# Farningham Parish Council

Minutes of the Meeting of the Parish Council of Farningham held at Shand Hall, High Street, Farningham on Wednesday 9 September 2026 at 7pm.

**1. Attendees and apologies for absence.**
Attendees: Farningham Parish Councillors (FPC) Kevin McGeough (Chair), Melanie Baker, Elizabeth Bourne, Philip McGarvey and Carol Salmon, Sevenoaks District Councillors (SDC) Laurence Ball and Alan White, in part.

In Attendance: six members of the public, in part and the Clerk, Helen Penney.

Apologies: FPC Cllr Mrs. Daryl Burns and Kent County Council (KCC) Cllr Logen.

**2. Co-option.**
None.

**3. Declarations of personal, prejudicial and disclosable pecuniary interests on items on the agenda and updates to members' register of interests.**
None.

**4. To consider, and approve if appropriate, agenda items sufficiently confidential as to warrant exclusion of members of the press and public under the Admission to Meetings Act 1960.**
Items 19.4 and 19.5.

**5. Nomination of a Member to complete the next Trident Reports for submission by 11 September and 11 October 2026.**
Cllr Salmon was nominated to complete the report for September and Cllr McGarvey to complete the report for October. Action: Cllrs Salmon and McGarvey.

**6. To receive a report from the County Councillor. (No decisions may take place as a result of this item).**
None.

Members noted the deadline for Regulation 19 is soon and requested that the Clerk urgently ask for an update on schools at Pedham Place. **Action: Clerk.**

**7. To receive a report from the District Councillors. (No decisions may take place as a result of this item).**
Cllr Ball reported that:

- Following the threat of a legal challenge, the Government has recently announced a pause on Local Government Regorganisation (LGR), so elections are expected in May 2027 for SDC and town and parish councils. It is not known when the next update on LGR will be received.

- SDC has been delivering wheelie bins throughout the district in preparation for the new waste services from October 2026.

- The deadline for Regulation 19 is Thursday 17th September 2026 and all residents are encouraged to respond. Cllr Ball has been advised by SDC Officers that soil samples have not been taken at Pedham Place as part of the evidence phase and that, if site is submitted and passes the Inspectors review, samples will be taken at the planning permission phase.

- SDCs enforcement team have been investigating complaints at Button Street.

Cllr White added that the announcement for LGR is that it has been paused, and not stopped, so the process may resume in the future.

**8. To receive an update on matters arising from the last minutes that are not covered elsewhere on the agenda.** (No decisions may be taken under this item).
The Clerk advised that an application to carry out tree works within the Conservation Area has been submitted to SDC. Once the application has been determined, quotes for the work will be presented.

**9. A Public Open Session. Members of the public can address the Parish Council with any local concerns they have. Please note that the total time for this item is 15 minutes and each speaker will be allocated a maximum of three minutes.** (No decisions may take place as a result of this item).
Six members of the public were present. Two with an interest in agenda item 15 and four with an interest in agenda item 12.6

Members resolved to complete the agenda in the following order:

**15. Highways - to approve an informal consultation to close the access road at White Post Hill**
Members discussed the illegal right hand turns at White Post Hill and resolved to proceed with an informal consultation to allow Kent Highways engineers to continue their investigations depending on support from residents and the doctors surgery. **Action: Clerk.**

**12.6 Sevenoaks Local Plan Regulation 19 update on work completed, agree FPCs response and next steps, if required.**
Members noted the work undertaken by the working group:

- 2x drop-in events were organised and attended by residents over the summer
- Regulation 19 leaflets written, printed and delivered to Farningham residents, £210 +VAT
- Tibbalds have provided their report and costs will be split with Crockenhill PC and Eynsford PC. FPC will pay their third from the Working Capital Reserve.
  Tibbalds Quote - £3,500 (+VAT), Total cost to FPC- £1,166.67
- Meetings have taken place with CPC and EPC over the summer. The leaflet was shared with them to use if they wish.
- Additional work has been commissioned with Land Use Consultants (LUC) that should be sent by 3pm on the 11th September 2026.

The Clerk reported that FPC's Financial Regulations require competitive quotations/estimates to be sought where practicable. However, Regulation 5.12 provides that the requirement to obtain competitive prices need not apply to specialist services.

When considering this commission, the relevant circumstances were:

- the commission was on a specialist subject
- the advice was required to support FPC's formal Regulation 19 response
- the timetable for Regulation 19 means that the work needed to be undertaken within a limited time period
- the number of suitably qualified consultants able to undertake the work was limited due to a conflict of interest/involvement with the emerging Local Plan
- obtaining three comparable quotations was not reasonably practicable in the circumstances

The cost for the work from LUC was quoted at £6,090 + VAT, which not built in the 2026/27 budget. However, during budgeting, FPC agreed using up to £10,000 from its reserves for Reg 19 support and that this commission, will be paid from FPCs Working Capital Reserves.

