

# DARENTH PARISH COUNCIL

Minutes of the Council Meeting  
held on Wednesday 3 December 2025  
Jubilee Hall, Waller Park Pavilion, Wood Lane, Darenth, Kent DA2 7LR

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**Councillors Present:** K Holmes, S Holmes (Vice Chairman), G Manuel, T Prentice, D Risely and N Weavis (Chairman)

**Also Present:** E Mote, Parish Clerk  
One member of the public

*The Chairman reminded the meeting of the protocol regarding the audio and visual recording of proceedings.*

## **85/11/25: TO RECEIVE APOLOGIES FOR ABSENCE**

Apologies were received from Parish Councillors I Armitt, T Hicks and K Webb.

## **86/11/25: TO RECEIVE DECLARATIONS OF DISCLOSABLE PECUNIARY OR PREJUDICIAL INTEREST**

Councillor K Holmes declared interests in agenda items 90/11/25 (a), 92/11/25 and 95/11/25 with Councillor S Holmes also declaring interests in agenda items 90/11/25 (a), 92/11/25 and 95/11/25.

## **87/11/25: TO APPROVE THE MINUTES OF THE COUNCIL MEETING HELD ON WEDNESDAY 15 OCTOBER 2025**

**RESOLVED:** To approve the Minutes of the Council Meeting held on Wednesday 15 October 2025 as a true record.

## **88/11/25: ITEMS FOR CONSIDERATION**

The Chairman confirmed no urgent items had been raised for Member consideration.

## **89/11/25: TO RECEIVE REPORTS FROM EXTERNAL AUTHORITIES AND WORKING GROUPS**

### **(a) Dartford Borough Council Report**

Borough Councillor Denman reported on the following items:

- 1) Incursion at hospital grounds resulted in a new gate being installed.
- 2) Van activity involving bike drops in Darenth Woods.
- 3) An arrest had been made in connection with a catapult incident.
- 4) Update provided in respect of devolution proposals.
- 5) Report on anti-asylum seeker protest held on 9 November 2025.

### **(b) Kent County Council Community Warden Report**

Members, having previously received the November 2025 Report (presented in December due to cancellation of the November meeting) provided by Community Warden Joanne Appleton, duly noted the contents.

**(c) Greenlands School Parking - Working Group Report**

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A scale drawing of car park proposals had been received from Greenlands School. Working Party members reported that a meeting would be arranged in January 2026 to discuss proposals in more detail.

**90/11/25: FINANCE**

- (a) **To agree Monthly Bank Analysis as at 31 October 2025**
- (b) **To note Monthly Budget Analysis as at 31 October 2025**
- (c) **To note Community Infrastructure Levy payment in respect of Lane End Garage development in the sum of £644.17**
- (d) **To confirm renewal of Council insurance from 9 November 2025**

**RESOLVED:** To agree and note financial records, reports and information as presented.

**91/11/25: TO ADDRESS FLOODING ISSUES AND CONSIDER POTENTIAL ACTIONS BY DARENTH PARISH COUNCIL AT THE NON-MAINTAINED HIGHWAY ADJACENT TO GREEN STREET GREEN ROAD, OUTSIDE THE YEW TREE**

**RESOLVED:** To re-dig the trench in the flooded area to improve drainage, with costs covered by the parish council. Notify Yew Tree owners when the works are scheduled to take place.

**92/11/25: TO CONSIDER QUOTES FOR BUS SHELTER**

Members considered three quotes in respect of the Parish owned bus shelter refurbishment. Members confirmed the preferred contractor as K Holmes. The Clerk confirmed that Kent County Councillor, Council Michael Brown would be contacted to ascertain support for the project from Combined Member Grant funds.

**RESOLVED:** That Members confirmed the preferred quote from K Holmes and instructed the Clerk to instruct works.

**93/11/25: TO CONSIDER QUOTES FOR WALLER PARK GARAGE DOORS**

Members deliberated quotes received and confirmed the work be awarded to RSM Facilities Management at a cost of £3,995.00.

**RESOLVED:** To instruct RSM Facilities Management to carry out repair works as per their quote at a cost of £3,995.00.

**94/11/25: TO REVIEW THE WALLER PARK ANNUAL INSPECTION REPORT BY THE PLAY INSPECTION COMPANY LIMITED**

Members acknowledged receipt of the annual inspection report for Waller Park playground, conducted by Play Inspection Company Limited on 13 October 2025. Upon review, Members determined that the recommendations outlined in the report are non-urgent and resolved to address repairs as appropriate to avoid further deterioration.

**RESOLVED:** That Members, having reviewed the report, resolved to carry out necessary Medium Risk repairs as needed.

**95/11/25: TO REVIEW PROPOSED WALLER PARK PLAYGROUND REPAIRS**

**RESOLVED:** To confirm that Medium Risk items contained in the annual inspection report should be addressed at a cost of £2,925.00. The Clerk would instruct works to commence.

**96/11/25: TO DETERMINE LOCATION FOR TWO OAK TREES DONATED TO THE PARISH**

**RESOLVED:** Members determined that two oak trees, donated by Borough Councillor Paul Denman, be planted on the Waller Park boundary line within council grounds. The Clerk would arrange tree collection and planting with Omega Tree Care.

**97/11/25: TO NOTE DAMAGE TO PARISH NOTICEBOARDS AND AGREE PREFERRED ACTIONS**

The Clerk reported that the noticeboard located outside Darenth Hall had once again had the Perspex window smashed. Members resolved to repair the damage and make good the noticeboard.

It was also confirmed that the noticeboard at Darenth Park Avenue was in poor condition and would need to be removed.

**RESOLVED:** To make repairs to the noticeboard at Darenth Hall and remove the information board at Darenth Park Avenue.

