

DARENTH PARISH COUNCIL

Minutes of the Council Meeting
held on Wednesday 15 January 2025
Jubilee Hall, Waller Park Pavilion, Wood Lane, Darenth, Kent DA2 7LR

Councillor's Present: T Hicks, K Holmes, S Holmes, G Manuel, T Prentice, D Risely, N Weavis and K Webb.

In Attendance: E Mote, Parish Clerk & Responsible Finance Officer

Visitors: One member of the public

The Chairman reminded the meeting of the protocol regarding the audio and visual recording of proceedings.

100/01/25: TO RECEIVE APOLOGIES FOR ABSENCE

Apologies were received from Councillor I Armitt. Borough Councillor P Denman gave prior notice that was unable to attend the meeting.

101/01/25: TO RECEIVE DECLARATIONS OF DISCLOSABLE PECUNIARY OR PREJUDICIAL INTEREST

None received.

102/02/25: TO APPROVE THE MINUTES OF THE COUNCIL MEETING HELD ON WEDNESDAY 11 DECEMBER 2024

RESOLVED: To approve the Minutes of the Council Meeting held on Wednesday 11 December 2024 as proposed by Councillor K Holmes and Seconded by Councillor T Hicks.

103/01/25: ITEMS FOR CONSIDERATION

There were no items for Member consideration.

104/01/25: TO RECEIVE EXTERNAL REPORTS

(a) Borough Councillor Report

Borough Councillor Denman gave prior notice that he was unable to attend the meeting. He did however wish Members to note that a Public Inquiry in respect of Hawkspare Ltd Site at Green St Green Road was due to open on Tuesday 21 January 2025 at 10:00am following an appeal lodged with the Secretary of State against an Enforcement Notice issued by Dartford Borough Council.

(b) Update from Darenth Woods Working Group

Councillor Webb reported that the Partnership Working Group had met with Dartford Borough Council to discuss antisocial behaviour issues at the former Mabledon Hospital Site. Regular access breaches to the land owned by the Dignity Group plc, were impacting greatly on Darenth residents, local authorities and Kent Police despite assurances of regular security patrols to the site perimeter from Dignity. Advice would be provided on ways to consult with the public to encourage reports of antisocial behaviour. PC Maffia from Kent Police confirmed regular presence, where possible, particularly at weekends, to help deter forced entry by vehicles.

(c) KCC Community Warden Report

Darenth Community Warden, Joanne Appleton provided a written report which had been distributed to Members. The report comprised the following:

Reassurance of visible presence in Darenth; regular community engagement and advice; Reported fly tip on the grassed area of Elizabeth Court; Reported horse on Darenth Hill Rd; Resident concerns regarding off- road bikes, advice given to report either online or log with 101; Assistance given to council tenant who had been without a shower; Resident concerns over dangerous parking at the Co-op raised with Dartford Borough Council.

The Clerk confirmed to the meeting that regular contact with Joanne would continue to avoid duplication of resident issues on Parish matters.

RESOLVED: To note reports as presented.

105/01/25: TO RECEIVE UPDATE REGARDING PARISH OWNED LAND AT THE SHIP, GREEN STREET GREEN ROAD

The Chairman reported that a meeting with the owners of The Yew Tree (formerly The Ship public house) had taken place to note progress. The owners hope to launch the venue in May 2025 and will continue to keep the Parish Council up to date on relevant matters.

The meeting noted that signage warning drivers they are using non-maintained tracks outside The Yew Tree at their own risk, would be erected imminently.

RESOLVED: With no recommendations regarding the site being made, it was resolved to continue to note progress of The Yew Tree development.

106/01/25: TO DISCUSS REQUEST FOR ANTI-PARKING POSTS ON PARISH COUNCIL LAND

Following a request from Greenlands Primary School on 12 December 2024, Member considered granting permission to install anti-parking drop-down posts at the school entrance, to prevent parent/carers parking/driving in this area and make safe for pedestrian use.

With the school experiencing safety issues and parents driving in front of the school right up to the pedestrian entrance and potentially compromising student and parent/carers safety as they walk from the car park, the school is forced to address the situation. At present, barriers are placed at the school entrance at drop-off and pick-up times, but these are regularly moved by parents/carers.

Members were asked to conclude a response for the installation of the fixed bollards which drop down for access. Greenlands Primary School has confirmed that purchase and installation costs would be covered by the Trust. Members were asked to consider upkeep and ongoing repair costs and determine how these would be met going forward.