Members noted that as LUCs report was still due, FPCs response would be agreed after the meeting and before the deadline delegating authority to the Clerk to submit the comments before the deadline adding that the working group will be dissolved when the response to Reg 19 is submitted as per the agreed TORs. **Action: Clerk.**

**10. Approve as a correct record, the Minutes of the Parish Council meeting on the 8 July 2026.**
The minutes from the full Parish Council meeting on the 8th July 2026 were approved as a true record and signed by the Chair.

**11. Clerks report.** (No decision making may take place as a result of this item).
None.

**12. Planning.**
**12.1 To note and raise any questions to the planning log circulated by the Clerk on 4 September 2026.**
The planning log was noted.

**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.**
None.

**12.2.1 Reference: 26/02022/HOUSE Site: 50 - 51 High Street Farningham Kent DA4 0DB**
Development: Alterations and extension to an existing dwelling including internal reconfiguration. A full description can be found on SDCs planning portal.
Comments by 12 September 2026

No comment.

**12.2.2 Reference: 22/01172/FUL Site: Land North & West Of Franks Farm Dartford Road**
Development: Amendment to 22/01172/FUL to replace drawing to show the re-sited Polytunnels
Comments by 15 September 2026.

No comment and no additional response.

**12.2.3 Ref: 26/01561/FUL Site: Maplescombe Farm Maplescombe Lane Farningham DA4 0JY**
Proposal: Demolition of all agricultural buildings and erection of 9no. dwellings with associated parking, amenity space and landscaping. Amendment - to Plots 1 & 2 consisting of the size of these dwellings being reduced slightly, and now detached from one another.
Comments due by 19 September 2026.

Objection – Members delegated authority to the Clerk to complete the full objection before submitting. **Action: Clerk.**

**12.2.4 Reference: 26/01949/FUL Site: Little Thyme Calfstock Lane Farningham Kent DA4 9JH**
Proposal: Demolition of outbuilding to be replaced with new forestry building.
Comments by 19 September 2026.

No comment.

**12.2.5 Reference: 26/02079/HOUSE Site: Fairvue Eynsford Road Farningham Kent DA4 0BQ**
Proposal: Demolition of existing rear conservatory and erection of single storey rear extension with rooflights and roof flue. Alterations to fenestration.
Comments by 24 September 2026

No comment.

**12.3 To note planning applications received but not for comment:**
**12.3.1 Site: Hilltop Farm London Road Farningham Kent DA4 0JW, references and conditions:**

| | |
|---|---|
| 26/01663/DETAIL | Details pursuant to condition 6 (soft landscaping) of 25/02685/CONVAR |
| 26/01806/DETAIL | Details pursuant to condition 7 (noise levels) of 25/02685/CONVAR |
| 26/01807/DETAIL | Details pursuant to condition 9 (external lighting) of 25/02685/CONVAR |
| 26/01808/DETAIL | Details pursuant to condition 11 (layout of caravans) of 25/02685/CONVAR |

Noted.

**12.3.2 Reference: 26/01919/DETAIL** Site: Mapledown Maplescombe Lane Farningham Kent DA4 0J
Description: Details pursuant to condition 4 (enhance biodiversity) of 20/02626/HOUSE

Noted.

**12.3.3 Reference: 26/01725/DETAIL** Site: Berisbon White Post Hill Farningham Kent DA4 0LB
Description: Details pursuant to condition 2 (Tree protection measures) of 26/00718/HOUSE.

Noted.

**12.3.4 Reference: 26/02125/WTCA** Site: Farningham Village, High Street Farningham DA4 0DH
Description: Various works to trees. - Farningham Village Hall can park and Irvings Corner
*NB – this application has been submitted by Farningham Parish Council*

Noted.

**12.3.5 Reference: 26/02096/NMA** Site: The Old Smithy 58 High Street Farningham Kent DA4 0DB
Proposal: Non-material amendment to 23/03266/FUL.

Noted.

**12.3.6 Site: Lion Hotel High Street Farningham Kent DA4 0DP, references and conditions:**
26/02187/DETAIL Details pursuant to condition 4 (Windows) of 25/02829/LBCALT.
26/02198/DETAIL Details pursuant to condition 6 (Pointing) of 25/02829/LBCALT
26/02199/DETAIL Details pursuant to condition 7(Internal beam elevation & section) of 25/02829/LBCALT.

