

**Detailed Agenda for the Parish Council Meeting to be held on 5 June 2023 at 7 pm in
Penshurst Village Hall**

1. PRESENT: 2. APOLOGIES: In attendance:

ENERGY PRESENTATION: Community Energy – a talk by John Partington from Kent Community Energy: 7pm, Penshurst Village Hall.

3. Minutes of Parish Council Meeting held on 15 May 2023 to be approved.

4. Declarations of interests in agenda items:

OPEN SESSION:

5. Matters Arising:

- a. **(i) Fordcombe Play Area:** Update by Clerk on Contractor visit to site.
- (ii) Update on repair to tunnel:** Refurbishment work carried out to tunnel unit on 25&26 May.
- b. **Salt Bin – Penshurst:** To be delivered to Forge Stores, date and time to be arranged.
- c. **Pothole:** Cllrs Campbell and Townsend to report on pothole adjacent to Fordcombe green.

6. PLANNING: Planning Applications:

23/01303/FUL: Penshurst Park Cricket Club, Penshurst Place, Penshurst Road, Penshurst: Rear two storey extension and internal alterations.

23/01302/FUL: Penshurst Park Cricket Club, Penshurst Place, Penshurst Road: Proposed practice net facility to rear of pavilion and main playing surface. **PC Response:** Penshurst Parish Council support this application as an asset to the parish.

23/01394/HOUSE: 1 Stone Cottages, Poundsbridge Lane, Poundsbridge, Penshurst: Proposed two storey extension. Canopy. Landscaping. Alterations to fenestration.

23/01357/HOUSE: Swale Cottage, Poundsbridge Lane, Poundsbridge, Penshurst: Internal and external alterations to existing dwelling. Windows. Alterations to fenestration. Rooflights.

23/01274/CONVAR: Land West Of Drummond Hall, Penshurst Road, Penshurst: Variation of condition 1 (landscape restoration deadline) of 21/00195/FUL for Erection of a temporary access road off the B2176 into the curtilage of Drummond Hall, including a temporary compound area, to extend the deadline to 31 December 2023.

23/01190/HOUSE: North Lodge, Redleaf, Penshurst Road, Penshurst: One/two storey rear extension, with alterations to fenestration and rooflights.

23/00845/HOUSE: 6 Warren Cottages, Fordcombe Road, Penshurst: Single storey side extension. Solar panels. Cladding and roof lights.

23/01136/HOUSE: 2 Culvers Hill Cottages Penshurst Road, Penshurst: Two storey side extension with dormer. Rooflights. Alterations to fenestration.

23/01068/HOUSE: Keepers Cottage, Penshurst Road, Penshurst: Erection of two storey side extension. Alterations to fenestration.

23/00914/LBCALT: Hill Corner Cottage, The Lane, Fordcombe: Removal of staircase

23/00892/LBCALT: Palmers Lodge, The Lane, Fordcombe: Installation of Stannah stair lift to staircase between ground and first floor.

23/00627/LBCALT: Old Swaylands, Poundsbridge Lane, Penshurst: Replacement of Crittall windows and wooden framing with double glazed aluminium windows to the rear of Old Swaylands. The applicant has amended the window details following the advice received from Conservation and Historic England.

23/00671/HOUSE: 4 Pioneer Cottages, Smarts Hill, Penshurst: Single storey rear extension, internal alterations & new en-suite to master bedroom. **REFUSED**

23/00607/HOUSE: Kintail, Fordcombe Road, Penshurst: Proposed inground swimming pool. **GRANTED**

23/00147/FUL: Westover Farm, The Lane, Fordcombe: Construction of riding/dog training arena for private use. Post and rail fence and shallow bank. **PC Response:** The Parish Council have no

objections. However, because of the exposed location, we would ask that a planning condition be added that the area is not floodlit, as this would be visible from a large surrounding area.

Additional ecological information has been provided to overcome the previous concerns raised by KCC Ecology.

23/00090/FUL: Harden Farmhouse, Grove Road, Peshurst: Partial demolition of an agricultural barn and conversion to a dwelling. **Further Information Received:** Amended drawings and application received on 9 March. **WITHDRAWN**

SE/22/00021/RFLPN: 21/03435/FUL. Land Adjacent to Spile Bank, New Road, Peshurst. Application for Horticultural Use on Land and Timber Building for Storage and Shelter. Members agreed that the PC should write to the Planning Inspectorate to clarify that they had not given advice to the applicant or his agents as suggested in the appeal documentation. It was also agreed to send the full version of comments submitted in relation to the application for the mobile home and the application which is the subject of this appeal. **REFUSED**

SE/22/01443/LBCALT: Hill Corner Cottage, The Lane, Fordcombe: Refusal of Listed Building Consent - Written Representation. **REFUSED**

Appeals:

SE/22/00037/ENF: Fitchetts Farm, Broad Lane, Fordcombe: Appeal against issue of Enforcement Notice for: Without planning permission change of use of the land and associated building from agriculture to storage (B8) and for use as a scaffolding yard. Appeal made to Secretary of State against the issue of Enforcement Notice by SDC.

