**Detailed Agenda for the meeting of Penshurst Parish Council to be held on 5 December 2022 in Fordcombe Village Hall at 7pm**

**1.       PRESENT**:  **2.        APOLOGIES:**  **In attendance:**

**3.** **Minutes of Parish Council Meeting held on 7 November 2022,** to be approved.

**4. Declarations of interests in agenda items.**

**OPEN SESSION**:

1. **Matters Arising:**

**a. Bulk Freighter Collections:** Dates received from Sevenoaks District Council Dunbrik Depot for 2023 service: 28 January, 4 March, 1 July, 9 September: 8.30 – 9.15 am: Layby opposite Penshurst Place and 9.30 – 10.15 am Fordcombe Village Hall.

**b. Fordcombe Parking/Yellow Lines**/**Penshurst traffic schemes:** Information awaited from Cllr Mrs McArthur

**c. Defibrillators:** Installation dependent upon electrical supply provision at Fordcombe Village Hall, Penshurst unit being dealt with by Cllr O’Shea.

**d. Boot Scraper**: Signage regarding use requested by Penshurst Place, ED sourcing signs to required design.

**e. Fordcombe Church:** Consideration of any work identified as being required to laurels.

**f. Speedwatch Equipment:** PC Speedwatch unit delivered to supplier for service/checking.

**g. Overgrown Hedge** - Spring Hill opposite the Chafford Arms and Old School House area, letter forwarded.

1. **Highways Meeting -** **Swathe Mowing:** Priority always safety priority for public, cost always an

issue for Kent contracts, plus restrictions on timing of work. Three tiers applied, Penshurst only Tier 1, ie work undertaken always with due regard to safety. Tiers 2 & 3 relate to biodiversity and undertaken as far as possible at set times in accordance with wildlife requirements ie April/May, September, October/November. If growth excessive at other times and H&S issue, further cuts can be undertaken. PC advised to report immediately if cuts not carried out to good standard. Possibility of work being taken back by PC being investigated for contractor availability and costs involved.

**Colliersland Bridge:** Further consideration to be given to safety signage indicating priority access. Ed submitted updated HIP to KCC.

**7. Path Access: Road / Play Area Fordcombe Cricket Ground - RoSPA Inspection & Pathway:**

Update on options to go forward with repairs/replacement.

**8.Affordable Housing:**  No information available currently on sites submitted to SDC.

**9.        PLANNING: Planning Applications:**

**SE/22/03085/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 30th June 2023.

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

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

**SE/22/02983/4/LBCALT: The Village House, High Street, Penshurst:** Proposed demolition of the existing single storey rear projection, shed andgarage and the erection of a replacement single storey rear extension, a new outbuilding anddouble garage, together with associated landscaping works.

**Amendment Received**: Plans to reflect a lean-to neighbouring boundary, shared for site drainage.

**SE/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/22/02890/LDCEX: Daneby Views, The Lane, Fordcombe**: Confirmation of shed and to use for ancillary residential purposes. **PC Response:** The PC believe the building has existed for the length of time stated but that we have no idea of what it has been used for.Site address amended to include Land North of Daneby Views

**SE/22/02843/HOUSE: Saints Hill House, Saints Hill, Penshurst:** Demolition and extension of existing basement access to lower rear garden.

**SE/22/02693/HOUSE: 29 St Peters Row, Fordcombe:** Erect a timber framed extension to the rear of the house

**SE/22/02738/LBCALT: Birches, Fordcombe Road, Penshurst**: Works following heating oil tank leak into the redundant well, associated works. The PC object to the infilling of the well as:

a) it would result in the permanent and unnecessary loss of the historical feature of the beautifully constructed well; b) from the initial post excavation report attached and subsequent remedial works, we are far from convinced that infilling is necessary and c) we believe that alternative solutions to potential issues eg such as simply venting the cellar, should be more fully explored. Please note we have forwarded the detailed excavation report under cover of an email within the last three minutes.

**SE/22/02167/HOUSE: 9 Paddock Close, Fordcombe**. Erection of a two-storey side extension and single storey front and rear extension.

**SE/22/02641/CONVAR: 6 Warren Cottages, Fordcombe Road, Penshurst:** Removal of conditions 2 and 3 of 16/00580/HOUSE for Erection of a single storey side extension and to extend the rear dormer window with amendment to external materials and drawings.

**SE22/02456/LBCALT: Hill Corner Cottage, The Lane, Fordcombe:** Solar panels on the roof of the garage. **PC Response:** The PC notes that the proposal does not comply with the guidance from Historic England relating to the appearance and have noted the consequent impact the introduction of solar panels would have on the visual impact on the view of the building. The PC feel this is an important point and therefore object to the application. **REFUSED**

**SE/22/02455/HOUSE: Springs Cottage, Bullingstone Lane, Penshurst**: Extension of existing outbuilding, internal and external alterations including roof. **PC Response:** No Objections. **GRANTED**

**Drawing 21.29.PL02L has been amended in response to Conservation comments made on**

**the application. These changes relate to the fenestration on the outbuilding.**

**SE/22/02133/HOUSE:** **Barnfold Cottage, Saints Hill, Penshurst: Single storey extension to side.** **PC Response:** The PC have no objections to the application; the plans are considered to be in keeping with nearby properties**. REFUSED**

**SE/22/01998/9/FUL: Former Swaylands School Farm, Poundsbridge Lane, Poundsbridge, Penshurst:** Conversion and extension of existing buildings to form 1 no. residential dwelling with ancillary gym, home office and studio with associated landscaping, car parking and works. Glazed link fill-in extension. Alterations to roof, fenestration, external materials. Barn alterations and conversion to gym and storage. New openings to garage with a lean to demolished. Notification from SDC that application no longer valid due to missing block plan showing overall development of the site, now revalidated.

