

Farningham Parish Council

Minutes of the Meeting of the Parish Council of Farningham held at Shand Hall, High Street, Farningham on Wednesday 14th January 2026 at 7pm.

1. Attendees and apologies for absence.

Attendees: Cllrs Burns, Bourne, McGarvey, McGeough and Salmon, Sevenoaks District Councillors (SDC) Ball and White.

In Attendance: six members of the public (in part) and the Clerk, Helen Penney.

Absent: Kent County Councillor (KCC) Logen.

2. Two casual vacancies to be filled by 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 Admission to Meetings Act 1960.

Members resolved to discuss agenda item 19 confidentially.

5. Nomination of a Member to complete the Trident Report for submission by 11 February 2026.

It was agreed that Cllr Salmon would complete the report. **Action: Cllr Salmon.**

6. To receive a report from the County Councillor. (No decisions may take place as a result of this item).

The Clerk advised that Cllr Logen has been pursuing SDC regarding the bollards on Till Avenue. Members requested that the Clerk ask Cllr Logen to provide a written reports for each meeting that he is unable to attend, and noted his lack of attendance since September 2025, and lack of support with regards to the recent Local Plan Regulation 18 consultation. Members requested that this information be included on the Parish Council website and in the Trident report.

Action: Clerk.

7. To receive a report from District Councillors. (No decisions may take place as a result of this item).

Cllr Ball reported that;

- There are still no updates on Local Government Reorganisation.
- SDC Officers are reviewing the submissions received from the Local Plan Regulation 18 and, that the evidence gathered will form the next steps of the Local Plan.
- There have been delays in the planning conditions for the Bull Stores being approved, which are expected to be resolved imminently.

Cllr White reported that:

- He has been engaging with the Independent Action Group and Police representatives to raise local issues, particularly anti-social behaviour and vehicle crime in Horton Kirby and South Darenth and that he continues to encourage the Chief Inspector to attend Parish Council meetings and the new PCSO at “Coffee with a Cop” sessions.
- He visited Button Street and Farningham Hill with the Clerk and that two sites have been reported to the Enforcement team; A large steel-framed building at Button Street and external buildings at a property on Farningham Hill which do not appear to have planning permission.

8. 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. (No decisions may take place as a result of this item).

All Members of the Public in attendance were to observe the meeting.

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

The minutes of the Parish Council meeting on 10th December 2025 were recorded as a correct record and signed by the Chair.

10. Clerks report. (No decision making may take place as a result of this item).

The Clerk reported:

- The spikes on the pipe at the bridge were fitted by the water board and if further action is required, the information received so far can be passed to the team at Sevenoaks District Council Enforcement to investigate.
- The Lion Hotel and Pied Bull have both re-listed as community assets for five years, until 15 December 2030.
- Cllr White had liaised with Sevenoaks District Council Enforcement with regards to the fence at the Lion Hotel. Members were advised that there is no statutory timeframe for the validation of a planning application. Members expressed their disappointment at the length of time the application has remained invalid and requested that the Clerk continue to seek clarity from SDC on expected timescales and progress. **Action: Clerk.**
- The Community Asset Transfers for Oliver Crescent and Alban Crescent will be discussed during Cycle 2 of SDCs transfer process. It is expected that both sites will be discussed by the Finance and Investment Advisory Committee on 24 March 2026, Cabinet on 21 April 2026 and, if required, Council on 30 April 2026.

11. Planning.

11.1 To note and raise questions on the planning log circulated by the Clerk on 9 January 2026.

The planning log was noted.

11.2 Planning Applications. To consider any planning applications and to include any received by the Clerk after the agenda has been served to Councillors.

None.

11.3 To note applications received and responded to by the Clerk under delegated powers.

Noted.

Reference: 25/02685/CONVAR, Site: Hilltop Farm London Road Farningham Kent DA4 0JW
Proposal: Variation of condition 2 of 19/02067/FUL for 'proposed retention of 14 pitch private Gypsy/Traveller site' with amendment to allow the stationing of static caravans instead of touring caravans.

