

A G E N D A

MEETING OF DARENTH PARISH COUNCIL Wednesday 17 September 2025, 7:00pm

Jubilee Hall, Waller Park Pavilion, Wood Lane, Darenth DA2 7LR

The Chairman will remind the Meeting of the protocol regarding the audio and visual recording of any part of the proceedings. Anyone wishing to film events is asked to declare an intention prior to commencement of the meeting.

56/09/25: TO RECEIVE APOLOGIES FOR ABSENCE

57/09/25: TO RECEIVE DECLARATIONS OF DISCLOSABLE PECUNIARY OR PREJUDICIAL INTEREST

58/09/25: TO APPROVE THE MINUTES OF THE COUNCIL MEETING HELD ON WEDNESDAY 16 JULY 2025

RECOMMENDATION: That the Minutes of the Council Meeting held on Wednesday 16 July 2025 be approved and adopted as a true record.

59/09/25: ITEMS FOR CONSIDERATION

The Chairman will announce his decision as to whether any items received for consideration since agenda production are suitably urgent to be discussed at the meeting and indicate their position on the agenda

60/09/25: TO RECEIVE REPORTS FROM EXTERNAL AUTHORITIES AND WORKING GROUPS

- (a) **Kent County Council Report**
- (b) **Dartford Borough Council Report**
- (c) **Kent County Council Community Warden Report**
- (d) **Greenlands School Parking - Working Group Report**

61/09/25: FINANCE

- (a) **To note certified and audited Annual Governance and Accountability Return Notice of Conclusion of Audit 2024-25**

Members are asked to note minor scope for improvement in 2025/2026 from external auditor: In undertaking the review of the 2024/25 Annual Governance and Accountability Return it came to our attention that in 2025 the Council has not met the requirements of the 2015 Accounts and Audit Regulations to start the period of 30 working days for the public to inspect the accounts as soon as possible after the AGAR was approved. The Council should ensure that in 2025/26 they comply with the Regulations.

Members are also asked to note that the Notice of Completion for the 2024-25 AGAR was published to the parish website on 8 September 2025.

- (b) **To agree Monthly Bank Analysis as at 31 July 2025**

(c) **To note Monthly Budget Analysis as at 31 July 2025**

(d) **To agree Monthly Bank Analysis as at 31 August 2025**

RECOMMENDATION: To agree and note financial records and information as presented.

62/09/25: TO NOTE COMPLETION OF STAFF PROBATIONARY PERIOD

The Facility Co-ordinator for Darenth Hall has completed the three-month probation successfully and, having shown commitment and suitability to the role, is now an authorised part-time staff member.

RECOMMENDATION: That Members note that the Facility Co-ordinator has completed the three-month probation and is now a permanent staff member.

63/09/25: TO NOTE PROPOSED INSPECTION OF PARISH OWNED ROADS AT THE SITE OF THE SHIP PUBLIC INN

Following reports of poor drainage causing flooding at the site it is proposed that the issue be investigated, and findings shared at the Parish Council's October meeting.

RECOMMENDATION: That Members note reports regarding drainage issues leading to flooding at the site are scheduled for investigation, and the results will be presented at the Parish Council's October meeting

64/09/25: KENT COUNTY COUNCIL BUS SHELTER GRANT

To note receipt of details for Kent County Council (KCC) Parish Bus Stop Shelter Grant (PBSSG) scheme 2025-26, which provides financial assistance to Parish Councils for refurbishing or replacing existing bus shelters in poor condition, or, where appropriate, for constructing new bus stop shelters.

Project delivery must be managed by the respective Parish Council, with KCC providing support and guidance. The grant is disbursed upon satisfactory completion of the agreed project.

Applications for match funding for refurbished bus shelters may cover up to 50% of costs, up to £2,500 per request. The application deadline is 31 October 2025.

Members are asked to note the criteria and consider whether an application should be made.

RECOMMENDATION: That the details be noted and the Clerk instructed to act on the decision made.

65/09/25: TO CONSIDER CHRISTMAS 2025 ACTIVITIES

Members are asked to consider suitable activities consistent with the Council's Event Management Policy and Procedures.

RECOMMENDATION: That Members consider and approve recommended activities in line with the Council's Event Management Policy and Procedures.

66/09/25: TO CONSIDER REPAIRS TO THE WALLER PARK PLAYGROUND

Members are asked to consider and approve playground repairs by Baylis Landscape highlighted in the annual inspection carried out by The Play Inspection Company on 23 October 2024, at a cost of £10,672.95.

RECOMMENDATION: That the Waller Park playground repair details be approved and the Clerk instructed to act on the decision made.

67/09/25: WALLER PARK WOODEN GARAGE DOORS UPDATE

Members are required to note further deterioration of large wooden garage doors and approve that quotes to be sought for their replacement.

RECOMMENDATION: To note irreparable condition of wooden doors to Waller Park garage and delegate authority to the Clerk to source comparable quotes for their replacement.

