

A G E N D A

MEETING OF DARENTH PARISH COUNCIL Wednesday 21 January 2026, 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.

101/01/26: TO RECEIVE APOLOGIES FOR ABSENCE

102/01/26: TO RECEIVE DECLARATIONS OF DISCLOSABLE PECUNIARY OR PREJUDICIAL INTEREST

103/01/26: TO APPROVE THE MINUTES OF THE COUNCIL MEETING HELD ON WEDNESDAY 03 DECEMBER 2025

RECOMMENDATION: That the Minutes of the Council Meeting held on Wednesday 03 December 2025 be approved and adopted as a true record.

104/01/26: 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

105/01/26: 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**

106/01/26: FINANCE

- (a) **To agree the 2026-27 Draft Budget which incorporates calculations required by s49A Local Government Finance Act 1992**

RECOMMENDATION: That the 2026-27 Draft Budget be agreed and noted.

- (b) **To set a Precept of £92,141.00 for the financial year 2026-27**

To set a Precept of £92,141 for the financial year 2026-27. Based on a Precept Base of 1,280 the Band D charge would be £71.98, an increase from £69.12 in 2025-26, which represents a 4.1% rise.

RECOMMENDATION: That a Precept of £92,141.00 be set for the financial year 2026-27 and the Clerk submits the Budget Summary and Precept Form to Dartford Borough Council.

- (c) **To note approval of £780.00 funding from Councillor Brown's Kent County Council Combined Member Grant for Community Bus Shelter refurbishment**

- (d) **To agree Monthly Bank Analysis as at 30 November 2025**
- (e) **To note Monthly Budget Analysis as at 30 November 2025**
- (f) **To agree Monthly Bank Analysis as at 31 December 2025**
- (g) **To note Monthly Budget Analysis as at 31 December 2025**
- (h) **To consider any Grant Applications received**
- (i) **To note that interest rate on the Cambridge & Counties 60-day business notice account is being reduced:**

Account name	Current interest rate	New interest rate	Date effective
60-day business notice account	3.30% Gross/AER* (monthly 3.251%) variable	3.00% Gross/AER* (monthly 2.960%) variable	05/12/2025

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

107/01/26: PARISH LITTER BIN REVIEW

Following the October 2025 Council Meeting, Members resolved to discuss and agree next actions and propose any new bin locations.

RECOMMENDATION: To resolve actions and propose any new bin locations.

108/01/26: TO RECEIVE DEBRIEF IN RESPECT OF PARISH CHRISTMAS ACTIVITIES

109/01/26: PLANNING

- (a) **To formally note Parish response to Dartford Borough Council in respect of the Article 4 (1) Consultation**

Members, having previously approved submission details, are asked to formally note the response to Dartford Borough Council regarding the Article 4 (1) consultation.

- (b) **To note Town and Country Planning (Development Management Procedure) (England) Order 2015 NOTICE UNDER ARTICLE 13 OF APPLICATION FOR PLANNING PERMISSION in respect of The Yew Tree (formerly The Ship) for works already completed**

- (c) **To consider new applications and appeals**

Planning Reference	Location	Proposals
25/01112/FUL	Coldstore Units 3 & 4 Manor Farm Shellbank Lane Bean Kent DA2 8DL	Change of use of the existing building from a sui generis (mixed general industrial and storage use) to a Gym (Use Class E) together with associated external alterations including replacement roof (retrospective application)
25/01114/FUL	The Oast House Manor Farm Shellbank Lane	Change of use of existing oasthouse and barn from a mixed sui-generis use for Industrial, Storage and Distribution purposes together with associated ancillary office

	Bean Kent DA2 8DL	space, to a use falling within Use Class Eg(i) (Offices) and alterations to elevations. (retrospective application)
25/01373/FUL	Hawkspare Ltd Hawkins Yard Green St Green Rd Darenth Kent DA2 8DP	Mixed-use of the land as a crane and construction equipment, hire and sales yard with storage of cranes, plant, materials, machinery, and other construction equipment and vehicles with use of existing buildings for shot blasting (shot blasting shed), workshop and office (building 1) (Use Classes B8, B2, E(gi & giii). In addition, the provision of associated construction and alteration of hardstanding's, drainage infrastructure, with amendments to access and provision of new landscaping (retrospective) (smaller site).
25/01374/FUL	Hawkspare Ltd Hawkins Yard Green St Green Road Darenth Kent DA2 8DP	Mixed-use of the land as a crane and construction equipment, hire and sales yard with storage of cranes, plant, materials, machinery, and other construction equipment and vehicles and associated accredited construction-plant training facility with use of existing buildings for shot blasting (shot blasting shed), storage for the training facility (veteran shed) workshop and office (building 1) (Use Classes B8, B2, E(gi & giii) & F1). In addition, the provision of associated construction and alteration of hardstanding's, drainage infrastructure, with amendments to access and provision of new landscaping (retrospective) (larger site).
21/00300/ENF	APPEAL SITE: Unit E Malt House Farm Green Street Green Rd Darenth Kent	Appeal Notice due to alleged breach in planning control. The Inquiry will open at 10:00am on Tuesday 31st March 2026 and will be held at the Dartford Borough Council Civic Centre, Home Gardens, Dartford, DA1 1DR. The Public Inquiry is currently scheduled for 2 sitting days.
25/00584/COU	Land Adjacent Ryecroft Farm Green St Green Rd Darenth Kent DA2 8DX	Appeal Notice to Secretary of State in respect of refusal for conversion of existing building into a one-bedroom dwelling (Use Class C3).
25/00840/FUL	The Hermitage Green Street Green Road Darenth Kent DA2 8DX	REVISED PLANS RECEIVED: Demolition of existing dwelling and the erection of a new dwelling

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

Planning Reference	Location	Proposals	Decision
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DA/25/00429/FUL	St Fiacre Green St Green Rd Darenth Kent	Demolition of existing garage and the erection of two semi-detached dwellings with parking together with new/ altered vehicle and pedestrian access	REFUSED TO PERMIT
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(e) To consider new applications/recent decisions received after agenda publication

110/01/26: POLICY CONSIDERATION AND ADOPTION

To consider adoption of Publication Scheme Policy provided to Members.

RECOMMENDATION: That Members consider and adopt new Publication Scheme Policy as presented

111/01/26: DATE OF NEXT MEETING

The proposed date for the next Meeting of the Council is Wednesday 18 February 2026.