

Minutes of the Meeting of Eynsford Parish Council held on Thursday 21 May 2026, at the Parish Office, Priory Lane, Eynsford, at 7.30pm.

25 PRESENT

Members Present

Mr M Barker, Mr A Cooke, Mrs F Haxby, Ms L Johnson (following co-option), Mr D Naylor, Mr V Robson.

Others Present

Four members of the public.

Clerk in Attendance

Mrs H Ivaldi.

26 APOLOGIES FOR ABSENCE

RESOLVED: That Mr Young's reasons for absence were accepted.

27 CHAIRMAN'S REMARKS

None

28 CLERK'S COMMENTS

The Clerk reminded councillors that the Annual Parish Meeting would be held on Friday 29th May at 6.30pm and that they were all encouraged to attend.

29 GOVERNANCE

a) Co-option of a Councillor

Four candidates had expressed an interest in the role of parish councillor. A vote was taken by councillors. Mr Naylor objected to the rules of the co-option process not being made clear to councillors.

RESOLVED: That Ms L Johnson is co-opted onto the council. Ms Johnson signed the Declaration of Acceptance of Office and joined the meeting.

b) Declarations of Interests

No interests 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 April and the Extraordinary General Meeting held on 5th May.

RESOLVED: That the minutes are approved.

At this point, 7.48pm, Mr Robson left the meeting and gave apologies.

Mr Cooke took the chair.

d) Finance Notes

Councillors were asked to approve the finance notes for the April month-end and the latest schedule of payments.

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

e) Outstanding Actions

Councillors were asked to report on any outstanding actions. Mr Barkers noted that he would be looking at the trees identified on the Tree Safety survey with the Tree Warden and that any that need work will be added to the next agenda. Mr Cooke noted that the new fence at Common Meadow had now been installed and that he was just awaiting the removal of the old chain link fence.

RESOLVED: That the information is noted.

f) Parish Council Insurance

The Clerk reported that she had been seeking quotes for insurance for the parish council, but only one had arrived prior to the meeting. Zurich had quoted £1985.22 for the year starting 1st June 2026. This was a 19% increase in cost on the previous year. Zurich had explained that this was partly due to the inclusion of the streetlights for the whole year plus a 5% increase in cover on all assets.

RESOLVED: That the Clerk continues to chase the other insurers before the deadline of 1st June 2026 and is given delegated power to take whichever insurer offers the best rate.

g) Neighbourhood Plan Update

Mr Barker read the following report:

The local green spaces consultation was completed and the responses studied by the working group. In response to the responses one green space was taken out LGS 8 and a new space behind Eynsford Rise proposed. Others e.g. around Arthur Mee's seat were adjusted.

A full response to the consultation has been prepared by the working group and circulated to the steering group and the consultants. This has yet to be ratified by the full steering group but has been published on the EPC website.

There will have to be a further consultation on the additional green space which will follow a similar format but will only be a consultation on the changes.

Our next meeting with Dave Chetwin (the consultant) is on June 5th, by which time considerably more work will have been done on the neighbourhood plan itself. Many of the policies are in place but more of the evidence is required and some of the "blurb". In Dave's absence Hannah has been advising about green spaces.

I've submitted an article to The Trident.

Design code: I've sent the design policy from the latest version of the neighbourhood plan to Aaron at SDC asking whether he thinks a full design code would be beneficial. I haven't heard back yet.

A full steering group meeting will be scheduled to apprise the group of the green spaces responses and to start the further consultation.

RESOLVED: That the information is noted.

h) Neighbourhood Plan Consultants Costs

Councillors were asked to approve Urban Vision Enterprise's costs for continuing to support the next stages of the Neighbourhood Plan including Regulation 14 and submission of the plan. The fee quoted was £9652.50 + VAT. There was some discussion about the costs and what was covered.

RESOLVED: That the Clerks finds out more information and brings this back to the next meeting.

i) Village Hall Update

Mr Cooke gave an update on the new village hall project. He said that the contractor had provided detailed second stage costs but they were higher than expected. He has been asked to find savings. The development committee want work to start asap but the sale of the hall is being delayed by legal issues including questions from the Charity Commission. The trustees are still seeking grants and donations and hope to be able to start on site by July at the latest. A storage container has been installed on site next to the changing rooms.

RESOLVED: That the information is noted.

j) Planning Amendment – Eynsford Village Hall

Councillors were asked to agree to the submission of an amendment to the current planning permission with minor changes including changes to materials, air source heat pump and changes to the fenestration. The cost of this would be approximately £860.

RESOLVED: That the submission of a planning amendment is approved to be taken from the Village Hall Support budget.

k) Licence Agreement – Storage Container, Harrow Meadow

Councillors were asked to agree to the cost of the draft licence agreement with the village hall trustees for the siting of the storage container on Harrow Meadow. The estimated cost of this will be £1350 + VAT. The solicitor recommends a short-term agreement which can be reviewed periodically.

RESOLVED: That the legal fees to create a licence agreement are agreed.

l) Membership of KALC/SLCC

Councillors were asked to decide whether to join KALC (Kent Association for Local Councils), SLCC (Society of Local Council Clerks) or both. The Clerk had circulated a report showing what both organisations offered. Membership of KALC would cost £1086.22 for the year and membership of SLCC would be £200 but was aimed at the Clerk only.

RESOLVED: That the council pays for membership of SLCC this year. That the council reserves the option to join KALC later in the year if required.

30 PLANNING

a) Report of the Last Planning Committee Meeting

Councillors were asked to approve the report of the planning committee held on 5th May 2026.

RESOLVED: That the report is approved.

b) Notifications of Planning Consent/Refusals

26/00563/HOUSE – The Cottage, Sparepenny Lane, Eynsford - REFUSED

RESOLVED: That the information is noted.

c) Planning Application 26/00723/HOUSE – Willow Cottage, Station Road, Eynsford

Councillors considered an application for the demolition of a shed and extension to the existing outbuilding with solar panels to the roof of the existing outbuilding and extension.

RESOLVED: That no objections are made.

d) Kent County Council Response – Sevenoaks Local Plan

Councillors were reminded that the parish council had written a joint letter with Farningham and Crockenhill Parish Councils earlier in the year with concerns about Kent County Council's response to the Reg 18 Local Plan consultation, in particular, in relation to the proposed developments at Pedham Place and Petham Court farm. Cllr Marc Logen has met with relevant parties at Kent County Council and has provided a detailed response to the letter which has been circulated to councillors.

RESOLVED: That the information is noted.

31 HIGHWAYS & TRANSPORTATION

a) Report of the Last Highways & Transportation Committee Meeting

Councillors were asked to approve the report of the Highways & Transportation committee held on 5th May 2026.

RESOLVED: That the report is approved.

32 COMMUNITY

a) Report of the Last Community Committee Meeting

Councillors were asked to approve the report of the Community committee held on 5th May 2026.

RESOLVED: That the report is approved.

b) Police & Crime Report

The Clerk provided crime figures for March 2026. Ten crimes were reported as follows:

1 x violence & sexual offence	Parkgate Road
1 x violence & sexual offence	Lullingstone Park
1 x anti-social behaviour	Mill Lane
1 x vehicle crime	Old Mill Close
1 x Anti-social behaviour	Crockenhill Lane
1 x violence & sexual offence	Riverside
1 x other theft	Walnut Close
1 x vehicle crime	Saddlers Park
1 x vehicle crime	Edwards Court

1 x vehicle crime

Gibsons Place

RESOLVED: That the information is noted.

c) Donation Request: Eynsford & Farningham Rights of Way Group

Councillors considered a request from the Rights of Way Group for an annual donation towards their costs.

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

33 FACILITIES & ENVIRONMENT

a) Report of the Last Facilities & Environment Committee Meeting

Councillors were asked to approve the report of the Facilities & Environment committee held on 5th May 2026.

RESOLVED: That the report is approved.

At this point, 8.57pm, the meeting was opened up to questions from members of the public.

The meeting resumed at 9.02pm and was closed.

Signed, Chairman, 18th June 2026

Questions from Members of the Public held on 21st May 2026 at 8.57pm

A member of the public updated the council on his application for a new footpath along the river Darent.

The Clerk reminded councillors that Cllr Logen had circulated a report and highlighted the content.

Public questions ended at 9.02pm.