

Farningham Parish Council

Minutes of the Meeting of the Parish Council of Farningham held at Shand Hall, High Street, Farningham on Wednesday 10th September 2025 at 7pm.

1. Attendees and apologies for absence.

Present: Farningham Parish Council (FPC) Cllrs Daryl Burns (Chair), Andie Fitzsimons, Philip McGarvey, Kevin McGeough and Carol Salmon. Sevenoaks District Council (SDC) Cllrs Laurence Ball and Alan White, Kent County Councillor Marc Logen (in part) and Beat Officers PC Ellie Collins and Caleb Guest (in part).

In attendance: nine members of the public and Helen Penney (Clerk).

Apologies: FPC Cllr Liz Bourne

2. Co-option.

None.

3. Declarations of personal, prejudicial and disclosable pecuniary interests on items on the agenda and updates to members' register of interests.

None.

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.

None.

5. Trident.

To be completed by Cllr Salmon and the Clerk. **Action Cllr Salmon and the Clerk.**

6. Report from the local Beat Officer

PCs Ellie Collins and Caleb Guest reported a rise in suspicious activity involving vehicles, including break-ins. PC Collins recommended residents with keyless entry vehicles to store their fobs in Faraday pouches/boxes to prevent electromagnetic signal interception by criminals.

PC Guest confirmed police are aware of the weekly motorbike meet at the A20 layby, opposite Scratchers Lane. Officers have attended several times which has resulted in a reduction in antisocial behaviour and dangerous driving. However, the issue remains ongoing and long-term solutions are currently under review.

Cllr Burns raised concerns about speeding in the 40mph zone on the A20 between Kings Roundabout and Aunty Carols, and requested that speed checks take place during busy periods, particularly around 8:00am. PC Collins advised that speed checks require two trained officers to be available however they will try to complete checks at the requested time where possible.

PC Guest stressed the importance of reporting all incidents. Especially as their deployment is based on reported data so areas with fewer reports may receive less coverage. Residents are encouraged to report non-emergencies via 101 or live chat and emergencies via 999.

Residents raised concerns about scooters using Cinder Path and trespass fishing and threatening behaviour at the Mill Estate. PC Collins and Guest requested that all incidents be reported so the data can be gathered to support further investigations.

Cllr Salmon noted the large number of nitrous oxide cans in the village. PC Collins and Guest advised that they would inform the night patrol to monitor when possible.

7. Report from the County Councillor.

Cllr Logen reported that a solution has still not been found to address the ongoing issue of inconsiderate parking at Till Avenue. Following a lengthy discussion, Cllr Logen confirmed he would investigate the feasibility of installing posts to prevent parking along Till Avenue and to investigate completely blocking the option to park on the corner or to remove the low fence to create a larger, more accessible parking area. Cllr Logen also requested that Cllrs Ball and White explore the possibility of creating or restricting parking along the edge of the green. He asked that the Parish Council move the item up the priority list on the Highways Improvement Plan (HIP). The Clerk advised that the Parish Council could discuss this in more detail when the HIP is formally on the agenda. **Actions: Cllr Logen, Cllrs Ball and White, All Farningham Parish Councillors and the Clerk.**

Cllr Logen reported that he has joined a DOGE like committee to scrutinize contracts and find costs savings. KCC is spending over two billion pounds per year, is currently looking at a £120,000,000 shortfall for the next financial year and would like to avoid any large increases to council tax.

8. Report from District Councillors.

Cllr Ball reported that the waste services across the district will change from April 2026 starting with the introduction of food waste collections. Several concerns have been raised with regards to additional bins being stored and safe locations they can be left on collections days which SDC Officers are investigating further.

Cllr Ball also reported that two models have been proposed for the Local Government Re-organisation from the initial nine proposals. One with three Unitary Authorities and the second with four Unitary Authorities. A consultation is due soon and the business solution should be submitted to Government by November 2025.

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.

One resident had attended to observe the meeting.

Four residents had attended to raise concerns relating to Till Avenue, which were addressed under Agenda Item 7.

The remaining five residents attended to express strong concerns regarding the recent planning approval at the Bull Stores, Farningham High Street. The primary issues related to increasing parking pressures and the proposed use of the site. Residents stressed the negative impact on local parking availability and the affect different uses may have on the village and current amenities.

Cllr Logen and 8 members of the public left the meeting.

10. Approve as a correct record, the Minutes of the Annual Parish Council meeting on the 9th July 2025.

The minutes from the Parish Council meeting on 9th July 2025 were accepted as a correct record and signed by the Chair.

