

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 12th November 2025 to transact the undermentioned business.

7th November 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 County Councillor.**
- 7. Report from District Councillors.**
- 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.**
- 9. Approve as a correct record, the Minutes of the Parish Council meeting on the 8th October 2025.**
- 10. Clerks report.**

11. Planning.

11.1 To note and raise any questions to the planning log circulated by the Clerk on 7th November 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.

11.2.1 Reference: 25/02877/FUL

Site: St Johns Ambulance Brigade Horton Way Farningham Kent DA4 0DQ

Proposal: Change of use of the existing building to an art studio and storage facility for artwork.

Comments by: 17th November 2025

11.2.2 Reference 25/02485/FUL

Site: Gorse Hill Nursery Gorse Hill Farningham Kent DA4 0JU

Proposal: The siting of 8 containers and the use of the land for storage purposes, correct fee now paid

Comments by: 17th November 2025

11.2.3 Reference: 25/02305/LBCALT

Site: Farningham Butchers High Street Farningham Kent DA4 0DG

Proposal: Change of use of the existing butcher shop into a two-bedroom residential dwelling, including internal changes and alteration to fenestration as well as the removal of hardstanding and cladding

Comments by: 20th November 2025

11.2.4 Reference: 25/03127/HEDNOT

Site: 24 Beesfield Lane Farningham Kent DA4 0BZ

Proposal: Hedgerow removal.
Comments by: 24th November 2025

11.3 To note planning applications responded to under the Clerks delegated powers.

11.3.1 Reference: 25/02829/LBCALT

Site: Lion Hotel High Street Farningham Kent DA4 0DP

Proposal: Removal, restoration and replacement of existing window and replacement of existing structurally unsound timber beam.

Comments: Support if SDCs Conservation Officer is satisfied with the application.

11.3.2 Reference: 24/02525/OUT

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

Proposal: Amended Preliminary Ecology Appraisal and BNG report in response to KCC Ecology comments.

Comment: Parking Concerns.

11.4 Appeals and applications called to SDCs Development Control Committee

11.4.1 Reference: 25/01104/FUL – SDCs DCC, Thursday 13th November 2025

Site: Hilltop Farm, London Road, Farningham Kent DA4 0JW

Proposal: Proposed change of use to create 5 pitches for occupation by Gypsy Traveller Families including construction of 5 day rooms

11.4.2 Reference: SDC 25/00038/RFPPI, Planning Inspector 6001111

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

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

Any additional comments due in writing by: 4th December 2025.

11.4.1 To note an appeal for The Chequers Public House Asset of Community Value and nominate a Council Member to represent the Parish Council.

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

11.6 Regulation 18, Sevenoaks District Council's Local Plan. FPC to:

11.6.1 Resolve FPCs approach/response to the consultation, to include sites and policies;

11.6.2 Nominate councillor(s) to draft FPCs response;

11.6.3 Resolve for the Clerk to submit FPCs response under delegated powers;

11.6.4 Approve the production and distribution of joint leaflets with Crockenhill and Eynsford Parish Councils, subject to their agreement to the same action and content;

11.6.5 Resolve whether an additional Parish Council meeting is required prior to the close of the consultation.

12. Finance Items for noting and decision.

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

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

12.3 To note the draft 2026/27 budget, consider additional projects and questions for the Clerk.

12.4 To agree 2025/26 donations to voluntary organisations.

12.5 Discuss and agree to using interest added to the Ted account to contribute to flint wall repairs at Market Meadow.

12.6 To receive an update from Cllrs Burns and Salmon regarding tree roots at Farningham Village Hall car park and agree next steps.

12.7 To agree changes to Handelsbanken and UTB Banking Mandates.

12.8 To receive a verbal update from Cllr White regarding Farningham Woods 40th anniversary and resolve a financial contribution towards the project and a councillor/s that can support.

12.9 Fly tipping Farningham Woods Car Park.

12.10 To approve Clerks overtime, October 2025.

13. To receive an update from the Clerk regarding the Expressions of Interest to SDC for Community Asset Transfers.

14. To receive an update from the Clerk following the annual Highways Improvement Plan review and confirm next steps.

15. Resolve to adopt NALCs Model Standing Orders, 2025.

16. KALC COMMUNITY AWARDS SCHEME 2026

17. KCC Help Us Shape Kent's New Walking & Cycling Itineraries

18. To consider inconsiderate parking, Beesfield Lane and agree next steps.

19. Correspondance – Motorbikes and scooters, Cinder Path and agree next steps, if any.

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 10th December, 7pm.

Requests from Councillors for the next agenda due by 28th November 2025.