Minutes of the Meeting of Eynsford Parish Council held on Thursday 17th September 2026, at the Parish Office, Priory Lane, Eynsford, at 7.30pm.

62 PRESENT

Members Present

Mr M Barker (Chairman), Mr A Cooke, Ms L Johnson, Mr K Moynihan, Mr D Naylor, Mr C Sexton (following co-option), Mr O Young.

Others Present

Three members of the public.

Clerk in Attendance

Mrs H Ivaldi.

63 APOLOGIES FOR ABSENCE

RESOLVED: That reasons for absence were accepted from Mrs Haxby. Apologies were noted from Mr M Logen.

64 CHAIRMAN'S REMARKS

None

65 CLERK'S COMMENTS

None.

66 GOVERNANCE

a) Co-option of a Councillor

Two candidates had expressed an interest in standing for the casual vacancy and made statements in front of those present. Councillors took a vote.

RESOLVED: That Mr C Sexton is co-opted. Mr Sexton signed a Declaration of Acceptance of Office and joined the meeting.

b) Declarations of Interests

None were declared.

RESOLVED: That the information is noted.

c) Minutes of the Last Meeting

Councillors were asked to approve minutes from the last full council meeting held on 16th July 2026 and the Additional Meeting held on 20th August 2026.

RESOLVED: That the second sentence is removed from the description of minute 49k. That subject to this amendment, the minutes are approved.

d) Finance Notes

Councillors were asked to approve the finance notes for the July and August month-ends and the latest schedule of payments.

RESOLVED: That the finance notes and schedule of payments are approved.

e) Outstanding Actions

Mr Barker said that he and the Tree Warden Mr Ash had looked at the trees highlighted on the Tree Survey and had identified what work was required. These would be added to the next suitable agenda. Mr Young reported that he would sign the bank mandate as previously agreed.

RESOLVED: That the information is noted.

f) Local Government Services Pay Agreement 2026/27

Councillors were asked to agree implementation of the pay agreement which provides a 3.3% increase in pay rates and allowances with effect from 1 April 2026.

RESOLVED: That the new pay rates are agreed and implemented and backdated to 1 April 2026.

g) Neighbourhood Plan: Update

Mr Barker reported that the second Local Green Space consultation had been completed and that responses had been considered by the working group. The final list of Green Spaces would be agreed at the next Steering Group meeting. Mr Barker noted that work was continuing on the draft Plan and that a meeting was held with the consultant in August.

RESOLVED: That the information is noted.

h) Village Hall Update

Mr Cooke gave an update on the village hall project. The trustees are still negotiating costs with the contractor but the build cost is likely to be £1.84M with additional fees making the total amount £1.93M. There is currently a funding deficit of about £500K. Trustees have set up a residents' loan scheme which is covering about half of this amount. Trustees have agreed that the contractor can 'possess' the site from 19th October with a potential 'Spade in the Ground' ceremony on 7th November. Once the contractor is on site, access to parts of the Harrow Meadow will be restricted. It is hoped that the sale will have been completed by then.

RESOLVED: That the information is noted.

i) Licence Agreement – Eynsford Village Hall

Councillors were asked to discuss changing the length of the licence following comments from the village hall trustees. The licence is currently 1 year (following solicitor's advice) but can be renewed on an annual basis.

RESOLVED: That the length of the lease remains at 1 year.

i) Public Works Loan – Eynsford Village Hall

Councillors were asked to agree to a public consultation regarding taking out a loan of £200,000 over 20 years. This proposal was amended to £250,000 over 20 years. There was a lengthy discussion about loan rates, the village hall budget and other issues.

RESOLVED: That the council consult residents on a loan of £250,000 over 20 years providing details of the project, repayments, costs to residents etc. That Mr Young and Mr Naylor help to develop a suitable consultation document. That no loan agreement is made until after the consultation.

k) Payment of Funds – Eynsford Village Hall

Councillors were asked to agree a process/mechanism for paying funds towards the village hall project once building works start.

RESOLVED: That when a request for funds is received from the village hall trustees, this is put on the next suitable agenda for approval.

l) Community Asset Transfer – Saddlers Park

Councillors were informed that Sevenoaks District Council have now started the process of transferring assets. The parish council will be liable for the district council's legal costs which will

be £1250 + VAT. The parish council can choose to use the district council's solicitors or to appoint their own. The fees of the district council's solicitors would be £1500 + VAT. The Clerk had obtained a quote from another solicitor which was also £1500 + VAT. Councillors were also asked to approve the Draft Heads of Terms.

RESOLVED: That the Clerk obtains a second quote from a different solicitor. That the council appoints its own solicitor. That the Heads of Terms are agreed subject to approval by a solicitor.

At this point the meeting was paused for questions from members of the public. There were none. The meeting resumed at 8.58pm.

67 PLANNING

a) Planning Responses – Delegated Authority

Councillors were asked to note the planning response made by the Clerk during the summer under delegated authority:

26/01490/WTPO Willow Cottage Station Road, Eynsford

T1 Yew - front boundary. Reduce in height by 0.75m from 10m to 9.25m. Reduce SW spread by 0.5m from 4m to 3.5m. Reduce NE spread by 0.5m from 4m to 3.5m. Reduce NW spread by 0.5m from 3m to 2.5m. Reduce SE spread by 0.5m from 3m to 2.5m

No Objections

26/01419/WTPO Riverway Robins, Sparepenny Lane, Eynsford

3 Ash Trees - Remove

No objections

26/00928/HOUSE 47 Saddlers Park, Eynsford

Adding wooden canopy and wooden posts to existing porch to cover the existing concrete canopy - will have tiled roof to match the existing house roof and guttering on both sides of canopy.

No Objections

26/01214/HOUSE 5 Park House Cottages, Bower Lane, Eynsford

Demolition of existing porch and rear garage and the erection of a two-storey side extension

Objection - Excessive extension of a dwelling in the green belt. An application for a similar extension was refused in January. This house has been extended once already and this extension would be another significant increase in floor space so we recommend refusal.

26/01368/CONVAR Straw Shed, Hulberry Farm, Lullingstone Lane, Eynsford
Variation of conditions 2, 3, 4, 5, 6, 7, 8, 9, and 10 to application 23/01882/FUL of partial demolition and redevelopment of existing commercial building and erection of replacement building to create two residential properties with amendments to allow a phasing plan to be included as an approved plan and amend the wording of the conditions to reflect the phased nature of the development.
No Objections

26/01407/HOUSE The Old Manse 27 Eynsford Rise, Eynsford
Erection of a detached car port.
No Objections

26/01897/WTPO Ashprington, High Street, Eynsford
Fell and remove 4 lime trees
Objection - We object to this proposal as these trees appear to be in good health and are the only 4 remaining of the original 10 covered by the TPO. We would be sorry to lose these good specimens. We would not object to sympathetic reduction of the trees.

26/01482/FUL The Plough Inn, 24 Riverside, Eynsford
Proposed erection of a stretched tent structure over the external area to the rear of the property.
No objections

26/01768/HOUSE & 26/01769/LBCALT Hillside Barn, Bower Lane, Eynsford
Fenestration changes and internal alterations.
No objections

RESOLVED: That the information is noted.

<u>b) Notifications of Planning Consent/Refusals</u>

26/01197/CONVAR – Old Manse, High Street, Eynsford – GRANTED

26/01482/FUL – The Plough Inn, 24 Riverside, Eynsford – GRANTED

26/00928/HOUSE – 47 Saddlers Park, Eynsford – GRANTED

26/01214/HOUSE – 5 Park House Cottages, Bower Lane, Eynsford – GRANTED

26/01368/CONVAR – Richard Abel Straw Shed, Hulberry Farm, Lullingstone – GRANTED

26/01490/WTPO – Willow Cottage, Station Road, Eynsford – GRANTED

26/01110/HOUSE – Brooklands, Crockenhill Lane, Eynsford – GRANTED

26/01145/LBCALT – Lullingstone Castle, Lullingstone - GRANTED

RESOLVED: That the information is noted.

At this point, 9pm, the Open Spaces items were covered after which the Planning agenda resumed.

Mr Cooke left the meeting at 9.03pm for personal reasons.

c) Local Plan Regulation 19

Councillors were asked to agree their response to t he Regulation 19 consultation which ends on 17th September at 11.59pm. A draft response had been circulated and a couple of minor amendments were suggested and added.

RESOLVED: That the council's response is agreed and is submitted by the Clerk before the deadline.

d) Draft CIL Charging Schedule for Sevenoaks District Council

Councillors were asked to agree a response to the consultation on changes to the charging of Community Infrastructure Levy by Sevenoaks District Council.

RESOLVED: That the council responds and asks that the level at which CIL is charged is increased to 1-25 dwellings.

68 HIGHWAYS & TRANSPORTATION

a) A225 Footpath Project

Councillors were informed that the footpath project is going ahead soon. An initial date of 21st September had been put back and a new start date is awaited.

RESOLVED: That the information is noted.

b) Highways Improvement Plan

It was agreed to defer this item until the next meeting.

69 COMMUNITY

a) Police & Crime Report

The Clerk provided crime figures for July 2026. Seventeen crimes were reported as follows:

Parkgate	1 x Burglary
Bower Lane	1 x Other Crime
Crockenhill Lane	1 x Violence & Sexual Offence
Lullingstone Castle	1 x Vehicle Crime
Eynsford Rise	2 x Anti-social behaviour
St Martin's Drive	1 x Violence and sexual offence
Towercroft, High Street	2 x Violence and sexual offence
Gibson Place, High Street	2 x Anti-social behaviour
Car Park, High Street	2 x Violence and Sexual offence
Riverside	2 x Anti-social behaviour, 1 x violence and sexual offence
Lullingstone Roman Villa	1 x Criminal damage and arson

The Clerk noted that the Riverside PSPO had been installed at the start of August and has been in force since then.

RESOLVED: That the information is noted.

c) West Kent Mediation

Councillors were asked to consider making a donation to West Kent Mediation which offers a free mediation service to residents in Eynsford and the West Kent area.

RESOLVED: That a donation of £100 is made from the Donations budget.

70 OPEN SPACES

a) Football Teams using Harrow Meadow

Mr Cooke reported that several new teams are interested in using Harrow Meadow for their matches and that he is working on choosing one or more suitable ones including a youth team.

RESOLVED: That the information is noted.

b) Changing Rooms Project Update

Mr Cooke reported that the changing room refurbishment is almost complete. The ventilation work is almost done and there will need to be some final electrical checks before all is finished.

RESOLVED: That the information is noted.

71 FACILITIES & ENVIRONMENT

a) Bus Shelter

Councillors were asked to consider getting quotes to repair or replace the wooden shingles on the roof of the bus shelter outside Gibsons Place.

RESOLVED: That quotes are obtained for this work.

b) Darent & Cray Catchment Partnership

Councillors were asked to agree to being added as a contact to the Darent & Cray Catchment Partnership by South East Rivers Trust.

RESOLVED: That the council joins the partnership.

The meeting ended at 21.26pm.

Signed, Chairman, 15th October 2026