

# **PENSHURST PARISH COUNCIL**

## **Agenda for the Annual Parish Assembly to be held on Monday 12 May 2025**

### **Present:**

#### **1. Apologies for Absence:**

#### **2. ELECTION OF CHAIRMAN/VICE CHAIRMAN:**

**Chairman:**

**Vice – Chairman:**

**Responsible Finance Officer:**

**Appointment of Representatives:**

KALC Representatives:

Penshurst & Fordcombe Village Hall

Planning Representatives

Transport/Speedwatch Forum

Footpath/Bridle Path Representative

Allotments

Highways

Play Area

Alms Houses

Emergency/Resilience Planning

Becket Trust

Gatwick

Neighbourhood Watch

**Chairman to sign Acceptance of Office Form:\_\_\_**

#### **3. Declaration of interests in agenda items:**

#### **4. The Minutes of the 2024 Annual Parish Assembly to be approved and signed.**

#### **5. The Minutes of the 2025 Annual Parish Assembly to be noted.**

#### **6. Minutes of the Meeting of the Parish Council held on 14 April 2025 to be approved and signed.**

#### **7. Matters Arising**

#### **8. OPEN SESSION**

#### **9. Sevenoaks District Councillor Mr Richard Streatfeild:**

#### **10 PC 30366 John Donegan: Newsletter forwarded to PC Members.**

#### **11. Neighbourhood Report – Cllr Norman Furnell**

## 12. FINANCE/ACCOUNTS:

- a. **Accounts 2025/2026:** Drafted and circulated to members prior to the meeting. AGAR Document forwarded to Internal Auditors together with detailed PC accounts.
- b. **Payments:** The following accounts will be presented for payment together with any others received after preparation of the agenda but prior to the meeting.

Penshurst Village Hall	Hall Hire	£12.00
Mrs E M Divall	Water Bill – Allotments	£43.29

**Community Infrastructure Levy:** 2024 – 2025 return submitted to SDC for end of year records.

## 13. PLANNING: Planning Applications:

**SE/25/00677/CONVAR: King Meadows, Fordcombe Road, Fordcombe:** New landscaping. Install new swimming pool, pool house and associated landscaping. Demolish existing detached garage and store. with amendment to change the timescale for demolition of the garage and shed.

**SE25/00655/HOUSE: 10 Paddock Close, Fordcombe:** Demolition of single storey side addition and entrance porch, erection of a two storey side extension and single storey front extension. PC have no comment with regard to this application.

**25/00372/FUL: Westover Farm, The Lane, Fordcombe:** Change of Use of Residential and Agricultural Land and the installation of an Equestrian American Barn with Hardstanding and Track Connecting to Existing Facilities, and Removal of Existing Stable Building and yard. Penshurst PC have no objections to this application. **Withdrawn**

**25/00084/5/LBCALT: The Oast House, Ashcombe Priory, Chafford Lane, Fordcombe:** Internal alterations, alterations to fenestration and replacement of existing windows and doors. Conversion of garage to habitable rooms. **GRANTED**

**25/00085/LBCALT: The Oast House, Ashcombe Priory, Chafford Lane:** Internal alterations, alterations to fenestration and replacement of existing windows and doors. Conversion of garage to habitable rooms. Application now been amended, original PC comments will be considered.

**25/00084: Amended plans and Heritage/Design and Access Statement.** Any comments made on the original application will be considered when the decision is made.

**22/02983/& SE/22/02984/HOUSE: The Village House, High Street, Penshurst:** Proposed demolition of the existing single storey rear projection, shed and garage and the erection of a replacement single storey rear extension, a new outbuilding and double garage, together with associated landscaping works. **GRANTED**

**22/03007/HOUSE: Redwood, Penshurst Road, Penshurst:** Alterations and improvements to elevations and roof comprising: enlargement of existing window openings, new window openings to existing lower ground floor, new railings to windows new roof lights to existing east wing. External safety balustrades to west elevation and rear.

**SE/22/03024/FUL: Land Southeast Of Redwood, Penshurst Road, Penshurst:** Conversion of outbuilding to dwelling. **GRANTED**

**SE/22/03058/HOUSE: Gardeners Annexe, Little Chart, Smarts Hill, Penshurst:** New dormers, additional fenestration to annexe. **REFUSED**

**SE25/00145/FUL: Birches, Fordcombe Road, Penshurst:** Refurbishment and alteration works throughout the existing property, including the conversion of the existing basement to provide additional habitable accommodation. Construction of an orangery extension to the west-facing elevation. Removal of the existing shed outbuilding and outdoor swimming pool. Construction of a replacement outdoor swimming pool with new detached outbuilding. Removal of the existing greenhouse structure. Construction of a detached garage and storage building with new driveway and parking area, served by new vehicular access. New gates to serve the existing driveway. Associated hard and soft landscaping works in the vicinity of the proposed extension and swimming pool. Sunken area for Air Source Heat Pump units and below ground LPG tanks. **Further information has been requested, sections of proposed sunken area for Air Source Heat Pump, below ground LPG tanks and noise assessment report.**

**SE24/03327/HOUSE: Yeomans, Walters Green Road, Penshurst:** Demolition of existing garage, summerhouse and single storey extension. Erection of linked single storey extension. Internal alterations. Alteration to fenestration. Associated landscaping. **GRANTED (24/03328/LBCALT Refused)**

