

Minutes of the Meeting of Eynsford Parish Council held on Thursday 16th July 2026, at the Parish Office, Priory Lane, Eynsford, at 7.30pm.

45 PRESENT

Members Present

Mr M Barker, Mr A Cooke, Ms L Johnson, Mr D Naylor, Mr V Robson.

Others Present

One member of the public.

Clerk in Attendance

Mrs H Ivaldi.

46 APOLOGIES FOR ABSENCE

RESOLVED: That reasons for absence were accepted from Mr Young, Mr Moynihan and Mrs Haxby.

47 CHAIRMAN'S REMARKS

None

48 CLERK'S COMMENTS

None.

49 GOVERNANCE

a) Declarations of Interests

Mr Naylor declared a Disclosable Pecuniary Interest as an owner of land included in the Local Green Space section of the Neighbourhood Plan (ref items 49e & f).

RESOLVED: That the information is noted.

b) Minutes of the Last Meeting

Councillors were asked to approve minutes from the last full council meeting held on 18th June and the Additional Meeting held on 29th June.

RESOLVED: That the minutes are approved.

c) Finance Notes

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

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

d) Outstanding Actions

Councillors were asked to report on any outstanding actions. MS Johnson said that she was working on the parish newsletter but was still awaiting articles from a couple of councillors.

RESOLVED: That the information is noted.

e) Neighbourhood Plan Update

Mr Barker provided an update on the Neighbourhood Plan. He said that a consultation is currently underway on an additional local green space and an amendment to another. Work is still continuing on the Neighbourhood Plan draft document. Mr Robson asked whether it would be ready before the end of the Regulation 19 consultation. Mr Barker stated that he hoped so and that another meeting with the plan consultant was booked for early August.

RESOLVED: That the information is noted.

f) Neighbourhood Plan: Local Green Space Consultation

Councillors were asked to respond to the current Local Green Space Consultation. This included a new space – a footpath and small copse to the south of Eynsford Rise, plus an amendment to a previously proposed space at Arthur Mee's Seat. This area had been reduced and the wording amended.

RESOLVED: That the council supports the inclusion of both areas in the Neighbourhood Plan.

g) Village Hall Update

Mr Cooke gave an update on the village hall project. A meeting had been held with the contractor the previous week and the trustees hope to have final costs by 24th July. This and the sale of the existing hall site will determine the start date for the build.

RESOLVED: That the information is noted.

h) Licence Agreement – Eynsford Village Hall

Councillors were asked to agree the wording of the licence agreement with Eynsford Village Hall trustees regarding the siting of a shipping container at Harrow Meadow. Proposed amendments had been circulated.

RESOLVED: That the following amendments are agreed to the draft licence agreement and are sent to the solicitor to implement:

(2) Eynsford Village Hall Trustees (as per the lease)

1.1 Accessways: via gate entrance at Bower Lane and through the car park

Designated Hours: 7am – 12 midnight, Monday – Sunday throughout the year

Licence Fee: £100 per year

Licence Period: 5 years

Permitted use: the storing of goods relating to activities within the village hall

2.2.4. 3 months' notice

3.1. year

3.4. add in 'unless otherwise agreed'

3.16 add 'cost of removal to be borne by the licensee'

3.18. within 30 days

4.1.1. 1st August

i) Eynsford Village Hall Fees

Councillors were asked to agree to pay fees for civil engineering/design work relating to the village hall and car park.

RESOLVED: That the fees are paid as follows: £1512 + VAT – Harrow Meadow Car Park Fund budget, £1500 + VAT – Village Hall Support budget.

k) Representing the Parish Council

Councillors were reminded that the Code of Conduct states that they should not bring their local authority into disrepute.

RESOLVED: That when representing the parish council in any forum (in person, written or digital media), councillors should give the agreed/official position of the parish council not his/her own opinion. If there is evidence that this guidance has not been followed that councillor could be subject to a vote of no confidence and removed from the role.

l) August Committee Meeting

Councillors were asked to decide whether to hold the August Committee meeting as neither Clerk will be available.

RESOLVED: That the August Committee meeting does not go ahead.

50 PLANNING

a) Report of the Last Planning Committee Meeting

Councillors were asked to approve the report of the planning committee held on 6th July 2026.

RESOLVED: That the report is approved.

b) Notifications of Planning Consent/Refusals

26/00660/LBCALT – Lower Austin Lodge Farm, Upper Austin Lodge Road, Eynsford – GRANTED

26/01218/HOUSE – 15 St Martins Drive, Eynsford – GRANTED

26/00457/HOUSE – 3 Saddlers Hall, Saddlers Park, Eynsford - GRANTED

RESOLVED: That the information is noted.

c) Local Plan Regulation 19

Councillors were informed that the Regulation 19 consultation would take place from 23rd July to 17th September 2026, and that the majority of the previously submitted sites will be included including Pedham Place. Councillors were asked to decide how to manage their response and how to support residents during the consultation period.