Noted.

**12.3.7 Site: Farningham Hill Stud London Road Farningham Kent DA4 0JQ, references and conditions:**
26/02196/DETAIL Details pursuant to condition 7 (External Lighting) of 25/02418/FUL
26/02202/DETAIL Details pursuant to condition 9 (Hard and soft landscaping) of 25/02418/FUL
26/02203/DETAIL Details pursuant to condition 10 (Biodiversity Enhancement Plan of 25/02418/FUL
26/02204/DETAIL Details pursuant to condition 11 (Foul drainage strategy) of 25/02418/FUL
26/02205/DETAIL Details pursuant to condition 5 (acoustic barrier design) of 25/02418/FUL

Noted.

**12.3.7 Reference: 26/02294/WTCA** Site: Vicarage House High Street Farningham Kent DA4 0DG
Proposal: Various works to trees

Noted.

**12.4 Planning Applications and Appeals replied to under delegated powers:**
**12.4.1 Reference: 26/01143/HOUSE** Site: 3 Elizabeth Place High Street Farningham Kent DA4 0DS
Proposal: Single-storey rear conservatory, with replacement of the 2 existing side gates with 2 new gates.
Comments by: 31st July 2026, comment.

Noted.

**12.4.2 Refs: 26/01512/LBCALT & 26/01511/HOUSE** Site: The White House High Street DA4 0DH
Proposal: Raised decking with recessed spa pool. Alterations to outbuilding fenestration. Associated hard landscaping. A full description is available on SDCs planning portal.
Comments by: 5 August 2026, no comment.

Noted.

**12.4.3 Reference: 26/00984/HOUSE** Site: Youens Manor Farm High Street Farningham DA4 0DH
Proposal: Demolition of existing side utility structure and erection of single-storey side extension with pitched tiled roof and roof lights. External side access with gate.

Comments by: 7 August 2026, no comment.

Noted.

**12.4.4 Ref: 26/01012/FUL** Site: Hawthorne Trust Charton Manor Gorse Hill Farningham DA4 0JT
Proposal: Change of use from guest accommodation to form two self-contained flats.
A full description is available on SDCs planning portal.
Comments by 8 September 2026, no comment.

Noted.

**12.4.5 Reference: 26/02023/LBCALT** Site: 50 - 51 High Street Farningham Kent DA4 0DB
Proposal: Alterations and extension to an existing dwelling. A full description is available on SDCs planning portal.
Comments by 9 September 2026, no comment

Noted.

**12.4.5 References: 26/01789/HOUSE & 26/01790/LBCALT**
Site: The White House High Street Farningham DA4 0DH
Proposal: Works to roof. A full description is available on SDCs planning portal.
Comments by 9 September 2026, no comment

Noted.

**12.4.6 Reference: 26/01975/CONVAR** Site: Wildacres Farningham Hill Road Farningham DA4 0JR
Description: Variation of conditions to make a series of minor alterations to the approved design.
A full description is available on SDCs planning portal.
Comments due by 3 September 2026, no comment

Noted.

**12.5 To receive updates on any Appeals:**
**12.5.1 Reference: 26/00040/RFPLN** Site: 24 Beesfield Lane Farningham Kent DA4 0BZ
Removing existing hedgerow, front garden paved area' wall and gate. Electric charger point installed for parking for one car with new vehicular access. Bin store. As this Appeal is proceeding under the Householder Appeals Service there is no opportunity to submit additional comments.

Noted.

**12.5.2 Reference: 26/00039/RFPLN Inspectorate Ref: 6013157**
Site: Land East Of The Coach House London Road Farningham DA4 0JP
Appeal: Change of use of land to B8 Storage as well as the siting of 7x shipping containers for a temporary period of up to 3 years
Additional comments due by 1 September 2026, submitted.

Noted.

**12.5 Updates on enforcement cases and to highlight new activities or sites causing concern.**
None.

**12.7 Draft CIL Charging Schedule for Sevenoaks District Council. To discuss and agree a response from FPC, and to delegate powers to the Clerk to finalise comments and submit a response.**
The Clerk advised that that afternoon, the Planning Policy Team at SDC had provided online training and that the recording would be available to share soon. Members resolved for the recording to be circulated and to delegate FPCs response to the Clerk. **Action: Clerk.**

**13. Finance items for noting and decision.**
**13.1 To approve items payable, and note items paid and receipts.**
The items payable were approved and items paid and receipts noted.