Comments due 9th January 2026. Comments submitted 9th January 2026.

11.4 To note planning applications received but not for comment:

Noted.

11.4.1 Reference: 25/03492/DETAIL & 25/03552/DETAIL, Site: Hilltop Farm London Road
Proposals: 25/03492/DETAIL Details pursuant to condition 4 (external finishes) of 25/01104/FUL and 25/03552/DETAIL Details pursuant to condition 7 (external lighting) of 25/01104/FUL

11.4.2 Reference 26/00008/WTCA, Site: Farningham Mill High Street Farningham DA4 0DG
Proposal: T01 - Sycamore 12m to reduce height of tree by 3m back to previous cuts. T02 - Sycamore 8m to reduce height of tree by 3m back to previous cuts.

11.5 To note new appeals. Further information, including dates will be confirmed as each progress.

Noted.

11.5.1 Reference: 25/00050/RFHEDN, Site: Land West Of Gabriel Spring Road Fawkham Kent
Hedgerow removal.

11.5.2 Reference: 25/00052/RFPLN, Site: Land West Of 64 London Road Farningham Kent
Erection of 1no. dwelling with associated works, landscaping and bike store.

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

A new steel structure on Button Street and external buildings at a property on Farningham Hill were covered under agenda item 7.

It was also reported that some develop appears to have taken place near the entrance to Button Street. Members requested that the Clerk send the details to Enforcement. **Action: Clerk.**

11.7 To receive an update on Farningham's Neighbourhood Plan.

Cllr Bourne reported that three Discovery Walks have been completed, with only Maplescombe remaining. A Steering Group meeting is scheduled for 21 January 2026 to analyse the feedback in preparation for a public engagement event on Saturday 14 February. There was good interest from residents during the Discovery Walks, and that planned events and engagement activities

should help maintain momentum and encourage further community involvement.

12. Finance Items for noting and decision.

12.1 To approve items payable, and note items paid and receipts.

The items payable was approved.

12.2 To note and raise any questions for the flexed budget December 2025.

Cllr Burns queried an overspend on Newsletters. The Clerk explained that this was due to printing for Regulation 18.

Cllr Bourne advised that the Neighbourhood Plan Steering Group is due to discuss paying Tibbalds in installments.

12.3 To set the Precept for 2026/27.

Members resolved to request £71,108 for the 2026/27 Precept. **Action: Clerk.**

13. To review and adopt any amendments to the Council's IT Policy, Freedom of Information and Transparency Code with regards to Assertion 10 requirements.

Deferred to the next meeting.

14. To receive an update from Cllr Bourne and the Clerk on Local Lists and agree next steps.

Cllr Bourne advised that a Local List is a list kept by a local planning authority of buildings, structures or places that are considered locally important, but not important enough (or not assessed) to be nationally listed and that SDC are currently encouraging residents to nominate any assets that they believe should be listed.

Members noted the information and agreed to circulate information in the Trident report and on the Parish Council website. Members requested that the Clerk share the slides from the training once they had been received from SDC. **Action: Clerk.**

15. To receive an update from Cllr Bourne on the rambler's information event.

Cllr Bourne reported that, at the Ramblers Association meeting in November 2025, although several topics were discussed, the Ramblers Association has limited authority and matters relating to footpaths, signs and accessibility are the responsibility of Kent County Council.