SE/22/02456/LBCALT: Hill Corner Cottage, The Lane, Fordcombe: Solar panels on the roof of the garage. Appeal Received 30th November 2022 **Appeal Type** Refusal of Listed Building Consent. **REFUSED**

SE/21/03418/FUL: Kingdom, Grove Road, Peshurst: Change of use of clubhouse from assembly and leisure to use of E class; ground floor and lower ground floor and roof terrace as indoor and outdoor sport (Sui Generis). **Appeal Type** Non-determination (8 Weeks).

SE/22/02866/LBCALT: Hill Corner Cottage, The Lane, Fordcombe: To remove the internal staircase. **Appeal Received** 14th December 2022. **Appeal Type** Refusal of Listed Building Consent

SE/22/02133/HOUSE: Barnfold Cottage, Saints Hill, Peshurst: Single storey extension to side. **Appeal Received** 28th December 2022. **Appeal Type** Refusal of Planning Permission

Appeal - Enforcement Notice: Land North of Grove Road, Fordcombe Road, Peshurst: Without Planning Permission the siting of a steel constructed building - Land North of Grove Road **Appeal Received** 18th November 2022. **Appeal Type** Issue of Enforcement Notice

APP/G2245/X/21/3284918: SE/20/00344/LDCEX – Kingdom, Grove Road, Peshurst Confirmation that the Clubhouse at Kingdom, Grove Road and it can be used for purposes within the use class D2 assembly and leisure building is lawful. Appeal revised to public enquiry.

22/00118/RFLBC: Hill Corner Cottage, The Lane, Fordcombe: To remove the internal staircase. **SDC Appeal Ref:** 22/00118/RFLBC

Barnfold Cottage, Saints Hill, Peshurst: Single storey extension to side

SDC Appeal Ref: 22/00122/RFLPN: This Appeal is proceeding under the Householder Appeals Service therefore there is no opportunity for you to submit comments. Previous submissions have been forwarded.

7. HIGHWAYS

675425/663392/671347: Rogues Hill: Further work carried out during January/February – reported as incomplete and gully missed. Map provided for area, KCC officer aware. Logged as cleared 8.12.22. **Reported again under 717001**

Colliersland Bridge Signage: Request for more prominent signage submitted via Peshurst PC Highway Improvement Plan. Response received from KCC confirming request listed on HIP and PC would be contacted.

221144690: Footpath: 450 Ford Place – Swaylands: Footpath bridge over Medway – wooden boards moving, reported for repair.

3002504-230,093: Water Leak Reported to South East Water from High Street down towards arch and round toward bridge on Rogues Hill. Previously reported under: **39577686:** Road closure advised as require at time.

699791: High Street/Peshurst Road Junction: Raised area of kerb. **Site investigated 7.3.2023**
: Rogues Hill Drainage: Reported for clearance.

715250: Rogues Hill: Trip hazard originally reported to BT and temporarily repaired subsequently reported to KCC Highways.

722878: Rogues Hill-Bidborough Road: Overgrown hedge from temporary works entrance/access point towards Bidborough – Tunbridge Wells area Highways Officer advised, KCC Highways to action.

8. Accounts: The following accounts will be presented for payment together with any others received after presentation of the agenda but prior to the meeting.

a. CIL Payment: Forms submitted to SDC confirming previous CIL payment allocated to play area, confirmation received funding allocation approved.

EGCG Ltd

Play Area: Refurbishment of Tunnel Unit £2,037.00

b. Annual Accounts: The Annual Accounts forwarded to the External Auditors, all relevant notices posted as required, emailed to External Auditors and receipt acknowledged 30 May 2023.

c. Banking: Decision on alternative bank to hold deposit funds, detailed information circulated to members regarding Metro Bank and service provided. Approval for on line payments to contractors etc. and change of signatories subsequent to change of Councillors at election.

d. Fordcombe Tree Surgery: Cllrs Cambell, Horsford, Jolly meeting with contractor confirmed limb from chestnut to be removed and area/length of removal of laurels approved. ED confirmed proposed works to SDC Planning under 211 Notice procedure. Letter forwarded to adjacent landowner confirming method and extent of work being undertaken.

9. SDCLlr Mr R Streatfeild:

10. KCCLlr Mrs Margot McArthur:

11. Any Other Business: