

DARENTH PARISH COUNCIL

Minutes of the Council Meeting
held on Wednesday 18 September 2024
Jubilee Hall, Waller Park Pavilion, Wood Lane, Darenth, Kent DA2 7LR

Councillor's Present: T Hicks, K Holmes, S Holmes, T Prentice, D Risely, N Weavis (Chairman) and K Webb.

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

Visitors: Borough Councillor Denman, PC Maffia and one member of the public

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

48/09/24: TO RECEIVE APOLOGIES FOR ABSENCE

Apologies were received from Councillors I Armitt and I Gutteridge.

49/09/24: TO RECEIVE DECLARATIONS OF DISCLOSABLE PECUNIARY OR PREJUDICIAL INTEREST

None received.

50/09/24: TO APPROVE THE MINUTES OF THE COUNCIL MEETING HELD ON WEDNESDAY 19 JULY 2024

RESOLVED: To approve the Minutes of the Council Meeting held on Wednesday 19 July 2024 as Proposed by Councillor T Hicks and Seconded by Councillor T Prentice.

51/09/24: ITEMS FOR CONSIDERATION

There were no urgent items for consideration.

52/09/24: TO RECEIVE REPORTS FROM EXTERNAL AUTHORITIES

(a) Borough Councillor Report

Councillor Denman reported that currently he is working on a multi-agency operation within Darenth.

A recent significant fly-tip at Hill Rise is being investigated by Dartford Borough Council's Enforcement Team, along with other cases in Darenth Parish. Councillor Denman clarified that solid and quantifiable evidence is required to proceed to prosecution.

The Chairman thanked Councillor Denman for his comprehensive report.

(b) Kent Police Report

PC Maffia continues to work on various vehicle breaches and land incursions throughout the Borough.

She enquired if the Parish Council would be hosting any forthcoming events. It was agreed that this is something that could be added to the October Agenda for Member discussion.

53/09/24: TO NOTE ANNUAL STAFF APPRAISAL REVIEWS FOR 2024-25

Members noted that satisfactory Staff Appraisal Reviews were carried out in June and August 2024 by the Chairman and Clerk.

RESOLVED: To note Annual Staff Appraisal Reviews for 2024-25 are now concluded.

54/09/24: FINANCE

(a) To note retrospective invoice payment for essential plumbing works at Waller Park Pavilion

Members retrospectively noted payment of invoice from KJ Heating Ltd in the sum of £1,783.00, made on 24 July 2024, for necessary repairs in respect of a significant water leak to men's urinals at Waller Park Pavilion. With the leak impacting the floor below, the Clerk instructed works to proceed as a matter of urgency and duly informed Members of the decision immediately.

RESOLVED: That Members retrospectively note the payment of £1,783.00 made to KJ Heating for emergency plumbing works at Waller Park Pavilion.

(b) To note NatWest interest rate update

(c) To note Monthly Bank Analysis as at 31 July & 31 August 2024

(d) To note Monthly Budget Analysis as at 31 July & 31 August 2024

RESOLVED: To agree and note financial records as presented.

55/09/24: TO CONSIDER DECOMMISSION OF EXISTING CHANGING ROOM SHOWERS AND INSTALL NEW EQUIPMENT

Having previously been informed of the deteriorating condition of Waller Park Pavilion changing room showers, Members were asked to consider quotes for the decommissioning of existing showers and supply and fit of new apparatus. Upgrade works would include the supply and fit of shower risers, heads, pipework, valves and a refill of the water system. Members were asked to take into account that sporting facilities are let at capacity for the 2024-25 Football Season and on several occasions last year, showers were not fit for purpose for maximum usage required on a weekly basis.

Councillors were given details for potential start dates from each contractor to assist the decision-making process.

Councillor S Holmes proposed that KJ Heating be selected as the preferred contractor to carry out the upgrade works.

RESOLVED: That Members approved shower upgrade works, confirmed their preferred contractor, K J Heating to carry out the project at a cost of £5,610.00, and passed authority to the Clerk to instruct commencement of the project.

56/09/24: TO CONSIDER FORMULATION OF A WORKING PARTY TO DISCUSS ACTIVITY IN DARENTH WOODS

Members were asked to consider and approve the formulation of a collaborative working party to address unauthorised vehicular activity in Darenth Woods. It was determined that a multi-agency approach between the Parish Council, Borough Council, Kent Police and landowners to tackle ongoing issues was a practical approach to the problem.

Along with Councillor Paul Denman and Parish Councillors' K Holmes, T Prentice and K Webb, contact would be made to discuss matters with all relevant parties. The Parish Council would be informed via the Parish meeting once there were any relevant updates to consider.

RESOLVED: That Members approved the formulation of a combined working party to address unauthorised vehicular access issues in Darenth Woods, with the Parish Council being informed of actions and updates through Parish Council meetings.

57/09/24: TO DISCUSS TREE-WATERING PLAN – 2021 TO 2024

Following request from Councillor Hicks, Members were asked to re-review cessation of the tree-watering plan, due to terminate at the end of September 2024.

RESOLVED: That Members confirmed cessation of the Tree-Watering Plan 2021-2024 for trees located on greens at the junction of Green Street Green Road and Shellbank Lane and instructed the Clerk to inform the contractor of the decision.

58/09/24: POLICY CONSIDERATION AND ADOPTION

(a) **To consider adoption of Health and Safety Policy**

(b) **To consider adoption of Volunteer Policy**

RESOLVED: To adopt new Council Policies as presented, with the Clerk uploading approved Policies to the Council's website.

59/09/24: TO CONSIDER THE UNDERTAKING OF A PARISH COUNCIL LAND AUDIT

Having previously received a report, Members were asked to consider the implementation of a land audit, coordinated and managed by the Clerk. The purpose of the audit would be to determine land throughout the three Darenth Wards, which can be legally proven to be owned by the Parish Council. The exercise would include a thorough examination of the Council's archives and Land Registry Searches, as well as investigations with Ordnance Survey licensed maps. As part of the report, Members noted and approved potential risks, financial implications and recommendations.

RESOLVED: That Members approved the project and passed delegated authority to the Clerk to coordinate and manage.

60/09/24: PLANNING

(a) **To consider new applications**

DA2400897FUL – 2 Lincoln Terrace Green Street Green Road Darenth Kent DA2 7JR

Erection of a single storey rear extension

Observations: Members noted the application

DA/24/00910/LDC - St Fiacre Green Street Green Road Darenth Kent DA2 7HT

Application for a Lawful Development Certificate (Existing) for demolition of existing boundary walls and erection of the new walls to be same height as existing

Observations: The Parish Council is aware it is not required to comment on this application for a Lawful Development Certificate. However, whilst noting this, we would request that the status of the land acquired as part of the development be fully investigated.

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

DA2400492FUL - 42 Ladywood Road Darenth Kent DA2 7LL

Erection of a single storey side and rear extension incorporating external platform and increased width of decking with increased height to rear boundary fence between 42 and 44 Ladywood Road with associated alterations to the existing side and rear elevations

Decision: PERMISSION GRANTED

DA2400776TPO - 42 Darenth Park Ave Darenth Kent DA2 6LX

Application to crown reduce by 30% (4.2m from height to leave at approx 10.8m in height and reduce spread by 1.5m all round-see annotated photo), prune back from property giving 2.5m clearance, crown lift to 5m above ground level and remove significant dead branches of T1 No. Lime tree to side of house subject to Tree Preservation Order No.1 1995

Decision: CONSENT GRANTED

DA/24/00245/ADV - APPEAL REFERENCE: APP/T2215/Z/24/3346312 – Roundabout On Junction Of Watling St, St James Lane And Darenth Wood Road, Dartford Kent DA2 8DA

Display of 4 x free standing, non-illuminated fascia advertising boards

Decision: APPEAL LODGED

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

No new decisions had been received after agenda production.

61/09/24: DATE OF NEXT MEETING

The date for the next Meeting of the Council was confirmed as Wednesday 16 October 2024.

There being no further business, the Chairman closed the meeting at 20:21.