It was noted that there are no road signs along Button Street, Maplescombe Lane and Eglantine Lane to indicate when road users are entering or leaving Farningham. Members asked the Clerk to investigate the process to get them installed. **Action: Clerk.**

16. Proposal for Farningham Parish Council to join the Cross-Channel Geopark Supporter Charter.

Members resolved to support the Cross Channel Geopark. **Action: Clerk.**

17. Members to agree to a 2026 Christmas event, Village Hall availability on 5th December 2026.

Members resolved to host another Christmas carols event on Saturday 5th December 2026. **Action: Clerk.**

18. Members to agree to host a 2026 Annual Parish meeting and format.

Members resolved to call a parish meeting and requested that the Clerk try and book the Village Hall in April and have a mix of spoken reports and stalls at the event. **Action: Clerk.**

Members resolved to discuss item 19 confidentially. The public and District Councillors left the meeting.

19. Members to consider nominations for SDCs Voluntary and Community Awards.

Members resolved to submit one nomination and support a second being submitted by another organisation.

Urgent business that occurs and requires, attention before the next meeting that may be reported at the Chairman's discretion. (No decisions may take place as a result of this item).
None.

The meeting closed at 8:27pm.

Date of next meeting Wednesday 11th February 2026, 7pm.

Requests from Councillors for the next agenda due by 30th January 2026.

Items Paid

| Voucher | Date | Description | Supplier | VAT Type | Net | VAT | Total |
|---------|------------|---------------------------|--------------------------------------|----------|-----------------|---------------|-----------------|
| 102 | 01/12/2025 | Acrobat | Adobe Acrobat | S | 16.64 | 3.33 | 19.97 |
| 106 | 04/12/2025 | Pension contribution | Nest Pensions | X | 104.71 | | 104.71 |
| 145 | 04/12/2025 | Christmas | Aldi | S | 15.21 | 3.04 | 18.25 |
| 145 | 04/12/2025 | Christmas | Aldi | S | 8.33 | 1.67 | 10.00 |
| 140 | 10/12/2025 | Phone & Broadband charges | Talk Mobile | S | 4.12 | 0.83 | 4.95 |
| 123 | 10/12/2025 | DONATION | Anthony Roper School | X | 200.00 | | 200.00 |
| 124 | 10/12/2025 | DONATION | Trident | X | 60.00 | | 60.00 |
| 125 | 10/12/2025 | DONATION | Anthony Roper Pre-school | X | 150.00 | | 150.00 |
| 126 | 10/12/2025 | DONATION | Citizens Advice in North & West Kent | X | 200.00 | | 200.00 |
| 127 | 10/12/2025 | DONATION | West Kingsdown Food Bank | X | 200.00 | | 200.00 |
| 128 | 10/12/2025 | DONATION | Darent River Preservation Society | X | 20.00 | | 20.00 |
| 129 | 10/12/2025 | DONATION | Ellenor | X | 300.00 | | 300.00 |
| 130 | 10/12/2025 | DONATION | FELHS | X | 150.00 | | 150.00 |
| 131 | 10/12/2025 | DONATION | Kent Air Ambulance | X | 300.00 | | 300.00 |
| 132 | 10/12/2025 | DONATION | Royal British Legion | X | 50.00 | | 50.00 |
| 133 | 10/12/2025 | DONATION | Swanley Food Bank | X | 200.00 | | 200.00 |
| 134 | 10/12/2025 | DONATION | The Space | X | 300.00 | | 300.00 |
| 135 | 10/12/2025 | DONATION | We Are Beams | X | 150.00 | | 150.00 |
| 121 | 11/12/2025 | Printing | Aspect Press | S | 205.00 | 41.00 | 246.00 |
| 136 | 12/12/2025 | Bank charges | Handelsbanken | X | 15.71 | | 15.71 |
| 146 | 17/12/2025 | Pension contribution | Nest Pensions | X | 119.97 | | 119.97 |
| 141 | 18/12/2025 | Printing | Miss H Penney | X | 6.00 | | 6.00 |
| 122 | 18/12/2025 | Computer Support | Miss H Penney | S | 90.00 | 18.00 | 108.00 |
| 120 | 18/12/2025 | Christmas | Miss H Penney | X | 39.00 | | 39.00 |
| 142 | 18/12/2025 | Clerk's salary | Miss H Penney | X | 115.23 | | 115.23 |
| 138 | 18/12/2025 | Tax/NI | HM Revenue and Customs | X | 155.35 | | 155.35 |
| 143 | 18/12/2025 | DONATION | Friends of Farningham | S | 38.67 | 7.73 | 46.40 |
| 141 | 18/12/2025 | Printing | Miss H Penney | X | 6.00 | | 6.00 |
| 139 | 19/12/2025 | Electricity supply | npower | L | 433.22 | 21.66 | 454.88 |
| 137 | 23/12/2025 | Clerk's salary | Miss H Penney | X | 1,129.28 | | 1,129.28 |
| 147 | 29/12/2025 | Acrobat | Adobe Acrobat | S | 16.64 | 3.33 | 19.97 |
| | | | Total | | 4,799.08 | 100.59 | 4,899.67 |

