

FAWKHAM PARISH COUNCIL

Minutes of the **Fawkhams Parish Council** meeting held at **Fawkhams Village Hall, Valley Road, Fawkhams DA3 8NA** on **Thursday 5th June 2025** at **19:30** to transact the following business.

Grace Champion
Clerk to Fawkhams Parish Council

Members of the Parish Council:

Cllr Laura Evans (Chair), Cllr James Cherry (Vice Chair), Cllr Will Johnstone, Cllr Duncan Harker and Cllr Karen Wilkes

1. **Apologies for Absence**

Noted: None.

2. **Declarations of Interest for items relating to the Agenda:**

Councillors to make any declarations that may be required by virtue of the Parish Council's adopted Code of Conduct.

Noted: Cllr L Evans declared an interest in a planning enforcement case due to it being a neighbouring property.

Noted: Cllr W Johnstone declared an interest in a planning application due to it being a neighbouring property.

3. **Public Session**

Parish Council meetings are open to the public. In accordance with the Standing Orders, thirty minutes are allocated for members of the public to raise any matters and partake in discussions.

There are no further opportunities for members of the public to speak during the Parish Council meeting. The Council may enter closed session at the end of the meeting to discuss a confidential item, members of the public still present will be asked to leave.

Noted: 12 MOPs in attendance, including Dst Cllr Sean Malone and KCC Cllr Maxine Fothergill.

Noted: One MOP asked for an update on the Mussenden Lane planning enforcement case. The Chair provided a brief summary and Dst Cllr Malone agreed to speak with the enforcement office the following day for a further update.

4. **Small Grains:** update following the submission of FPC's Expression of Interest form through SDC's Disposal Policy, and SDC's proposal to dispose of the designated open space for housing.

Proposal: discussion and agreement of next steps in response to SDC's consultation on the proposal.

Noted: the Chair provided all with a recap of the SDC's land disposals process and the potential of this site being disposed of to a housing provider/housing association along with a brief summary of the background information of the site including the SLA between FPC and SDC, the 14 day consultation period, the last affordable needs housing survey and noted that FPC had instructed the planning consultant used for the Neighbourhood Plan to assist FPC with reviewing observations/reasons to object the current disposal option to submit to SDC.

Noted: residents in attendance aired their concerns/frustration and the Chair reminded the residents of the consultation deadline and how to submit their views on the disposal of the site.

Noted: the Chair noted the EOI submitted by FPC to acquire the site via a Community Asset Transfer, to which a response had not yet been received. One resident queried if residents could purchase the land and it was noted that this was not currently an option being offered by SDC.

Resolved: all were in agreement to formally agree FPC's objection and to note that FPC would be happy with the idea in principle to contribute something to enable FPC to acquire the site via a CAT from SDC.

Noted: Dst Cllr Sean Malone noted that a formal joint objection had been submitted by all three District Councillors of Fawkhams & West Kingsdown. An objection has also been submitted by the KCC member. Dst Cllr Sean Malone then went on to thank the Chair for her efforts with this item.

5. **Planning Applications:** to agree the Parish Council's responses to the following planning applications:

- (1) **APPEAL NOTIFICATION: 25/00004/RFPLN** – Chimmens Solar Farm - Land At Speedgate Farm Mussenden Lane Horton Kirby, Kent. *Construction and operation of a solar farm with all*

associated works, equipment necessary infrastructure and biodiversity net gains. New Access Track. Appeal will be dealt with by means of a Public Inquiry. Appeal to be heard at: The Council Chamber - SDC, Council Offices, Argyle Road, Sevenoaks, Kent, TN13 1HG. The Inquiry will begin at 10am on Tuesday 17 June 2025. The Inquiry is scheduled to be a 5-day event from **17 – 20 June and 24 June 2025**.

Noted: it was noted that FPC and HK&SD PC do not plan to attend this appeal, and that the submitted objections still stand. The Chair noted herself and Cllr K Wilkes attended a teams meeting with Res Group to discuss the community fund aspect of this site. Both Cllrs found the meeting useful and productive.

- (2) **SE/25/01379/DETAIL** - Former Depot North of Salts Farm, Fawkham Road, Fawkham, Kent DA3 7BJ. *Details pursuant to condition 6 (verification report. Part only; plots 16-19, 21, and the Public Open Space) of 22/01550/MMA.* **Consultation deadline: 12 June 2025.**

Noted: it was agreed by all that FPC had no comment on this application.

- (3) **25/00626/HOUSE** - 4 Billet Cottages Crowhurst Lane West Kingsdown Kent TN15 7HH. *Single storey rear extension with rooflights.* **Consultation deadline: 17 June 2025.**

Noted: the Chair provided a summary of the site. After a short discussion, all were in agreement to rely on SDC to apply their planning policies to this application.

6. Planning Decisions:

To note planning decisions received from Sevenoaks District Council:

- **25/00936/DETAIL** - Former Depot North Of Salts Farm Fawkham Road Fawkham Kent DA3 7BJ. Amendment to 20/00882/OUT for the erection of 26 dwellings with some matters reserved (allowed at Appeal APP/G2245/W/20/3260956) with revised ecological management plan and strategy. **GRANTED**
- **Orchard Farm** Fawkham Road Fawkham Kent DA3 7BJ:
25/00453/DETAIL *Detail pursuant of condition 10 (External lighting strategy) of 24/02120/MMA.* **REFUSED**
25/00454/DETAIL *Detail pursuant of condition 9 (schedule of landscape maintenance) of 24/02120/MMA.* **REFUSED**
Noted: the chair noted that this was due to insufficient information for the lighting and landscaping plans.

