

Farningham Parish Council

To: The Members of the Parish Council of Farningham I hereby summon you to attend the meeting of the Parish Council to be held in the SHAND HALL St. PETER & St. PAUL's CHURCH, 5-6 High Street, Farningham, Kent, DA4 0DG commencing at 7.00 p.m. on Wednesday 10th September 2025 to transact the undermentioned business.

5th September 2025.

Helen Penney, Clerk to the Council

AGENDA

- 1. Attendees and apologies for absence.**
- 2. Co-option.**
- 3. Declarations of personal, prejudicial and disclosable pecuniary interests on items on the agenda and updates to members' register of interests.**
- 4. To consider, and approve if appropriate, agenda items sufficiently confidential as to warrant exclusion of members of the press and public under the provisions of Admission to Meetings Act 1960.**
- 5. Trident.**
- 6. Report from the local Beat Officer**
- 7. Report from the County Councillor.**
- 8. Report from District Councillors.**
- 9. A Public Open Session. Members of the public will be welcome to address the Parish Council with any local concerns they have. Please note that each speaker will be allocated a maximum of three minutes and at the discretion of the Chair.**
- 10. Approve as a correct record, the Minutes of the Annual Parish Council meeting on the 9th July 2025.**
- 11. Clerks report.**
- 12. Planning.**
 - 12.1 To note and raise any questions to the planning log circulated by the Clerk on 5th September 2025.**
 - 12.2 Planning Applications.** To consider any planning applications and to include any received by the Clerk after the agenda has been served to Councillors.
 - 12.2.1 Reference: 25/01104/FUL**

Site: Hilltop Farm London Road Farningham Kent DA4 0JW

Proposal: Phase 1 Contamination Assessment received in response to Environment Agency comments.

Comments by: 13th September 2025
 - 12.2.2 Reference: 25/02242/LDCEX**

Site: Mercure Brands Hatch Hotel London Road West Kingsdown Kent DA3 8PE

Proposal: The application seeks a Certificate of Lawfulness for the refurbishment and internal reconfiguration of upper floor loft and room space within the existing Mercure Hotel building.

Comments by: 16th September 2025
 - 12.3 Planning applications responded via delegated powers**
 - 12.3.1 Reference: 25/02117/PIP**

Site: Land North West Of Charton Manor Gorse Hill Farningham Kent

Proposal: Erection of dwellings with a minimum of 5 or a maximum of 9 net dwellings and associated ancillary works.

Comments by: 13th August 2025, objection.

19th August 2025 - Additional information in the form of a barrister opinion on the scheme has been submitted by the applicant.

Comments by: 3rd September 2025, no further comments

12.3.2 Reference: 25/02225/HEDNOT

Site: Land West Of Gabriel Spring Road Fawkhams Kent

Proposal: Hedgerow removal.

Comments by: 29th August 2025. Objection.

12.3.3 Reference: 25/02326/PIP

Site: Land North West Of Maple Cottage Maplescombe Lane Farningham Kent

Proposal: Erection of dwellings with a minimum of 1 or a maximum of 2 net dwellings with associated and ancillary works.

Comments by 3rd September 2025. No objection.

12.4 Planning applications to note but not for comment:

12.4.1 Reference: 25/01815/LDCPR

Site: 1-4 Old Parsonage Mews High Street Farningham Kent DA4 0BS

Proposal: Erection of entrance gates following removal of the existing entrance gates. Refused.

12.4.2 Reference: 25/01647/NMA

Site: Ambleside Eynsford Road Farningham Kent DA4 0BQ

Proposal: Non-Material Amendment to 24/00604/HOUSE

12.4.3 Site: The Old Bull Stores High Street Farningham Kent DA4 0DG, References and conditions:

25/01959/DETAIL, condition 2, materials.

25/02040/DETAIL, condition 3, constriction details.

25/02041/DETAIL, condition 4, window, door, shutters & finishes.

25/02042/DETAIL, condition 5, condition survey, schedule, annotated plans and cleaning and repair works.

25/02043/DETAIL, condition 6, insulation & details.

12.4.4 Reference: 25/02438/WTCA

Site: Farningham Mill High Street Farningham Kent DA4 0DG

Proposal: T1 Willow - Remove snapped out limb and repollard to previous pruning points. G1 Beech x 2 - Thin crowns by 30% to allow for more light into gardens/lawn area.

12.5 Updates on enforcement cases and to highlight new activities or sites causing concern.

12.6 To note and discuss updates from SDCs Local Plan.

12.7 To note and discuss any Neighbourhood Plan updates and appoint the consultant recommended by the Steering Group.

12.8 To approve the Clerk applying to renew The Pied Bull, exp. 07.01.2026 and The Lion Hotel exp. 11.01.2026 as Assets of Community Value and consider registering Farningham Woods.

12.9 To note the latest update from SDC regarding the Local Government Reorganisation.

13. Finance Items for noting and decision.

- 13.1** To approve items payable and note items paid and receipts.
- 13.2** To note and raise any questions for the flexed budget August 2025.
- 13.3** UTB interest rates.
- 13.4** To note the Local Government Service pay agreement applied to the Clerk's hourly rate, backdated to 1st April 2025 and change to the Standing Order that requires two signatory signoff.
- 13.5** To note an application to KCC's Parish Bus Stop Shelter Grant 2025/2026, in August 2025.
- 13.6** Assertion 10 - digital and data compliance, 2025/26 AGAR (previously assertion 3).
- 13.7** To agree a date for an extra meeting for budgeting purposes.
- 13.8** Gabriel Spring Solar Farm Community Contributions.
- 13.9** To note actions and associated costs following damage caused by a car incident at Three Hills.
- 13.10** Sevenoaks District Council Community Grants Scheme.
- 13.11** Sevenoaks District Council Arts and Creativity Grant.
- 13.12** To note and agree allocation for CIL funds.

14. Christmas event, Saturday 6th December 2025, 4pm to 6:30pm.

15. To approve submitting Expressions of Interest to SDC for Community Assets Transfers.

16. Autumn/Winter 2025 Newsletter.

17. To receive an update on Friends of Farningham from Cllr Salmon.

18. Farningham Woods 40th Anniversary, September 2026.

19. To agree on any call for motions for KALCs Annual General Meeting on 22nd November 2025.

20. Farningham Village fete – Saturday 13th June 2026.

21. To discuss and agree any next steps for maintenance at the Bridge, Farningham High Street.

22. Citizens Advice Energy Community Reach Project

23. To note correspondence from residents regarding:

23.1 antisocial behaviour along Cinder Path,

23.2 motorbike meetings at the layby opposite Scratchers Lane and

23.3 bin collections at Till Avenue.

24. Urgent business that occurs and requires, attention before the next meeting that may be reported at the Chairman's discretion.

Date of next meeting Wednesday 8th October, 7pm.

Requests from Councillors for the next agenda due by 26th September 2025