**SE/24/03041/FUL: Lake House, Poundsbridge Lane, Poundsbridge, Penshurst:** New dwelling with outbuildings, including self-contained guest accommodation, and swimming pool. Associated hard and soft landscaping works. **GRANTED**

**SE/24/02520/FUL: Fordcombe Village Recreation Ground Fordcombe Road Fordcombe:**

Existing single storey storage building 36 sqm and one 15 sqm shipping container to be removed, and to be replaced by storage building of 56 sqm, for storing equipment for charitable functions. **GRANTED**

**SE/24/02585/FUL: Barn North of Little Chafford, Spring Hill, Fordcombe:** Conversion of existing agricultural buildings to residential use. Penshurst Parish Council note the reasons for the refusal of the previous application (23/02304) and consider that these have been fully addressed in the current application. We therefore support the proposed development. **The applicant has provided a BNG metric and BNG report. No Objections Lodged**

**SE/25/00637/LDCEX: Westfield House, Nunnery Lane:** Confirmation the existing building on site and surrounding land have been in ancillary residential use for a sufficient period of time that these are now lawful.

**SE/25/01076/LBCALT: Woodgates, Walters Green Road, Penshurst:** Replacement of modern side attached double garage with detached rear secure store, including room over and solar panels. Link attached extension. Courtyard terrace. Extension to rear stair hall and replacement dormer, minor internal alterations including the addition of bathroom to the attic room and reconfiguration of the existing drive. Replacement to Garden store with new outbuilding and pergola. Dormer to be replaced. Landscaping. Alterations to fenestration and one window and brickwork to be removed.

**SE/25/01139/LBCALT: Yeomans, Walters Green Road, Penshurst:** Demolition of existing garage, summerhouse and single storey extension. Erection of linked single storey extension. Internal alterations. Alteration to fenestration. Associated landscaping.

#### **Tree Surgery:**

**24/02738/WTCA: Rogues Hill House, Rogues Hill, Penshurst:** Various works to trees.

**24/02722/WTCA: Garden Cottage Fordcombe Road Penshurst:** Various works to trees

**24/02803/WTCA: Rogues House, Rogues Hill, Penshurst:** Beech Tree - Cut back 20% of tree canopy.

**25/00181/WTPO: Daneby Hall, The Lane, Fordcombe: Proposal** (T1 & T2) Oaks - reduce lower lateral spread over garage by 30% (G1) group of Oaks - reduce by 30%

## **14. HIGHWAYS**

**SMARTS HILL, PENSURST: 17 JULY 2025 FOR 1 DAY:** From Saints Hill to Nunnery Lane B2188 Saints Hill, Sandfield Road and Nunnery Lane (And vice versa)

**871609: Poundsbridge Lane:** Drainage and Flooding, blocked drain/gulley'.

**854466: Spring Hill: Public House and Village Hall:** Issue reported again, report on information relating to work carried out and further work to be done requested. Flooding reported to KCC Highways, confirmation received regarding problem with pipework serving the area, Southern Water responsible for work required to rectify. **Update not currently available for above two issues.**

**826354/755185: Finches, Fordcombe Road:** Flooding due to blocked Drain/Gulley. Gulley scheduled for cleaning.

**826364: Blocked Drains - Rogues Hill:** originally promised for clearance in July 2023, reported on 20.8.24 that cleaning was scheduled.

**PROW: 822853: SR465 – Walters Green Road/Weavers Cottage:** Poor surfacing with possible septic tank issue; **240712840: - Coach Road, SR 546:** Overhanging trees. *Footpath repairs delayed.*

**823784: Extension of yellow lines to The Lane in Fordcombe:** To improve safety for the septic tanker whilst working. PC advised to include on HIP. Reported again under 844790 for update on current situation.

**835121: White/Yellow Lines:** Request for road markings to be reinstated adjacent to hedging from new rectory area down towards entrance to Leicester Square. Work arranged and paid by PC (White lining for this requirement responsibility of parish) and authorised for SDC to complete.

**842230: Poundsbridge Manor:** White lines require reinstatement; Poundsbridge Manor – Speldhurst drains now blocked due to hedge cutting, clearance required & **839558: Cleave House:** Multiple potholes. Work noted as completed 20.11.24

**Chafford Lane Wall:** Notification received that SDC owned the area – now denied, confirmation awaited on way forward with regard to clearance of materials in road and further repair works. ED advised by KCC Highways that SDC liable for reporting problem for action.

**PROW Report 250225697/241097018:** Inadequate drainage on footpath SR465 – Allocated, awaiting inspection.

**862579:** Overhanging Branch between Little Chart and Spotted Dog (Reported by others). Issue under investigation 21.2.25

**864529: Rogues Hill:** Report of Gulley clearance lorry attending site at 1.30am 28.2.2025 for approximately 10 minutes but no visible work carried out.

**5163484-Water Leaks:** Reported outside Penshurst Village Hall, Village House and adjacent to Leicester Square with Southern Water under reference 5163484 2.5.2025

## **15. ANY OTHER BUSINESS:**

## **16. Retirement of the Clerk, Mrs Evelyn Divall**

