

# **Minutes of the Meeting of Eynsford Parish Council held on Thursday 24<sup>th</sup> July 2025, at the Parish Office, Priory Lane, Eynsford, at 7.30pm.**

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## **9345 PRESENT**

### Members Present

Mr J Griffiths, Mrs J Laird, Mr V Robson, Mrs H Sim, Mr O Young

### Others Present

Mr M Logen (County Councillor) 7.30 – 8.17pm.

### Clerk in Attendance

Mrs H Ivaldi

## **9346 APOLOGIES FOR ABSENCE**

Mr M Barker, Mr Cooke, Mr Naylor

## **9347 CHAIR'S REMARKS**

Mr Robson thanked Mrs Sim for all the work she had done progressing the Neighbourhood Plan and preparing the household questionnaire.

## **9348 CLERK'S COMMENTS**

Mrs Ivaldi reminded councillors that she and Mrs Tunbridge would be taking annual leave over the summer resulting in reduced office opening hours. Full details had been sent to councillors and would be posted on the website.

## **9349 GOVERNANCE**

### a) Declarations of Interest

None.

#### b) Minutes of Previous Meeting

The minutes of the Annual Meeting and the last full council meeting held on 19<sup>th</sup> June 2025 were presented for approval.

**RESOLVED:** That the minutes are accepted as a true and complete record and that the recommendations are approved.

#### c) Finance Notes

The clerk submitted a list of accounts, and a budget report, for June 2025 along with the most recent schedule of payments.

**RESOLVED:** That the accounts are approved and the payment schedule is signed.

#### d) Outstanding Actions

Councillors were asked to provide updates on the outstanding actions spreadsheet. Mr Robson noted progress on the item regarding the footpath on the A225.

**RESOLVED:** That the information is noted.

#### e) August Parish Council Meeting

Councillors were asked to decide whether to cancel the August council meeting.

**RESOLVED:** That the meeting scheduled for 21<sup>st</sup> August is cancelled.

#### f) Appointment of Tree Warden

Councillors were asked to approve the appointment of Mr J Ash as Tree Warden to work alongside Mr K Baker.

**RESOLVED:** That Mr J Ash is appointed as Tree Warden.

#### g) Neighbourhood Plan Update

Mrs Sim gave an update on the Neighbourhood Plan. She said that household questionnaires would be delivered this weekend. Each will have a unique ID number, and if more than 5 are received using the same number, they may be discarded unless evidence shows potential multiple occupancy of that address. The QR code on the form will give access to the electronic version of the form for which a number is also required. Mrs Sim thanked Mr G Griffiths for his assistance in producing the questionnaires. The deadline for return of the forms is 15<sup>th</sup> August, giving three weeks and can be completed by all residents aged 16 and above.

There would be another steering group meeting in the summer to look at the interim feedback from the forms.

**RESOLVED:** That the information is noted.

#### h) Village Hall Update

The Clerk read out the following report from Mr Cooke:

Over the last week the development committee has received the updated costs from two contractors. There is very little to choose between the two contractors based on their Stage 1 costs Jenners £373,785 v Harpers £ 382,454. Also, their overall cost plans from Jenners is £1,897,356 with Harpers £1,772,341.

The recommendation from the committee to the trustees is that we appoint the local contractor, being more approachable and has been helpful since we first approached him back in 2022, however, the trustees wanted to wait until the final report from our consultant quantity surveyor has issued his report, which was distributed to the trustees on 22nd July. We still don't have a date when we formerly instruct the contractor to start work.

Councillors should be aware that there is a five-month lead in for the final design to be carried out before work actually starts on site. Also, that we are unlikely to have all the finances in place for the new hall. Therefore, the contractor will be appointed on the basis of a shell/Fit out contract.

As to the existing hall site, we have received four bids to date varying from £650k to £755k still below the target price of £800k. However, several of the bids are conditional that the trustees carry out the initial phase of investigation relating to the archaeology.

**RESOLVED:** That the report is noted.

*At this point, 8.07pm, the meeting was opened up for questions from members of the public.*

*The meeting resumed at 8.17pm. Mr Logen left the meeting.*

## **9350 PLANNING**

#### a) Report of the last Planning Committee meeting

Councillors were asked to approve the report of the Planning Committee meeting held on 7<sup>th</sup> July 2025.