**98/11/25: TO RECEIVE UPDATE REGARDING CHRISTMAS ACTIVITIES 2025**

Councillor G Manuel provided the following update:

Christmas Tree and Lights: CJS Plants/CJ Flowers will set up the Christmas tree. Volunteers are needed to help with lights on the main tree and 4–5 nearby trees/bushes.

Christmas Hamper Competition (Best Lit House): Posters are up, details are online and shared on social media. Volunteers are needed for judging houses on Tuesday, December 16th from 6:30–8:30 PM.

The Clerk would provide an official acknowledgement, on behalf of the council, to CJ Love for donating and planting the Christmas tree.

**99/11/25: PLANNING**

**(a) To consider new applications**

**25/00840/FUL - The Hermitage Green Street Green Road Darenth DA2 8DX**

Demolition of existing dwelling and the erection of a new dwelling

**Observations:** Members noted that as the building footprint would remain the same and noted the application.

**(b) To note recent decisions and appeals**

**25/00880/FUL - Malt House Farm Green St Green Rd Darenth**

Erection of a building for general industrial purposes (Class B2) and creation of associated yard with associated land lowering, hardstanding, parking and fence (Retrospective)

**Decision: REFUSED TO PERMIT**

**25/01008/FUL - TWA Water Works Green St Green Road Darenth**

Retention and extension to existing temporary office building until 31st December 2030

**Decision: PERMISSION GRANTED**

**25/00948/CDNA - Yew Tree Green St Green Road Darenth**

Submission of details relating to external lighting (condition 16), biodiversity enhancements (condition 17) pursuant to planning permission DA/22/01444/FUL for partial redevelopment of site to include partial demolition of extensions, proposed single storey side extension, sub-division of first floor and rooms in the roof to form 2 No. 1-bed dwellings and erection of 2 No. 5-bed detached dwellings with basements (Use

Class C3a), enlarged residential curtilage to rear of No.1 Ship Cottages, plus associated access, parking, amenity space, landscaping and provision of a meadow

**Decision: DETAILS REFUSED**

**25/00949/CDNA - Yew Tree Green St Green Road Darenth**

Submission of details relating to kitchen extraction system (condition 22), odour extraction (condition 23), sound insulation (condition 24) pursuant to planning permission DA/22/01444/FUL for partial redevelopment of site to include partial demolition of extensions, proposed single storey side extension, sub-division of first floor and rooms in the roof to form 2 No. 1-bed dwellings and erection of 2 No. 5-bed detached dwellings with basements (Use Class C3a), enlarged residential curtilage to rear of No.1 Ship Cottages, plus associated access, parking, amenity space, landscaping and provision of a meadow

**Decision: DETAILS REFUSED**

**25/01186/CDNA - Land Rear Of Hawks Crane Hire Green St Green Rd Darenth**

Submission of details relating to cycle parking pursuant to condition 6 of planning permission DA/24/01136/FUL for part-retrospective application for the erection of a light industrial building and continued use of an existing building for 3D printing (Use Class E g) iii)) and demolition of an adjacent existing building, as well as associated parking and landscaping.

**Decision: DETAILS APPROVED**

**25/01182/CDNA - Land Rear Of Hawks Crane Hire Green St Green Rd Darenth**

Submission of details relating to ecological enhancement plan pursuant to condition 4 of planning permission DA/24/01136/FUL for part-retrospective application for the erection of a light industrial building and continued use of an existing building for 3D printing (Use Class E g) iii)) and demolition of an adjacent existing building, as well as associated parking and landscaping.

**Decision: DETAILS APPROVED**

**25/01185/CDNA - Land Rear Of Hawks Crane Hire Green St Green Rd Darenth**

Submission of details relating to lighting scheme pursuant to condition 5 of planning permission DA/24/01136/FUL for part-retrospective application for the erection of a light industrial building and continued use of an existing building for 3D printing (Use Class E g) iii)) and demolition of an adjacent existing building, as well as associated parking and landscaping.

**Decision: DETAILS APPROVED**

**25/00973/LDC - Land Adjacent Manor Farm Cottages Green St Green Rd Darenth**

Application for a Lawful Development Certificate (existing) for continued storage use of land (Use Class B8)

**Decision: REFUSAL OF CERTIFICATE OF LAWFULNESS OF EXISTING USE OR DEVELOPMENT**

**25/01063/FUL - 21 Darenth Park Ave Darenth DA2 6JN**

Garage conversion into a habitable room with associated alterations to front elevation

**Decision: PERMISSION GRANTED**

**25/01068/P3R - Land at Darenth Hill Darenth DA2 7QY**

Application under Schedule 2, Part 3, Class R of the Town and Country Planning (General Permitted Development) Order 2015 as to whether prior approval is required for proposed conversion of the existing barn into an office (Class E(g)(i))

**Decision: APPLICATION REFUSED - PRIOR APPROVAL IS REQUIRED**

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

Applications/recent decisions/appeals received after agenda publication:

**DA/25/01123/FUL - 10 Littledale Green Street Green Road Darenth Kent**

Erection of a part single/part two storey rear extension & internal alterations

***Decision: REFUSED TO PERMIT***

**DA/25/01128/FUL - Savigny Darenth Hill Darenth Kent**

Erection of a part single storey/part two storey rear extension

***Decision: REFUSED TO PERMIT***

**DA/25/00584/COU - Land Adjacent Ryecroft Farm Green Street Green Road Darenth Kent**

**Appeal Reference: APP/T2215/W/25/3375289**

Conversion of existing building into a one-bedroom dwelling (Use Class C3)

***Planning Inspectorate representations by: 2 January 2026***

**100/11/25: DATE OF NEXT MEETING**

The date for the next Meeting of the Council was confirmed as Wednesday 21 January 2026.

There being no further business, the Chairman closed the meeting.