**13.2 To note and raise any questions for the flexed budget August 2026.**
None.

**13.3 Approval for the Clerk to look for a new phone contract for the council.**
Members resolved for the Clerk to arrange a new phone contract with the monthly cost being up to £10.00. **Action: Clerk.**

**13.4 To note the Local Government Service pay agreement applied to the Clerk's hourly rate, backdated to 1st April 2026 and change to the Standing Order that requires two signatory signoff.**
Members noted the increase backdated to 1 April 2026 and approved a change to the Standing Order once confirmed by payroll.

**13.5 Clerks overtime.**
Members approved the Clerks over time.

**13.6 Cattle screen signs - approve the replacement of two frames and back boards, and fitting.**
Members approved the replacement of the frames and necessary parts to repair the information board at the cattle screen and maintain the information board at the river which is also showing signs of requiring repairs soon. **Action: Clerk.**

**14. To agree any call for motions for KALC (DEADLINE WEDNESDAY 30TH SEPTEMBER 2026)**
Members requested that the Clerk submit motions on the Grey Belt. Action**: Clerk**

**16. Christmas event Saturday 5th December 2026.**
Cllrs Baker, Bourne and McGarvey confirmed their attendance at the event with the Clerk.

Members resolved that the Clerk can arrange the event in line with previous years and the budget to include refreshments, entertainment, lights, batteries and order the Christmas tree. **Action: Clerk.**

**17. FPC Policies:**
**17.1 Risk Assessment - note that the formal risk scorings have been finalised since May 2026.**
Members noted the completed Risk Assessment.

**17.2 Complaints – note that the Clerk has reviewed the policy, with no amendments required.**
Members noted that the complaints procedure has been reviewed by the Clerk.

**18. To approve an autumn/winter newsletter, suggest items for inclusion and appoint member/s to support with content.**
Members approved an autumn/winter newsletter and requested that the content be agreed and sent to print before the Clerks annual leave in October. **Action: Clerk.**

The Chair requested an extension that was agreed by Members.

**19. To receive an update and agree next steps on both Community Asset Transfers (CATs), Alban Crescent and Oliver Crescent:**
**19.1 To note the update from SDC.**
Members noted the recent correspondence from SDC alongside recent announcements regarding LGR being paused. Members questioned if the CAT process would be affected and requested that the Clerk discuss in more detail with SDC including how their legal costs have been determined at the higher rate when their policy states they will be between £650 and £1,250.

As more information becomes clear, FPC will be able to determine agenda items 19.2 to 19.7 on the agenda and were not discussed at this meeting. **Action: Clerk.**

**Urgent business that occurs and requires, attention before the next meeting that may be reported at the Chairman's discretion.** (No decisions may take place as a result of this item).

Date of next meeting Wednesday 14 October 2026, 7pm.
Requests from Councillors for the next agenda due by 2 October 2026.

## Items Paid

# Farningham Parish Council
## PAYMENTS LIST

| Voucher | Date | Description | Supplier | VAT Type | Net | VAT | Total |
|---|---|---|---|---|---|---|---|
| 60 | 10/07/2026 | Phone & Broadband charges | Talk Mobile | S | 4.12 | 0.83 | 4.95 |
| 55 | 14/07/2026 | Bank charges | Handelsbanken | X | 13.20 | | 13.20 |
| 51 | 16/07/2026 | Computer Support | Spectulise Limited | X | 115.00 | | 115.00 |
| 57 | 16/07/2026 | Tax/NI | HM Revenue and Customs | X | 183.34 | | 183.34 |
| 53 | 16/07/2026 | Mileage | Mrs E Bourne | X | 3.20 | | 3.20 |
| 61 | 16/07/2026 | Printing | Miss H Penney | X | 6.00 | | 6.00 |
| 61 | 16/07/2026 | Printing | Miss H Penney | X | 6.00 | | 6.00 |
| 59 | 21/07/2026 | Electricity supply | npower | L | 226.00 | 11.30 | 237.30 |
| 56 | 23/07/2026 | Clerk's salary | Miss H Penney | X | 1,173.62 | | 1,173.62 |
| 62 | 31/07/2026 | Tax/NI | Miss H Penney | X | 45.95 | | 45.95 |
| 63 | 31/07/2026 | Neighbourhood Plan | Tibbalds Planning & Urban Design Ltd | S | 2,522.50 | 504.50 | 3,027.00 |
| | | | | | | | |
| 66 | 03/08/2026 | Pension contribution | Nest Pensions | X | 171.99 | | 171.99 |
| 68 | 10/08/2026 | Phone & Broadband charges | Talk Mobile | S | 4.12 | 0.83 | 4.95 |
| 52 | 12/08/2026 | Bank charges | Handelsbanken | X | 11.70 | | 11.70 |
| 64 | 24/08/2026 | Clerk's salary | Miss H Penney | X | 1,173.62 | | 1,173.62 |
| 67 | 26/08/2026 | Electricity supply | npower | L | 246.92 | 12.35 | 259.27 |
| | | | **Total** | | **5,907.28** | **529.81** | **6,437.09** |