Receipts

| Voucher | Code | Date | Bank | Description | VAT Type | Net | VAT | Total |
|---------|---------------------|------------|--------------------------|--------------------------------------|----------|--------------|-----|--------------|
| 20 | Electricity Credits | 22/12/2025 | FPC Current Account (HB) | Electricity Sub-Station Village Hall | X | 51.94 | | 51.94 |
| 21 | Bank Interest | 31/12/2025 | FPC Deposit (HB) | Bank Interest | X | 39.06 | | 39.06 |
| | | | | Total | | 91.00 | | 91.00 |

Items Payable

| Voucher | Method | Date | Description | Supplier | VAT Type | Net | VAT | Total |
|---------|--------|------------|-----------------------------|-------------------------|----------|-----------------|---------------|-----------------|
| 148 | BACs | 12/01/2026 | 2 day camera survey | Kent County Council | X | 486.00 | | 486.00 |
| 158 | BACs | 14/01/2026 | Planning Consultant | Tibbalds Ltd | S | 451.72 | 90.34 | 542.06 |
| 152 | FP | 14/01/2026 | Tax/NI | HMRC | X | 1,362.75 | | 1,362.75 |
| | | | | | | | | |
| 118 | BACs | 14/01/2026 | Hall Hire | Farningham Village Hall | X | 77.50 | | 77.50 |
| 119 | BACs | 14/01/2026 | Hall Hire | Farningham Village Hall | X | 83.75 | | 83.75 |
| 117 | BACs | 14/01/2026 | Hall Hire | Farningham Village Hall | X | 42.50 | | 42.50 |
| 144 | BACs | 14/01/2026 | Hall Hire | Farningham Village Hall | X | 65.00 | | 65.00 |
| | | | | | | | | 268.75 |
| | | | | | | | | |
| 156 | FP | 14/01/2026 | Printing | Miss H Penney | X | 6.00 | | 6.00 |
| 156 | FP | 14/01/2026 | Printing | Miss H Penney | X | 6.00 | | 6.00 |
| 157 | FP | 14/01/2026 | Clerk's salary | Miss H Penney | X | 1,909.28 | | 1,909.28 |
| | | | | | | | | 1,921.28 |
| | | | | | | | | |
| 155 | DD | 14/01/2026 | Phone and Broadband charges | Talk Mobile | S | 4.12 | 0.83 | 4.95 |
| 149 | DD | 14/01/2026 | Acrobat | Adobe Acrobat | S | 16.64 | 3.33 | 19.97 |
| 154 | DD | 14/01/2026 | Electricity supply | npower | L | 475.03 | 23.75 | 498.78 |
| 150 | DD | 14/01/2026 | Bank charges | Handelsbanken | X | | | |
| 151 | SO | 14/01/2026 | Clerk's salary | Miss H Penney | X | 1,129.28 | | 1,129.28 |
| 153 | DD | 14/01/2026 | Pension contribution | Nest Pensions | X | 555.97 | | 555.97 |
| | | | | Total | | 6,671.54 | 118.25 | 6,789.79 |