RESOLVED: That the council works with Farningham and Crockenhill Parish Councils on a united response and on a joint leaflet/publicity.

That the current Pedham Place budget of £250 is allocated towards printing costs and other required costs.

That the council applies for a 'slot' to speak at the hearing with the planning inspector.

That a public drop-in/information event is held for residents in Eynsford in the second half of August.

That an additional meeting is held to agree the council's response to the consultation.

51 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 6th July 2026.

RESOLVED: That the report is approved.

b) Overgrown Hedges on the High Street

Councillors were informed that a couple of residents had complained about overhanging hedges making it difficult for pedestrians to negotiate the footway on the High Street.

RESOLVED: That Mr Barker provides details of properties with overgrown hedges. That the Clerk reports these to Kent Highways and writes letters to the occupants of the identified properties asking them to cut back their hedges.

52 COMMUNITY

a) Report of the Last Community Committee Meeting

Councillors were asked to approve the report of the Community committee held on 6th July 2026.

RESOLVED: That the report is approved.

b) Police & Crime Report

The Clerk provided crime figures for May 2026. Fourteen crimes were reported as follows:

Mill Lane	1 x Violent/sexual Offence
Gibsons Place	1 x Anti-Social Behaviour
Pollyhaugh	2 x Violent/Sexual Offence
Parsonage Bank	1 x Violent/Sexual Offence
Saddlers Park	1 x Criminal Damage/Arson; 1 x Violent/Sexual Offence
Eynsford Station	1 x Anti-Social Behaviour
Lullingstone Visitor Centre	1 x Other Theft
Lullingstone Lane	1 x Criminal Damage/Arson; 1 x Other Theft
The Plough Car Park	2 x Anti-Social Behaviour; 1 x Other Theft

RESOLVED: That the information is noted.

c) Defibrillator

Mrs Ivaldi reported that she and Cllr Haxby had been trying to secure a new location for the defibrillator at the village hall before it is sold. A number of shops/pubs had been approached but none had a suitable wall space to mount the defibrillator. News is awaited on another premises in the centre of the village which may be able to act as a host.

RESOLVED: That the information is noted.

52 OPEN SPACES

a) Report of the Last Open Spaces Committee Meeting

Councillors were asked to approve the report of the Open Spaces committee held on 6th July 2026.

RESOLVED: That the report is approved.

b) Changing Rooms Costs

Councillors were informed about one quote for installing ventilation at the changing rooms had been received costing £11,000, but a second quote had not been received to date. Mr Cooke also noted that he may need to form a work party to decorate the changing rooms once the refurbishment work is completed.

RESOLVED: That this item is brought back to another meeting when additional quotes are available.

c) Football Rents 2026/27 Season

Mr Cooke proposed new rents for the coming season to take into account increased costs and the refurbished changing rooms.

RESOLVED: That the new rents are agreed as follows: Adult teams £100 per hire; Youth teams £75 per hire, Children's team (currently without use of changing rooms) £35 per hire.

d) Terms of Reference – Harrow Meadow Car Park Working Group

Councillors were asked to agree Terms of Reference for the new working group that had been circulated.

RESOLVED: That the Terms of Reference are approved.

e) Terms of Reference – Harrow Meadow Play Area Working Group

Councillors were asked to agree Terms of Reference for the new working group that had been circulated.

RESOLVED: That the Terms of Reference are approved.

f) Tree Works at Castlefield Allotments

Councillors were asked to consider a quote for work to cut back trees and shrubs on the access road leading to the car park and within the allotments.

RESOLVED: That the tree works are agreed - £285 to be taken from the Castlefield Car Park budget and £120 to be taken from the Allotment budget.

53 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 6th July 2026.

RESOLVED: That the report is approved.

b) Willow Tree at Common Meadow

Councillors were asked to agree to the purchase and planting of a new willow tree following the disappearance of the previous one.

RESOLVED: That a new tree is purchased costing approximately £100.

At this point, 8.30pm, the meeting was opened up to questions from members of the public.

The meeting resumed at 8.34pm and was closed.

Signed, Chairman, 17th September 2026

Questions from Members of the Public held on 16th July 2026 at 8.30pm

A member of the public mentioned that there had been suspicious activity on the footpath behind Eynsford Rise with motorbikes being ridden there. The Clerk advised that this should be reported to the police in the first instance and also reported to Kent Public Rights of Way team if they felt any changes to the footpath needed to be implemented.

Public questions ended at 8.34pm.