RESOLVED: That permission be granted to install anti-parking posts to Parish owned land at the entrance of the school on the proviso that purchase, fitting and all future maintenance costs associated to the columns, remains the responsibility of Greenlands Primary School.

107/01/25: TO CONFIRM AND NOTE GREENS MAINTENANCE CONTRACT AWARD FOR 2025-2030

Outline Terms for Greens Maintenance Contract with Omega Tree Care Ltd 2025-2030:

- *The agreement is based on sixteen visits per year at Green St Green Road, with seven days prior notice of cuts being provided to the Parish Clerk together with notification of completed work.*
- *A five-year contract with the first three years at the quoted price of £24,000 plus an add-on at the end of the three-year term for a further two years at an increase of 10% for the remainder of the contract.*
- *Either Party may, with six-months written notification, cancel the contract after the initial three-year period.*
- *Total price per year: £24,000. This amount will be fixed for 3 years, should this be required, with a further two years offered at an increase of 10% for the remainder of the contract, with no VAT being applied.*
- *Payments will be made by the Council upon receipt of invoices from Omega Tree Care Ltd.*
- *Vehicular access to Council premises required by Omega Tree Care Ltd at all times.*

Having been presented with the Terms, Members resolved to confirm the contract as presented.

RESOLVED: That a five-year Agreement between the Parish Council and Omega Tree Care Ltd be entered into, commencing on 1 April 2025 as per the agreed terms of the proposal.

108/01/25: FINANCE

(a) **To consider any Grant Applications received**

The Clerk confirmed that despite invitations to apply for funding being sent, no applications had been received. The next round for applications would take place in April 2025.

(b) **To agree Monthly Bank Analysis as at 31 December 2024**

(c) **To note Monthly Budget Analysis as at 31 December 2024**

RESOLVED: To agree and note financial items as presented.

109/01/24: PLANNING

(a) **To consider new applications**

DA/24/01438/COU – 19 Darenth Park Avenue Darenth DA2 6JN

Change of use of the site from a residential dwelling (C3 use class) to a children's care home (C2 use class).

Observations: Members objected to the application and responded as follows:

The Parish Council does not consider that sufficient detail has been provided for an informed opinion to be made and having regard to the nature of the proposed use, would have expected a Statement of Purpose/Intent to have been submitted.

The Parish Council notes that there are no proposed changes to either the Ground or First Floor with the result in there being no change to the number of bedrooms or other rooms. The Parish would therefore like to establish -

- *the age range and circumstances of the children that will be living at the property*
- *the number of children to be accommodated at the property and*
- *whether there is to be an on-site Carer or of not what management arrangements will be in place*

Without such information the Parish Council must object on the grounds that insufficient detail has been provided.

The Parish Council endorses the recommendations made by Kent Police in response to the Application.

DA/24/01449/FUL - 65 Ladywood Road Darenth DA2 7LW

Erection of single-storey rear extension, loft conversion with rear dormer window and roof lights on front roof slope in connection with providing additional rooms in the roof space.

Observations: Members noted the application.

(b) **To note recent decisions and appeals**

DA/24/01037/LDC - A&E Darent Valley Hospital Darenth Wood Road Darenth

Removal of existing light Box; Removal of glazed spondee Panels; Removal of curtain walling and replacement with cement cladding panels; Replacement of existing cladding with cement cladding panels; Removal of existing low-level concrete masonry

Decision: CERTIFIED AS LAWFUL

DA/24/01253/FUL - 20 Darenth Mill Lane Darenth DA2 7BF

Loft conversion to provide additional rooms in the roof space with roof lights on the rear roof slope.

Decision: PERMISSION GRANTED

DA/24/01267/FUL - 108 Coombfield Drive Darenth DA2 7LH

Erection of a first-floor side and part two/part single storey rear extension and external decking area to rear.

Decision: PERMISSION GRANTED

(c) **To consider new applications/recent decisions received after agenda publication**

No new applications or recent decisions were received after agenda publication.

110/01/25: DATE OF NEXT MEETING

The date for the next Meeting of the Council was confirmed as Wednesday 19 February 2025.

Councillor Prentice passed on thanks on behalf of former Councillor Cook's family for the £50.00 donation made to the Save the Children charity.

There being no further business, the Chairman closed the meeting at 20:11.

Signed: _____

Date: _____

(Chairman)