**RESOLVED:** That the report is approved.

#### b) Notifications of Planning Consents/Refusals

The following information had been received since the last meeting:

25/01332/LBCALT – Home Farm House, Riverside, Eynsford – GRANTED

25/01311/FUL – Land South of Lane End, Sparepenny Lane, Eynsford - GRANTED

25/01473/LBCALT – Home Farm House, Riverside, Eynsford – GRANTED

25/01127/FUL – Unit 3, Lullingstone Park Farm Barn Estate, Lullingstone Lane- GRANTED

**RESOLVED:** That the information is noted.

#### c) Tree Work Application 25/01848/WTCA – Mallards, High Street, Eynsford

Notification has been received of a planned removal of a sycamore tree. Details were sent to the Tree Warden for comment.

**RESOLVED:** That the information is noted.

#### d) Planning Application 25/01923/LBCALT – Home Farm House, Riverside, Eynsford

Plans were received relating to window replacement and repairs.

**RESOLVED:** That no objections are made.

### **9351 HIGHWAYS & TRANSPORTATION**

#### a) Bollard, Eynsford Rise

Councillors were informed that a resident had reported a broken bollard at the corner of Eynsford Rise and Upper Austin Lodge Road. This was reported to Kent Highways but they responded that it had not been installed by them. It was also not installed by the parish council. Councillors were asked to decide whether to take any action.

**RESOLVED:** That councillors agreed that they could not act on this as it was not the council's land.

#### b) Highways Improvement Plan Update

Mr Robson reported on a recent site meeting he had attended with Mr Young and Mrs Ivaldi with Mr N Rowe and a colleague from Kent Highways. They had visited the verge on the A225 between the station bridge and footpath SD197 towards the roman villa which the council would like to see improved to allow for a footpath. Highways representatives took measurements and agreed to follow this up. There was also a discussion about a reduction in the speed limit and it was thought that a change to 40mph might be possible. The meeting continued at the ford, Riverside where the issues for parked vehicles blocking the ford, and access to large vehicles was discussed. The

suggestion of using cattle grids to deter horse owners was dismissed as too expensive, but Highways agreed to consider other options.

**RESOLVED:** That the information is noted.

## **9352 COMMUNITY**

### a) Report of the last Community Committee meeting

Councillors were asked to approve the report of the Community Committee meeting held on 7<sup>th</sup> July 2025.

**RESOLVED:** That the report is approved.

### b) Police/Crime Report

The Clerk provided crime information from May 2025. Fifteen crimes had been reported as follows:

Plough Inn, Riverside	3 x Anti-social behaviour
	1 x Public Order offence
	1 x Violence/sexual offence
Saddlers Park	1 x Criminal damage/arson
Pollyhaugh	2 x Violence/sexual offences
Lullingstone Castle	1 x Drugs
	1 x Criminal damage/arson
Lullingstone Lane	1 x Violence/sexual offence
Upper Austin Lodge Road	1 x Criminal damage/arson
Lullingstone Golf Club	1 x Criminal damage/arson
Gibsons Place	2 x Anti-social behaviour

**RESOLVED:** That the information is noted.

### c) Anti-Social Behaviour, Riverside

Councillors had recently had a meeting with representatives from the police, including the Chief Inspector, and Sevenoaks District Council about the ongoing anti-social behaviour at Riverside.

The police put forward a range of proposals for the council to consider:

Cattle grids or fence/gate on Furlongs Road/Riverside

Cattle grids either side of the ford at Riverside

Higher and more secure fencing around Riverside to reduce access to horses

Improved signage about the council's bylaws

Creation of a PSPO (Public Space Protection Order) which could be enforced by the police.

These options were discussed by councillors.

Mr Griffiths reported that he had also met with local residents and had discussed some of these suggestions. They were not keen on a cattle grid or gate across Furlongs Road. Mr Robson suggested a barrier across the river, but above the bank level parallel with the ford.

**RESOLVED:** That the council agrees to pursue a PSPO for Riverside and that Kelly Webb (Sevenoaks District Council) is invited to attend a meeting to discuss this further.

That residents are consulted on having a higher fence around Riverside green that will prevent horses from accessing it.

#### d) Donation – Eynsford & Crockenhill Rights of Way Group

Councillors were asked to consider making a donation to Eynsford & Crockenhill Rights of Way Group who help to maintain the footpaths around the village.

**RESOLVED:** That a donation of £100 is made to Eynsford & Crockenhill Rights of Way Group.

### **9353 OPEN SPACES**

#### a) Report of the last Open Spaces Committee meeting

Councillors were asked to approve the report of the Open Spaces Committee meeting held on 7th July 2025.