11. Clerks report.

The Clerk reported that:

- She had received a form from Cllr Logen to submit an application to request some of his members allowance for community projects.
- She will be on annual leave from 17th to 27th October 2025.
- She had met with members of the Village Hall Management Committee over the summer to discuss the flint wall. The Village Hall Committee has committed some funding to urgent maintenance to the wall. They also intend to obtain quotes to repair the whole wall, after which they can submit a grant application to the Parish Council if they wish.
- 90 people attended the Family Fun Day and that the hope is it will be repeated next year.

12. Planning.

12.1 To note and raise any questions to the planning log circulated by the Clerk on 5th September 2025. Noted.

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.

25/02407/FUL

Erection of 1no. dwelling with associated works, landscaping and bike store.
Land West Of 64 London Road Farningham Kent DA4 0JP
Comments due 30th September 2025.

Object

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

No further comments to add.

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

No comment

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 Fawkham 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:

Noted.

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.

Members noted correspondence from SDC's Enforcement Team advising that a planning application is expected for Farningham Hill Stables which will mean any enforcement action is stopped until the planning application is determined.

Members noted that SDC are waiting for a planning application for the fence at the Lion Hotel and asked

the Clerk to chase for updates regularly.

12.6 To note and discuss updates from SDCs Local Plan.

Members noted key dates and agreed to hold an additional Parish Council meeting, if necessary, to cover Regulation 18:

- Tuesday 23rd September 2025, SDC's Development and Infrastructure Advisory Committee, 7pm, and resolved that Cllr McGough can speak at the start of the meeting if permitted to do so by the Democratic Officers at SDC. The Clerk will confirm an allocation slot with Cllr McGeough. **Action: Clerk.**
- Thursday 9th October 2025, SDC's Cabinet, 7pm.
- Regulation 18 is expected late October 2025 to early December 2025.

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

Cllr McGeough reported that the first Householder Questionnaire had closed and that the Steering Group is analysing the results. Key themes from the responses are the river, proximity to green spaces and the countryside, character of the village, parking pressures, speeding through the village and lack of amenities. The responses will provide a foundation for the policies that are developed as part of the plan.

Cllr McGeough reported that four consultants had been invited to tender and three bids had been received and after a very lengthy and robust scoring process with three members of the Steering Group, Tibbalds had scored the highest and were the preferred bidder. The fourth consultant could not proceed due to a conflict of interest. Members resolved to appoint Tibbalds to work with the Steering Group for Farningham's Neighbourhood Plan.

The Clerk noted that the next Steering Group meeting is Wednesday 24th September which may include a public engagement event if it can be organized quickly enough.

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.

Members resolved that the Assets of Community Value be renewed for the Pied Bull and Lion Hotel and requested that SDC's portion of Farningham Woods be registered as it has not been registered before. Members resolved that, if required, the Clerk could spend up to £75 on registry documents for all three applications combined. **Action: Clerk.**

The Chair requested an extension which was granted.

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

Covered under agenda point 8.

13. Finance Items for noting and decision.

13.1 To approve items payable and note items paid and receipts.

Items payable was approved based on the Clerk checking backpay owed to 1st April 2025. **Action: Clerk.**

13.2 To note and raise any questions for the flexed budget August 2025.

Noted.

13.3 UTB interest rates.

Members resolved that the current interest rate is reasonable however, if the Village Hall Committee wish to investigate alternative options, they are very welcome to do so.

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.

Members noted the Local Government Service pay agreement and that it had been applied to the Clerks salary.

13.5 To note an application to KCC's Parish Bus Stop Shelter Grant 2025/2026, in August 2025.

Members noted that the Clerk had applied for a grant of £1,560 over the summer and, if successful, it will be used towards the recent bus stop refurbishment.

13.6 Assentation 10 - digital and data compliance, 2025/26 AGAR (previously assentation 3).

Members noted the requirements for Assentation 10 and that the Clerk is working to ensure compliance across all requirements.

13.7 To agree a date for an extra meeting for budgeting purposes.

Members resolved to meet at 10am on Friday 31st October to prepare the budget for the meeting in November. **Action: All Councillors that would like to attend and the Clerk.**

13.8 Gabriel Spring Solar Farm Community Contributions.

Members noted that Community Contributions had been itemised and set aside in the Planning Statement. The Chair confirmed that she would try and contact Wessex Solar Energy again. **Action: Cllr Burns.**

13.9 To note actions and associated costs following damage caused by a car incident at Three Hills.

Members noted that there had been a car incident at Three Hills costing £285 to clear the trees that had been damaged. The cost had been approved between the Chair and the Clerk as it was deemed a safety risk and within the amounts delegated to cover such incidents.