Noted.

7. Approve Minutes:

Proposal: To approve as a correct record the minutes of the Annual Council Meeting held on Thursday 8th May 2025, as attached.

Resolved: It was proposed through the Chair that the minutes be approved and signed by the Chair, seconded by Cllr Harker.

8. Matters Arising: matters arising relating to the Minutes, not on this agenda.

Noted: Southern Water pumping station: no update. Clerk/Chair to chase.

Noted: The Rising Sun Inn: Clerk to email pub to ask for them to keep an eye on broken glass on the green.

Noted: Brands Hatch Lights: no update. To ask at next liaison meeting.

Noted: Christmas Tree lights issue: Clerk to chase again. The Chair also noted that a string of Christmas lights have been severed and need replacing.

9. Finance Approval: (a) Expenditure and Income - details to be tabled. Approval of cheques and payments, including (b) online banking access update for Cllr Cherry, (c) update on banking debit cards, (d) allocation of funds from the Local/Neighbourhood Plan budget.

<p align="center">Payment list summary 5 June 2025</p>

Date	Payee/For	Budget taken from	Amount
05/06/25	Tony Fullwood Invoice F/11 Small Grains Land Disposal	Local & Nplans	£897.10
05/06/25	Clerk HMRC Tax & NI payment	salary/TAX/NI	£109.20
05/06/25	Clerk Salary JUNE - G. Champion	salary/TAX/NI	£436.67
05/06/25	Mulberry Local Authority Services Limited : Internal Audit Invoice	KALC + CPRE mem, Ins fees, Audit & ICO fees	£294.00
05/06/25	REPAYMENT K WILKES HM Land Registry	Local & Nplans	£21.00
05/06/25	REPAYMENT K WILKES Hammerite and angled brush : bench maintenance	Repairs & Maintenance	£21.14
05/06/25	RH Gardening Services Inv061	grounds maintenance (inc Small Grains)	£725.00
	Total		£2504.11

Resolved: (a) It was agreed to approve the payments listed in the schedule above. Signed by Cllr Johnstone and the Chair. (b) the Clerk to speak with Cllr Cherry regarding access (c) cards now received. The Clerk would update the ink and phone debits with her banking card (d) the Chair noted that less than £1000 of this £6000 budget had been spent to date and that the Reg 18 consultation of the Local Plan will take place in autumn which may require further expenditure.

10. **KCC Highways:** update following meetings with both the Improvements Team and the Maintenance Team, with discussion and agreement of next steps.

Noted: The Chair provided a summary of the issues spoken about with both the maintenance and improvements teams and the actions now being taken following these meetings.

Actions following maintenance meeting:

- it was agreed that the Clerk would email the Inspectors team to try and find out why the Valley Rd pothole works had been rescheduled numerous times in an effort to avoid it happening again;
- the Clerk will remind SDC re road sweeping (earlier in the morning the better) to help with the moguls in Valley Road;

Chair to report various faded 'SLOW' road markings for reinstatement;

- FPC were given the go ahead to do the works to Baldwin's Green;
- email to be sent to KCC containing information of missing road signs/road sign tidying;

Actions following improvements meeting:

- joint bid has been put forward to SDC CIL spending board – Nigel Rowe and the Chair to present at the meeting in July;
- KCC will look into our request to improve signage/making at the junction of Castle Hill and Valley Road;
- flashing school signs – awaiting response from KCC.

11. **PROWs:** update on PROW inspections and reports to KCC.

Noted: the Clerk confirmed that she had been informed that the relevant fields had now been sprayed. Clerk to report other issues raised and note on PROW document. Cllrs to undertake remaining inspections ahead of the next meeting. It was agreed that a communication would be made to residents about this process and the resulting improvements, eg the recent installation of steps to a steep footpath.

12. **Annual review of FPC policies:** Proposal to review, amend if required, and accept the following employment-related policies:
- Equality & Diversity Policy
 - Information and Data Protection Policy
- Noted: item moved to next meeting.**
13. **AGAR:** update from the Clerk following review of the Internal Auditor's Report, and next steps.
Noted: no update. Move to next meeting.
Noted: no update so item moved to next meeting.
14. **Chair and Councillors reports:** to note any items not listed on the agenda.
Noted: Cllr K Wilkes noted that she had restrained the bench on the green.
Noted: the Chair noted that two of the Woodland Trust paths in Saxten's and Cage's Woods are due to be closed from this month and a Facebook Post is scheduled to make residents aware which paths this effects.
Noted: the Chair noted that she attended the Farningham Neighbourhood Plan launch event and presented to residents in attendance.
Noted: Cllr W Johnstone noted rubbish that is accumulating at the junction of Three Gates Road/Gabriel Spring Road East. Cllr Johnstone to email Dst Cllr S Malone who will email the refuse and flytipping team at SDC to find a solution.
15. **Open Forum for Councillors to raise matters to be placed on the next agenda:**
Members are asked to consider agenda items for the next meeting. The details of the agenda item will be sent to the Clerk by the Thursday (one week) before the published meeting. Late details cannot guarantee inclusion on the proposed agenda.
None.
16. **Date of Next Meeting:**
To note the next meeting which is scheduled for **3rd July 2025** at Fawkham Village Hall, time 19:30.
Proposal: agreement to move this meeting date to 10th or 17th July.
Noted: it was agreed to hold the next meeting on 17 July 2025.
17. **Confidential Item - Planning/Planning Enforcement: Proposal:** to review, update and agree actions for cases.
Resolved: The Council resolved to hear the item in a confidential session due to the nature of the content. Cases were discussed and actions agreed.

Meeting closed: 21:10.