67/09/25: REVIEW OF DOG WASTE BINS WITHIN THE PARISH

Members are asked to consider whether a review is required for more dog waste bins at Green Street Green Road.

RECOMMENDATION: That the details be noted and the Clerk instructed to act on the decision made.

68/09/25: POLICY CONSIDERATION AND ADOPTION**To consider adoption of Risk Management Plan Assessment**

RECOMMENDATION: That Members consider and adopt the Risk Management Plan Assessment as presented.

69/09/24: PLANNING**(a) To consider new applications**

Planning Reference	Location	Proposals
DA/25/00584/COU	Land Adjacent Ryecroft Farm Green St Green Rd Darenth Kent DA2 8DX	Conversion of existing building into a one-bedroom dwelling (Use Class C3)
DA/25/00429/FUL	St Fiacre Green Street Green Road Darenth Kent DA2 7HT	Demolition of existing garage and the erection of two semidetached dwellings with parking together with new/altered vehicle and pedestrian access Deadline 28 August: Extension to submission granted 11 August 2025
DA/24/00846/FUL	Salinas Darenth Wood Road Darenth Kent DA2 8AA	Partially retrospective (3 existing Traveller pitches) application for a Gypsy / Traveller site, demolition of building and construction of a replacement bungalow
DA/25/00711/FUL	17 Powell Avenue Darenth Kent DA2 6NT	Change of use of land to residential garden and provision of a hard standing for vehicle parking with dropped kerb
DA/25/00880/FUL	Malt House Farm Green Street Green Road Darenth Kent DA2 8DX	Erection of a building for general industrial purposes (Class B2) and creation of associated yard with associated land lowering, hardstanding and fence (Retrospective)
DA/25/00973/LDC	Land Adjacent Manor Farm Cottages Green Street Green Road Darenth Kent DA2 8DN	Application for a Lawful Development Certificate (existing) for continued storage use of land (Use Class B8)
DA/25/01008/FUL	TWA Water Works Green Street Green Road Darenth Kent DA2 8DH	Application for renewal of existing permission (21/00356/FUL) for single storey demountable office building with extensions to the existing building

DA/25/00840/FUL	The Hermitage Green Street Green Road Darenth Kent DA2 8DX	Demolition of existing dwelling and the erection of a new dwelling
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(b) **To note recent decisions made by the Planning Authority**

Planning Reference	Location	Proposal	Decision
DA/25/00572/FUL	2 Lincoln Terrace Green Street Green Road Darenth	Erection of a part single storey, part two storey side extension and associated internal alterations	REFUSED TO PERMIT: The proposed development by virtue of its height, depth and proximity to no. 14 Lincolnshire Terrace would harmfully overshadow the rear private amenity space as well as introduce a harmful overbearing impact.
DA/25/00597/FUL	8 Powell Avenue Darenth DA2 6NT	Conversion of garage into a habitable room	PERMISSION GRANTED
DA/25/00627/ADV	Malt House Farm Green Street Green Road Darenth Kent	Display of two non-illuminated freestanding signs	EXPRESS CONSENT GRANTED
DA/24/01438/COU	19 Darenth Park Avenue Darenth Kent DA2 6JN	Change of use of the site from a residential dwelling (C3 use class) to a children's care home (C2 use class)	PERMISSION REFUSED: The proposed change of use from a single dwelling house (C3) to a children's care home facility (C2) is considered to result in harm to the quiet residential character of this area detrimental to the amenities of local residents.
DA/25/00652/FUL	Mabledon Hospital Site Green Street Green Road Darenth Kent	Erection of new secure palisade fence along part of the boundary line with Green Street Green Road	PERMISSION GRANTED
DA/25/00762/FUL	87 Darenth Park Ave Darenth Kent DA2 6LX	Conversion of garage into a habitable room	PERMISSION GRANTED
DA/24/01136/FUL	Land Rear Of Hawks Crane Hire Green Street Green Road Darenth Kent	Part-retrospective application for the erection of a light industrial building and continued use of an existing building for 3D	PERMISSION GRANTED

		printing (Use Class E g iii)) and demolition of an adjacent existing building, as well as associated parking and landscaping.	
DA/25/00771/FUL	20 Moore Close Darenth Kent DA2 6NN	Partial garage conversion to habitable room (Retrospective application)	PERMISSION GRANTED
DA/25/00775/FUL	25 Watchgate Darenth Kent DA2 7JZ	Erection of a single-storey rear and side extension, including the installation of two roof lights and internal modifications	PERMISSION GRANTED

(c) **To consider new applications/recent decisions received after agenda publication**

70/09/25: DATE OF NEXT MEETING

The proposed date for the next Meeting of the Council is Wednesday 15 October 2025.

71/09/25: EXCLUSION OF PRESS & PUBLIC

To consider the **exclusion** of the **press and public** for the following items of business on the grounds that they involve the likely disclosure of exempt information as defined in the Public Bodies (Admission to Meetings) Act 1960, Section 1(2).

72/09/25: REVIEW OF STAFFING HOURS