

22/03360/LBCALT: Chafford Park, Chafford Lane, Fordcombe: Internal alterations to the existing second floor. **Amendment Received 25 January 2023:** Amended drawing to include section drawing of internal partition to second floor.

22/02866/LBCALT: Hill Corner Cottage, The Lane, Fordcombe: To remove the internal staircase. **PC Response:** No Comment. **REFUSED**

22/02751/52LBCALTHOUSE: Tender Meads, Fordcombe Road, Fordcombe: New detached garage adjacent to Tender Meads and new detached garage adjacent to Annexe. **PC Response:** The PC object to the application. As far as we are aware, outbuildings should not exceed 40sqm. Both the proposed garages are in excess of this. We would also draw attention to the fact that the "annexe" is in fact a separate dwelling (granted planning consent under 20/03042). We note from the Residential Extensions SPD that the cumulative effect of outbuildings should not exceed 50% of the original dwelling. Because the "annexe" is now a separate dwelling, we are not sure which buildings should be taken into account when considering the cumulative effect e.g. is it just the 3-bay garage in the curtilage of the original house, or is it both garages plus the annexe. There is also some concern that the proposed location of the 3-bay garage may impact on the access to the cricket field.

SE/22/03102/FUL: Barns at Watstock Farm, Wellers Town Road, Chiddingstone Hoath: Conversion and part-alteration of three existing barns to create four self-contained dwellings with associated parking, private garden and landscaping. Diversion of public path and bridle way.

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. **GRANTED**

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

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. **PC Response: No Objections GRANTED**

SE/22/02983/4/LBCALT: 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. **PC Response: No Objections. GRANTED**

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. **REFUSED**

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. **GRANTED**

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

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

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 e.g., 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. PC requested application to be called in. **GRANTED**

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. This application is no longer valid and therefore not currently under consideration. - Reason: Plans needed to assess the application are missing.

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/22/01998/9/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.

Amendment Received 9.1.23: Amended design to remove glazed link to front of the dwelling. Submission of further ecology report in response to KCC Ecology comments

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.

Amendment received 9.1.23: Amended design to remove glazed link to front of the dwelling. Submission of further ecology report in response o KCC Ecology comments The block plan showing the overall development of the site has been submitted.

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:

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 **Requested Procedure:** Written Representation

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

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

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 **Requested Procedure** 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:

23/0004/WTPO: South Lodge, Penshurst Road, Penshurst: Application for consent to cut down, prune or uproot various trees covered by TPO

23/00125/WTPO: Vine House, Grove Road, Penshurst: Various works to trees.

9. HIGHWAYS

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

671347: Rogues Hill: Drains reported again and scheduled for further clearance as of 8 December 2022.

663319: Chafford Lane/Walter Green: Flooded area of road reported. Completed 4.11.22. Little or no work completed during visit.

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 Godfrey House and Smarts Hill House, Coldharbour Road. Job attended; more work required. *Gulley scheduled to be cleared 17.11.22*

Colliersland Bridge Signage: Request for more prominent signage submitted via Penshurst PC Highway Improvement Plan. Thank you for your email which has been received by the West Kent Highway Improvements Team. We have saved your latest HIP on file and your message regarding this has been passed to an officer in the Community and Engagement Team to action and they should be in contact with you as soon as possible.

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

Temporary Road Closure - Bullingstone Lane, Speldhurst & Penshurst - 9th January 2023 for 1 day between 08.00hrs and 18.00hrs: The road will be closed between Hillside and Bullingstone Cottages. The alternative route is via Bullingstone Lane, Penshurst Road, Langton Road and vice versa. The closure is required for the safety of the public and workforce while works are undertaken by Openreach.

Temporary Road Closure - Poundsbridge Lane, Fordcombe - 9th January 2023 for 5 days

679634: Fordcombe Village Hall Salt Bin: Under investigation for refilling.

679637: Cleve House, The Lane: Multiple potholes being investigated.

687325: Chafford Lane: Repeated report for drainage to be cleared after ice problems caused car accidents, issue previously reported in autumn time. Re-stated gullies scheduled to be cleaned 18.1.23

SDC FT/318: Fly tipping reported near Daneby Hall – builders. Removed following day.

688215: New Road, Penshurst: Blocked drain near Burzes Cottages. Drains scheduled to be cleaned 20.1.23

675425: Rogues Hill, Penshurst: Pothole. Website indicated work completed 22 December.

689133: Highway Tree Inspection: Request submitted for next inspection date in order that PC can submit list of areas of concern for officer to check. Confirmed by highways that Spring Hill, Fordcombe and New Road, Penshurst scheduled for inspection in January 2024, also advised that routes in one parish or area would not necessarily all fall due on one particular month, they may be spread out and this will largely depend on when they were last surveyed historically.

39577686: Leak Report - IYA [ID:5152839] -Water leak reported to SE Water – adjacent to previous one recently repaired near archway access to Penshurst Place. Advice received 20.1.23 that a road closure will be necessary to deal with the issue.

STREET NAMING & NUMBERING - SECTION 64 TOWN IMPROVEMENTS ACT 1847

Site: Land South Of Salmans Farm Cottages, Salmans Lane, Penshurst: Conversion of agricultural building into a residential dwelling.

Temporary Road Closure - Ensfield Road, Leigh - 13th February 2023 for 2 days: The road will be closed outside Paul's Hill House. The alternative route is via Ensfield Road, Lower Green, B2027 Penshurst Road/Tonbridge Road, B2176 Moorden Lane/Station Hill/Penshurst Road/High Street/Rogues Hill/Penshurst Road, Hayesden Lane and vice versa. The closure is required for the safety of the public and workforce while works are undertaken by South East Water.

Kent Film Office: Notification received advising that a permit has been issued for the road/public right of way for filming work: ITC with temporary traffic lights on Fordcombe Road, TN11 8EA on 13 March 2023 from noon – 00.00 midnight.

Saltbin – Penshurst: Assessment of requirement.

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

Unipar Services LLP	Speedwatch Equipment Service/Repairs Certification	£455.16
Oast & Oak	Penshurst Churchyard Maintenance	£611.51
“ “	Fordcombe Churchyard Maintenance	£349.02
Visions ICT	PC Website: Setting Up: Design and Development; Training; Website hosting September 22 - August 23	£690.00
Lucy Fuller Rowell	Lengthsman - December	£100.00
Fordcombe Village Hall	Hire Fees – December 2022/March2023	£20.00
Penshurst Village Hall	Hire Fees – February/April 2023	£30.00

a. Investment Account: Consideration to transfer sum to alternative bank for 'no risk' investment.

b. Summer Family Fun Days: Provisional booking for 7 August 2023 at Fordcombe, final details to be arranged.

11. KCC/SDCllr R Streatfeild:

12. KCCllr Mrs Margot McArthur:

13. AOB