13.10 Sevenoaks District Council Community Grants Scheme.

Members noted the scheme and that it might be suitable for the Neighbourhood Plan Steering Group to apply for support for fundraising events.

13.11 Sevenoaks District Council Arts and Creativity Grant.

Members noted the scheme and that the village Christmas tree, carols and mulled wine event might be suitable for the Clerk to investigate further. **Action: Clerk.**

13.12 To note and agree allocation for CIL funds.

Members noted that Part A of the CIL fund can be used to support the Neighbourhood Plan. It was also noted that, if the grant application for the bus shelter refurbishment is successful previously allocated CIL funding will be freed up.

Total CIL fund: £5,129.69

Part A: £2,350.69 - to be allocated to the Neighbourhood Plan

Part B: £2,779 - of which £1,980 has been allocated for the bus shelter, assuming a grant of £1,560 is received

This would leave a remaining balance of £799, Part B CIL funds, which must be spent by 31st March 2027.

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

Members confirmed that they could attend from 4pm to set up for a 4:30pm start and asked the Clerk to confirm use of the urn and up to £200 to be spent on refreshments. **Action: Clerk.**

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

Members resolved that the Clerk send Expressions of Interest for SDC's portion of Farningham Woods, the greens and playground at Oliver Crescent, noting that Farningham Parish Council; owns the land the play equipment sits upon, and the greens at Alban Crescent. The Clerk noted that she may need support if any of the Expressions of Interest are progressed to the Business Case stage. **Action: Clerk.**

16. Autumn/Winter 2025 Newsletter.

Members approved an autumn/winter newsletter and asked the Clerk to prepare a draft which, depending on information regarding Regulation 18, may need to be delivered early November. If there are any clashes with the Clerks annual leave, the delivery and distribution can be managed by Members. **Action: Clerk.**

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

Cllr Salmon advised that currently, no one has volunteered to take over managing the group next year so October 4th 2025 might be the last time the group meets until it is revived again. Members thanked Cllr Salmon for her hard work and requested that the Clerk include this information in the Trident and newsletter. **Action: Clerk.**

18. Farningham Woods 40th Anniversary, September 2026.

Cllr White reported that September 2026 will mark the 40th anniversary of Farningham Woods being opened by Sir David Attenborough. He has spoken with officers at SDC, as well as with Cllr Dyball, the Portfolio Holder for the People and Places Committee and the Clerk, to explore the possibility of organising celebrations to mark the occasion. It is hoped that events can be arranged in which the Friends of Farningham might also be involved. Cllr Fitzsimons volunteered to represent Farningham Parish Council in helping to progress ideas.

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

None.

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

Members noted the date and the information be included in the newsletter. **Action: Clerk.**

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

Members noted that a resident has reported maintenance concerns at the bridge over the river in the High Street. The Clerk reported that this has been submitted to KCC who have confirmed that they will inspect the bridge.

22. Citizens Advice Energy Community Reach Project.

Members noted the project and asked the Clerk to share details with local groups as they may want to host an event. **Action: Clerk.**

23. To note correspondence from residents regarding:

23.1 antisocial behaviour along Cinder Path

Noted and covered under agenda point 6.

23.2 Motorbike meetings at the layby opposite Scratchers Lane and

Noted and covered under agenda point 6.

23.3 Bin collections at Till Avenue.

Members noted the correspondence and that a potential solution was covered under agenda point 7. If the problem persists, missed collections should be reported to SDC.

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

None.

The meeting closed at 9:35pm.

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

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

Items paid

Farningham Parish Council PAYMENTS LIST

Voucher	Code	Date	Supplier	VAT Type	Net	VAT	Total
53	Pension (PC & Clerk's contributions)	03/07/2025	Nest Pensions	X	101.46		101.46
49	Telephone /Broadband	10/07/2025	Talk Mobile	S	4.12	0.83	4.95
45	Bank charges	14/07/2025	Handelsbanken	X	10.80		10.80
50	Postage/Stationery/Print	21/07/2025	Miss H Penney	X	5.00		5.00
48	Computer	21/07/2025	Spectulise Limited	X	200.00		200.00
44	Farningham Woods	21/07/2025	SDC	S	1,750.00	350.00	2,100.00
47	Salary On Costs (Tax, NI etc)	21/07/2025	HMRC	X	139.85		139.85
51	Projects	22/07/2025	Tibbalds Ltd	S	7,110.24	1,422.05	8,532.29
46	Clerk's salary (net)	23/07/2025	Miss H Penney	X	1,104.72		1,104.72
43	Computer	29/07/2025	Adobe Acrobat	S	16.64	3.33	19.97
39	Pension (PC & Clerk's contributions)	31/07/2025	Nest Pensions	X	101.46		101.46
61	Telephone /Broadband	11/08/2025	Talk Mobile	S	4.12	0.83	4.95
52	Bank charges	14/08/2025	Handelsbanken	X	12.35		12.35
58	Clerk's salary (net)	26/08/2025	Miss H Penney	X	1,104.72		1,104.72
60	Pension (PC & Clerk's contributions)	27/08/2025	Nest Pensions	X	117.70		117.70
57	Computer	29/08/2025	Adobe Acrobat	S	16.64	3.33	19.97
			Total		11,799.82	1,780.37	13,580.19