**RESOLVED:** That the report is approved.

#### b) Date for Annual Walkabout

Councillors were asked to agree a date to complete the annual inspection of parish assets and amenities.

**RESOLVED:** That the annual walkabout takes place on 23<sup>rd</sup> August starting at 10am.

#### c) Annual Playground Inspection

Councillors were asked review the annual assessment recently completed by ROSPA Play Safety which included various recommended actions.

**RESOLVED:** That Mr Cooke continues to monitor the wooden legs of the toddler swing unit. That a repair or adjustment of the gate into the play area is arranged to reduce the risk of crushing. That Mr Cooke removes the remaining trim trail posts.

#### d) FA Grant for Refurbishment of the Changing Rooms

Councillors were informed that the application to the Football Foundation for funds to refurbish the changing rooms had been successful. A grant of up to £25,000 had been awarded which can be claimed on submission of invoices and other documents. The total project cost is £40,436.69 and the parish council's contribution will be £15,436.69. Councillors are asked to approve progression of the project, acceptance of the best quotes, and payment of the relevant invoices that form part of the project.

**RESOLVED:** That the project is progressed, and that the agreed quotes are accepted.

#### e) Fence at Common Meadow

Mr Griffiths reported that he had set up a meeting to discuss the fencing options with local residents, but he had not achieved a clear consensus. Mr Griffiths agreed to consult with residents, again.

**RESOLVED:** That Mr Griffiths consults with Riverside residents, the cricket club and the Alexanders about different fencing options. That the Clerk assists in creating a document with the options.

That the results are brought back to another meeting.

#### f) Grant for Additional Equipment for the Football Pitch

Councillors were informed that the grant application to purchase a multi-tool piece of equipment to help to maintain the football pitch had been submitted.

**RESOLVED:** That the information is noted.

#### g) Football Pitch Maintenance

Following a previous discussion, councillors were told that the Clerk had obtained prices for the equipment and products required to improve the football pitch saving £739 on the original quote. However, the total cost would still be £5673 and over the amount budgeted.

**RESOLVED:** That the works go ahead as quoted during the summer. That £800 is moved from the Harrow Meadow Changing Rooms Refurbishment budget to the Harrow Meadow Football Pitch Maintenance Budget.

## 9354 FACILITIES & ENVIRONMENT

### a) Report of the last Facilities & Environment Committee meeting

Councillors were asked to approve the report of the Facilities & Environment Committee meeting held on 7<sup>th</sup> July 2025.

**RESOLVED:** That the report is approved.

### b) Permissive Path at Chalk Hill

Councillors were informed that Kent Public Rights of Way Team had obtained a quote to bring the path up to a suitable standard for a licence which will cost them £8640. Due to the cost, KPROW would require a minimum commitment of 10 years from the parish council to keep the path open to the public. However, within the licence there will be opportunities to close it for a certain number of days per year. Councillors were asked to decide whether to proceed with this arrangement.

**RESOLVED:** That the council proceeds with the permissive path agreement. That Mrs Laird works with the Clerk on the terms of the licence.

### c) Kent Downs Hedgerow Planting -Funding

Councillors were informed that North West Kent Countryside Partnership are applying for funding to carry out hedgerow improvement work in the Kent Downs National Landscape. This includes planting new hedgerows and filling gaps in existing hedgerows. The council has been invited to submit an expression of interest.

**RESOLVED:** That the council puts forward infilling the new hedgerow around the top of Harrow Meadow football pitch.

The meeting ended at 9.15pm

Chairperson: 18<sup>th</sup> September 2025

## **Appendix Q**

### **Public Questions – 24<sup>th</sup> July 2025**

The meeting was opened up to questions from members of the public at 8.01pm.

Mr Logen, County Councillor said that the first county council meeting had taken place on 10<sup>th</sup> July and that the council were looking at where they could make savings. He said there was no update on plans for local government reorganisation. Mr Logen said he was trying to improve the speed of processing blue badge applications.

Mr Logen had spoken to PC A Wilson about the issues at Riverside in Eynsford and that he would help if he could.

He mentioned the current road closures at Otford that were affecting local residents.

Mr Logen had spoken with Mr Rowe at Kent Highways about the footpath on the A225 and had discussed footpaths vs pavements. He offered to step in to help progress this if Mr Rowe's plan did not work out.

The meeting resumed at 8.17pm