

Minutes of the Additional Meeting of Eynsford Parish Council held on Thursday 20th August 2026, at the Parish Office, Priory Lane, Eynsford, at 7.30pm.

54 PRESENT

Members Present

Mr M Barker, Mr A Cooke, Mrs F Haxby, Ms L Johnson, Mr K Moynihan.

Others Present

Five members of the public.

Clerk in Attendance

Mrs H Ivaldi.

55 ELECTION OF A CHAIRPERSON

Councillors were asked to elect a new chairperson following the resignation of Mr Robson.

RESOLVED: That Mr Barker is elected as Chairperson.

56 DECLARATIONS OF INTEREST

None were declared.

57 LEGAL COSTS LOCAL PLAN REG 19

Councillors were asked to agree to pay a third of the costs of a review of the Sevenoaks Local Plan Reg 19 document by planning consultants Tibbalds in relation to Pedham Place. The document would be shared with Farningham and Crockenhill parish councils.

RESOLVED: That costs of up to £1167 + VAT are approved to be taken from the Contingency budget.

58 PARISH COUNCIL RESPONSE TO LOCAL PLAN REG 19

Councillors were asked to agree how they would go about putting together their response to the consultation.

RESOLVED: That the report from Tibbalds is circulated once complete and that councillors meet together to discuss their response before it is agreed at a parish council meeting.

59 PLANNING APPLICATION 26/01656/FUL – LAND TO THE REAR OF 26-38

RIVERSIDE

Councillors were asked to respond to an application for a development of 8 dwellings plus associated private amenity space, car parking and landscaping and bike stores. The improvement of the existing vehicular access from Riverside, the demolition of a single garage at 38 Riverside and the installation of a new permeable driveway.

RESOLVED: That the parish council does not object to the application, but adds the following comments:

- We would prefer to see more of the units as 2 bedroom houses if possible together with adequate parking;
- If the roadway is not to be adopted by Kent Highways, then we would like to see a security gate installed to ensure privacy and security for the new occupiers;
- We would like to see the existing residents' amenities protected and adequate security provided to existing garden/boundaries;
- We would like to see the Conservation Area extended to cover this new area and to prevent further development of the plot beyond what is proposed.

During the above item comments from members of the public were taken which are reported in Appendix Q.

60 PLANNING APPLICATION 26/01669/HOUSE - 2 BOWER LANE

Councillors were asked to respond to an application for a proposed rear extension and internal works.

RESOLVED: That no objection is made.

61 WORKS AT HARROW MEADOW CHANGING ROOMS

Councillors were asked to agree to additional costs relating to ventilation works at the changing rooms as part of the refurbishment project and to agree which budgets these should be taken from. Two quotes had been received for the ventilation works of £11942.89 and £13598.99 which will raise the cost of the project by approximately £7500.

RESOLVED: That the lower quote of £11942.89 is accepted. That £1000 is moved from the Harrow Meadow Pitch Maintenance Fund and £6500 from the Harrow Meadow Car Park Fund to the Harrow Meadow Changing Rooms Refurbishment Fund.

The meeting closed at 8.28pm.

Signed, Chairman, 17th September 2026

Questions from Members of the Public at the parish council meeting held on 20th August 2026

Three members of the public spoke about the proposed development behind 26 – 38 Riverside. One objected because the plot was located in Green Belt and National Landscape and has not been previously developed. A mention was made of the unused green houses on the adjacent plot of land as they are visible.

Another member of the public emphasised the need for smaller properties than 3 bedroom houses for young people and for older people who wished to downsize.

A member of the public asked whether the area would be protected from visitors to Riverside by a gate.

Other points were raised that were taken on board by councillors and some were incorporated into their response.