## Receipts

# Farningham Parish Council
## RECEIPTS LIST

| Voucher | Code | Date | Bank | Description | VAT Type | Net | VAT | Total |
|---|---|---|---|---|---|---|---|---|
| 10 | Neighbourhood Plan | 08/07/2026 | FPC Current Account (HB) | Neighbourhood Plan | X | 22.84 | | 22.84 |
| 11 | Neighbourhood Plan | 10/07/2026 | FPC Current Account (HB) | Neighbourhood Plan | X | 63.42 | | 63.42 |
| 12 | Bank Interest | 31/07/2026 | FPC Deposit (HB) | Bank Interest | X | 27.59 | | 27.59 |
| | | | | | | | | |
| 13 | Fundraising | 26/08/2026 | FPC Current Account (HB) | Neighbourhood Plan | X | 235.00 | | 235.00 |
| 14 | Bank Interest | 31/08/2026 | FPC Deposit (HB) | Bank Interest | X | 27.59 | | 27.59 |
| | | | | **Total** | | **376.44** | | **376.44** |

## Items Payable

# Farningham Parish Council
## PAYMENTS (AWAITING AUTHORISATION) LIST

| Voucher | Method | Date | Description | Supplier | VAT Type | Net | VAT | Total | |
|---|---|---|---|---|---|---|---|---|---|
| 65 | BACs | 09/09/2026 | Tax/NI | HM Revenue and Customs | X | 183.34 | | 183.34 | |
| 84 | BACs | 09/09/2026 | Tax/NI | HM Revenue and Customs | X | 183.34 | | 183.34 | |
| 71 | BACs | 09/09/2026 | Payroll services | DM Payroll Services | S | 102.00 | 20.40 | 122.40 | |
| 70 | BACs | 09/09/2026 | Computer Support | Parish Online | S | 202.00 | 40.40 | 242.40 | |
| 72 | BACs | 09/09/2026 | Hall Hire | Farningham Village Hall | X | 51.00 | | 51.00 | |
| 74 | BACs | 09/09/2026 | Family Fun Day | Play Place Transitions Ltd | X | 380.00 | | 380.00 | |
| 75 | BACs | 09/09/2026 | Amenity Area Maintenance | Lothlorien Landscapes | S | 100.00 | 20.00 | 120.00 | |
| 73 | BACs | 09/09/2026 | Neighbourhood Plan | Tibbalds Ltd | S | 2,522.50 | 504.50 | 3,027.00 | |
| 81 | BACs | 09/09/2026 | Printing | Aspect Press | S | 210.00 | 42.00 | 525.00 | |
| | BACs | 09/09/2026 | Reg 19 Landscape Assessment | LUC Consultants | S | 6,090.00 | 1,218.00 | 7,308.00 | |
| 83 | BACs | 09/09/2026 | Cattle Screen | Tim Germaney | X | 1,125.00 | | 1,125.00 | |
| | | | | | | | | | |
| 80 | BACs | 09/09/2026 | Printing | Miss H Penney | X | 6.00 | | 6.00 | August |
| 80 | BACs | 09/09/2026 | Printing | Miss H Penney | X | 6.00 | | 6.00 | August |
| 69 | BACs | 09/09/2026 | Printing | Miss H Penney | X | 6.00 | | 6.00 | Septem |
| 69 | BACs | 09/09/2026 | Printing | Miss H Penney | X | 6.00 | | 6.00 | Septem |
| | | | | | | | | 30.00 | |
| | | | | | | | | | |
| 79 | DD | 09/09/2026 | Phone & Broadband charges | Talk Mobile | S | 4.12 | 0.83 | 4.95 | |
| 78 | DD | 09/09/2026 | Electricity supply | npower | L | | | | |
| 76 | DD | 09/09/2026 | Bank charges | Handelsbanken | X | | | | |
| 58 | DD | 09/09/2026 | Pension contribution | Nest Pensions | X | 171.99 | | 171.99 | |
| 77 | SO | 09/09/2026 | Clerk's salary | Miss H Penney | X | 1,173.62 | | 1,173.62 | |
| | | | | **Total** | | **12,528.91** | **1,846.13** | **14,648.04** | |