Receipts

Farningham Parish Council RECEIPTS LIST

Voucher	Code	Date	Bank	Description	VAT Type	Net	Total
6	NP Fundraising	28/07/2025	FPC Current Account (HB)	Neighbourhood Plan	X	15.85	15.85
7	NP Fundraising	30/07/2025	FPC Current Account (HB)	Neighbourhood Plan	X	10.00	10.00
8	Bank Interest	31/07/2025	FPC Deposit (HB)	Bank Interest	X	64.42	64.42
9	Bank Interest	29/08/2025	FPC Deposit (HB)	Bank Interest	X	57.66	57.66
				Total		147.93	147.93

Items payable

Farningham Parish Council PAYMENTS (AWAITING AUTHORISATION) LIST

Vouche	Metho	Code	Date	Description	Supplier	VAT	Net	VAT	Total
62	BACs	Postage/Stationery/Print	10/09/20	Printing	Miss H Penney	X	5.00		5.00
76	BACs	Postage/Stationery/Print	10/09/20	Printing	Miss H Penney	X	5.00		5.00
63	BACs	Clerk's salary (net)	10/09/20	Clerk's salary	Miss H Penney	X	122.60		122.60
									132.60
77	BACs	Maintenance Assets/Open Space	10/09/20	Bus shelter renovation	Beray Builders	S	1,560.00	312.00	1,872.00
77	BACs	CIL	10/09/20	Bus shelter renovation	Beray Builders	S	1,980.00	396.00	2,376.00
									4,248.00
79	BACs	Maintenance Assets/Open Space	10/09/20	Cattle Screen flint work	Tim Germaney	X	1,125.00		1,125.00
55	BACs	Administration Fees	10/09/20	Payroll services	DM Payroll Services	S	102.00	20.40	122.40
78	BACs	Street Lighting Repairs	10/09/20	Streetlight maintenance	Streetlights	S	565.00	113.00	678.00
56	BACs	Printing	10/09/20	Printing	Aspect Press	S	50.00	10.00	60.00
54	BACs	Computer	10/09/20	Computer Support	Parish Online	S	202.00	40.40	242.40
28	BACs	Grass cutting	10/09/20	Amenity Area Maintenance	Lothlorien Landscapes	S	180.00	36.00	216.00
74	BACs	Tree Surgery	10/09/20	Amenity Area Maintenance	Aspen Tree Care	X	285.00		285.00
72	BACs	Salary On Costs (Tax, NI etc)	10/09/20	Tax/NI	M Revenue and Custom	X	217.55		217.55
59	BACs	Salary On Costs (Tax, NI etc)	10/09/20	Tax/NI	M Revenue and Custom	X	139.85		139.85
									357.40
75	DD	Telephone /Broadband	10/09/20	Phone & Broadband charge	Talk Mobile	S	4.12	0.83	4.95
69	DD	Computer	10/09/20	Acrobat	Adobe Acrobat	S	16.64	3.33	19.97
70	DD	Bank charges	10/09/20	Bank charges	Handelsbanken	X			
71	SO	Clerk's salary (net)	10/09/20	Clerk's salary	Miss H Penney	X	1,129.28		1,129.28
73	SO	Pension (PC & Clerk's contribution)	10/09/20	Pension contribution	Nest Pensions	X	104.71		104.71
64	SO	Electricity Charges	12/09/20	Electricity supply	npower	L	353.07	17.65	370.72
65	SO	Electricity Charges	12/09/20	Electricity supply	npower	L	299.12	14.96	314.08
66	SO	Electricity Charges	12/09/20	Electricity supply	npower	L	260.38	13.02	273.40
67	SO	Electricity Charges	12/09/20	Electricity supply	npower	L	226.95	11.35	238.30
68	SO	Electricity Charges	12/09/20	Electricity supply	npower	L	246.92	12.35	259.27
					Total		9,180.19	1,001.29	10,181.48