**SE/22/02134/HOUSE: Hurst House, Poundsbridge Lane, Poundsbridge, Penshurst**: Refurbishment of two outbuildings, erection of open storage space, replacement of conservatory glazing, erection of loggia, addition of uncovered tennis court, landscaping. **GRANTED**

**SE/22/01999/LBCALT: Former Swaylands School Farm, Poundsbridge Lane, Poundsbridge, Penshurst:** Conversion and extension of existing buildings to form 1 no. residential dwelling with ancillary gym, home office and studio with associated landscaping, car parking and works. Glazed link fill-in extension. Alterations to roof, fenestration, external materials. Barn alterations and conversion to gym and storage. New openings to garage with a lean to demolished. Notification from SDC that application no longer valid due to missing block plan showing overall development of the site.

**SE/22/01772/DETAIL - / SE/22/01859/DETAIL:** Details pursuant to condition 4 (mitigation strategy) subject to 19/03465/FUL. Details pursuant to condition 5 (surface water drainage)subject to SE/19/03465/FUL. **PC Response**: No Objections

**SE/22/01433: The Picturehouse, Penshurst Road, Penshurst:** Demolition of outbuilding; erection of 3-bed dormer bungalow. **PC Response:** No Comment. **Amendment:** Additional site plan showing bat box locations.

**SE/22/00167/LDCPR: 9 Paddock Close, Fordcombe:** Building of dormer window at rear of building and 2 No. Velux windows on front elevation. **PC Response:** No objections

**SE/21/03418: Kingdom, Grove Road, Penshurst:** 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).

*Full PC Response available in minutes of meeting held on 1 August 2022.*

**Appeals:**

**Appeal - Enforcement Notice: Land North of Grove Road, Fordcombe Road, Penshurst:** Without Planning Permission the siting of a steel constructed building - Land North Of Grove

**Appeal Received** 18th November 2022**. Appeal Type** Issue of Enforcement Notice. **Requested Procedure** Written Representation

**APP/G2245/X/21/3284918: SE/20/00344/LDCEX** **– Kingdom, Grove Road, Penshurst** 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.

**SE/21/03452/3LBC: Appeal (written procedure) against refusal of application:** Removal of part of lower boundary wall and pedestrian gate and proposed new vehicular access and timber vehicular gate off The Cottage which is a converted stables and coach house within the grounds of The Old Rectory, High Street, Penshurst:

**SE/22/00310: Daneby Views, The Lane, Fordcombe:** Erection of 12 No. solar panels, native hedging and fencing.

**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/22/00021/RFPLN: 21/03435/FUL. Land Adjacent to Spile Bank, New Road, Penshurst.** 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.

**SE/22/00028/RFPLN**: **1 And 2 Stables Flats, High Street, Penshurst**

Removal of part of lower boundary wall and pedestrian gate and proposed new vehicular access and timber vehicular gate off The Cottage, which is a converted stables and coach house within the grounds of The Old Rectory. **APPEALS DISMISSED ON BOTH ISSUES**

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

**SE/21/03418/FUL: Kingdom, Grove Road, Penshurst:** 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). **Requested Procedure** Hearing

**Tree Surgery:**

**22/03183/WTC:** The Old Rectory, High Street, Penshurst: Various works to trees.

**10. HIGHWAYS**

**646013: Hedge Overgrown:** Rogues Hill – Works reported as completed

**640494: Swathe Mowing:** Issues discussed at Swathe Meeting,

**660925: Rogues Hill Drainage:** Reported as completed 24.10.22. Complaint submitted immediately by ED, KCC Officer confirmed work to be carried out again.

**663392: Rogues Hill: Blocked drains outside Alms Houses reported again plus check requested of the others on the hill. Works completed 4.11.22**

**663319: Chafford Lane/Walter Green: Flooded area of road reported. Completed 4.11.22**

**663340: High Street, Penshurst: Pavement flooded between Forge Cottage and Keymer Court. Photos provided for Highways Officer. Works completed 4.11.22**

**663462: Blocked Gullies between Bullingstone Lane and Poundsbridge: Debris building up due to trees and hedges covering gullies, consequently leaves, water and road chippings washing down the road and building up outside Pitcher House. Gulley scheduled for cleaning.**

**667080: Junction Sandfield Road, Fordcombe: Tree damage and running water after contractors carried out work to drainage. Works completed 18.1.22**

**666617: Blocked Drain between Godrey House and Smarts Hill House, Coldharbour Road. Job attended, more work required.**

**Colliersland Bridge Signage:** Request for more prominent signage submitted via Penshurst PC Highway Improvement Plan.

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

**Chafford Lane:** Closed for up to 5 days for repair works for SES Water

**11. Accounts:** The following accounts were presented and unanimously approved for payment:

Town & Country Planning Association Subscription 90.00

Castle Water Allotment Standing Charge 62.18

**a. Investment Account:** Information circulated to members in relation to CCLA option to transfer from deposit account to interest bearing account.

**b. Precept:** Detailed draft of precept for 2023/24 circulated to members for information and comment prior to meeting. Decision required at meeting to enable figure to be forwarded to SDC to include in their calculations for following financial year.

**c. External Audit:** Notification received of new Auditors (External) appointed with effect from 2023, Mazars LLP, Mosley Street, Newcastle upon Tyne. Preliminary notification of costs expected to be £210 - £315 depending on Income/Expenditure of PC.

**12. KCCllr Mrs Margot McArthur:**

**13. KCCllr/SDCllr Richard Streatfeild Report:**

**14. Any Other Business**