91/11/25: TO ADDRESS FLOODING ISSUES AND CONSIDER POTENTIAL ACTIONS BY DARENTH PARISH COUNCIL AT THE NON-MAINTAINED HIGHWAY ADJACENT TO GREEN STREET GREEN ROAD, OUTSIDE THE YEW TREE

RECOMMENDATION: To discuss and confirm any action required by the Parish Council to improve and rectify reported flooding issues.

92/11/25: TO CONSIDER QUOTES FOR BUS SHELTER

The Parish bus shelter opposite Watchgate on Green St Green Road is in poor condition. At the September Council meeting, it was agreed to obtain repair quotes for review and consideration.

RECOMMENDATION: That quotes be considered, with the preferred contractor being confirmed and instructed to complete the renovations.

93/11/25: TO CONSIDER QUOTES FOR WALLER PARK GARAGE DOORS

Having previously confirmed the urgent need for repair/new doors to the Waller Park garage, Members are requested to review quotes and select a contractor to begin repairs.

RECOMMENDATION: To confirm preferred contractor and instruct commencement of works.

94/11/25: TO REVIEW THE WALLER PARK ANNUAL INSPECTION REPORT BY THE PLAY INSPECTION COMPANY LIMITED

The annual inspection report was carried out at the Waller Park playground by the Play Inspection Company Limited on 13 October 2025. Members are requested to review and identify any essential repairs deemed necessary.

RECOMMENDATION: To review the report as presented and confirm any necessary works required.

95/11/25: TO REVIEW PROPOSED WALLER PARK PLAYGROUND REPAIRS

Members are requested to confirm and approve any necessary playground repairs identified in the annual playground inspection on 13 October 2025. Quotes are provided to Members for Medium Risk works detected in the annual inspection.

RECOMMENDATION: To confirm the selected contractor and authorise commencement of Medium Risk works at Waller Park playground.

96/11/25: TO DETERMINE LOCATION FOR TWO OAK TREES DONATED TO THE PARISH

Borough Councillor Paul Denman has donated two oak trees to the Parish. On investigation, the Clerk as established that Alltree Consultancy Ltd recommends planting them in Waller Park. The Clerk has arranged for Omega Tree Care to collect, plant and maintain for material costs only, with labour provided free. Each tree will need two stakes, a cross bar, and ideally a watering bag that can be filled weekly from March to September using a 50-litre container.

Members are invited to suggest planting sites for the oaks, which will replace Ash trees previously removed due to Ash dieback in accordance with Council policy.

RECOMMENDATION: It is recommended that Members approve the collection, planting, and related expenses for two oak trees at Waller Park by Omega Tree Care, in accordance with Council policy. Members are also required to determine locations for both oak trees within Waller Park.

97/11/25: TO NOTE DAMAGE TO PARISH NOTICEBOARDS AND AGREE PREFERRED ACTIONS

Damage to two noticeboards located outside Darenth Village Hall and at Darenth Park Avenue will require attention. The board located outside the Village Hall needs the Perspex replacing and the other is in a poor state and ideally requires replacement.

Members are asked to review noticeboard conditions and direct the Clerk to carry out agreed actions.

RECOMMENDATION: To consider preferred actions to repair or replace noticeboards and instruct the Clerk to implement any decisions made.

98/11/25: TO RECEIVE UPDATE REGARDING CHRISTMAS ACTIVITIES 2025

99/11/24: PLANNING**(a) To consider new applications**

Planning Reference	Location	Proposals
25/00840/FUL	The Hermitage Green Street Green Road Darenth Kent DA2 8DX	Demolition of existing dwelling and the erection of a new dwelling

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

Planning Reference	Location	Proposal	Decision
25/00880/FUL	Malt House Farm Green St Green Rd Darenth Kent	Erection of a building for general industrial purposes (Class B2) and creation of associated yard with associated land lowering, hardstanding, parking and fence (Retrospective)	REFUSED TO PERMIT
25/01008/FUL	TWA Water Works Green St Green Road Darenth Kent	Retention and extension to existing temporary office building until 31st December 2030	PERMISSION GRANTED
25/00948/CDNA	Yew Tree Green St Green Road Darenth Kent	Submission of details relating to external lighting (condition 16), biodiversity enhancements (condition 17) pursuant to planning permission DA/22/01444/FUL for partial redevelopment of site to include partial demolition of extensions, proposed single storey side extension, sub-division of first floor and rooms in the roof to form 2 No. 1-bed dwellings and erection of 2 No. 5-bed detached dwellings with basements (Use Class C3a), enlarged residential curtilage to rear of No.1 Ship Cottages, plus associated access, parking, amenity space, landscaping and provision of a meadow	DETAILS REFUSED
25/00949/CDNA	Yew Tree Green St Green Road Darenth Kent	Submission of details relating to kitchen extraction system (condition 22), odour extraction (condition 23), sound insulation (condition 24) pursuant to planning permission DA/22/01444/FUL for partial	DETAILS REFUSED

		<p>redevelopment of site to include partial demolition of extensions, proposed single storey side extension, sub-division of first floor and rooms in the roof to form 2 No. 1-bed dwellings and erection of 2 No. 5-bed detached dwellings with basements (Use Class C3a), enlarged residential curtilage to rear of No.1 Ship Cottages, plus associated access, parking, amenity space, landscaping and provision of a meadow</p>	
25/01186/CDNA	<p>Land Rear Of Hawks Crane Hire Green St Green Rd Darenth Kent</p>	<p>Submission of details relating to cycle parking pursuant to condition 6 of planning permission DA/24/01136/FUL for part-retrospective application for the erection of a light industrial building and continued use of an existing building for 3D printing (Use Class E g) iii)) and demolition of an adjacent existing building, as well as associated parking and landscaping.</p>	DETAILS APPROVED
25/01182/CDNA	<p>Land Rear Of Hawks Crane Hire Green St Green Rd Darenth Kent</p>	<p>Submission of details relating to ecological enhancement plan pursuant to condition 4 of planning permission DA/24/01136/FUL for part-retrospective application for the erection of a light industrial building and continued use of an existing building for 3D printing (Use Class E g) iii)) and demolition of an adjacent existing building, as well as associated parking and landscaping.</p>	DETAILS APPROVED
25/01185/CDNA	<p>Land Rear Of Hawks Crane Hire Green St Green Rd Darenth Kent</p>	<p>Submission of details relating to lighting scheme pursuant to condition 5 of planning permission DA/24/01136/FUL for part-retrospective application for the erection of a light industrial building and continued use of an existing</p>	DETAILS APPROVED

		building for 3D printing (Use Class E g) iii)) and demolition of an adjacent existing building, as well as associated parking and landscaping.	
25/00973/LDC	Land Adjacent Manor Farm Cottages Green St Green Rd Darenth Kent	Application for a Lawful Development Certificate (existing) for continued storage use of land (Use Class B8)	REFUSAL OF CERTIFICATE OF LAWFULNESS OF EXISTING USE OR DEVELOPMENT
25/01063/FUL	21 Darenth Pk Ave Darenth Kent DA2 6JN	Garage conversion into a habitable room with associated alterations to front elevation	PERMISSION GRANTED
25/01068/P3R	Land at Darenth Hill Darenth Kent DA2 7QY	Application under Schedule 2, Part 3, Class R of the Town and Country Planning (General Permitted Development) Order 2015 as to whether prior approval is required for proposed conversion of the existing barn into an office (Class E(g)(i))	APPLICATION REFUSED - PRIOR APPROVAL IS REQUIRED

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

100/11/25: DATE OF NEXT MEETING

The proposed date for the next Meeting of the Council is Wednesday 21 January 2026.