

**Detailed Agenda for the Meeting of Penshurst Parish Council Meeting to be held on 4 September 2023 at 7 pm in Fordcombe Village Hall**

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

**3. Minutes of Parish Council Meeting** held on 7 August to be approved.

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

**OPEN SESSION:**

**5. KCCLlr Mrs Margot McArthur**

**6. SDCllr R Streatfeild**

**7. Matters Arising:**

**(i) Fordcombe Play Area:** Work completed on installation of new play item plus repairs to aerial ropeway carried out; area now open. Credit note requested to cover items not provided during installation.

**(ii) Aerial Line:** Repaired

**(iii) Fordcombe Churchyard Trees:** Previous work to laurels and chestnut branch completed and inspected. Inspection of trees on site required, request for church authorities to carry out survey for work required in order that the PC can go to tender for any work identified

**(iv) Penshurst Road Sign/ Overgrown Hedges – Request submitted for further sign and information**

regarding overgrown hedges.

**(v) Gatwick:** ED checking with Leigh clerk regarding reinstatement of Gatwick Committee.

**(vi) Local Affordable Housing:** Assessment of sites report received from SDC. Members to discuss any queries or points to be referred to SDC.

**8. PLANNING: Planning Applications:**

**23/02377/AGRN0T: Fitchetts Farm, Broad Lane, Fordcombe:** Resurfacing existing track and extending it to join another existing trackway.

**23/01853/FUL: Kingdom Grove Road, Penshurst:** Change of use of clubhouse from D2 to E and events use at ground and lower ground floor, with first floor and roof level for indoor and outdoor sport and events use (sui generis). Erection of a sound control lobby on the southeastern elevation.

**PC Response:**

Penshurst Parish Council has been assured by the applicant on a number of occasions that the cycling/sport-based nature of the site would be ensured (as this was the original reason why planning consent was granted in the first place) but despite such assurances, this has not proved to be the case. The addition of a conservatory on part of one wall will do little or nothing to address the issues raised in our objection to the previous application (21/03418).

We reiterate that the Officer's report for 21/00344/LDCEX states at point 43 "The sui generis use of the building, has brought about cumulative impacts upon nearby residents in terms of additional noise, traffic generation and highway safety issues from overspill parking onto Grove Road" and at point 44 "Overall, it is considered that the intensified use of the clubhouse building has a detrimental impact upon the living conditions of the existing occupants, creating an environment which would be fundamentally different from that which existed prior to May 2015, through increased levels of noise and disturbance."

We still consider that granting a sui generis use will increase the existing detrimental impact to nearby residents in terms of noise, traffic, and overspill parking. We are also concerned at the effects of noise, light pollution and traffic on the wildlife within this area of the AONB. We do not believe these issues could be overcome by the use of Planning Conditions.

We must emphasise to the District Council that, despite what the current Planning, Design and Access Statement may seek to assert, the current use has been deemed as NOT lawful under 21/00344/LDCEX. As

far as we are concerned, this remains the position until such time as the Planning Inspectorate may decide otherwise.

Whilst we understand that the District Council may be reluctant to take planning enforcement action while there are outstanding appeals or planning applications, there is a very real possibility that the use of the site will simply become lawful by existing for 10 years without enforcement action (the current use has been ongoing for almost 8 years 4 months since May 2015). After all, what is to stop the applicant submitting further applications simply to "run down the clock", in the knowledge that no enforcement action will be taken whilst applications or appeals are undecided?

For these reasons, the Parish Council object to the application and request that the appropriate enforcement action be commenced as soon as possible.

**23/01992/FUL: Land West of The Oast House, Ashcombe Priory, Chafford Lane, Fordcombe:**

Conversion of two barns to create a single new family home including conversion of Barn A to a new family dwelling and conversion of Barn B to ancillary domestic accommodation. Associated parking and hard and soft landscaping. **PC Response:** Peshurst Parish Council have no objections. Our only comment is that barn B seems very large for an ancillary domestic building

**SE/23/01444/LBCALT: Springs Cottage, Bullingstone Lane, Peshurst:** Like-for-like replacement windows and doors.

**SE/23/01996/LDCPR: Woodside, New Road, Peshurst:** Single-storey rear extension and associated internal alterations. Insertion of new windows and doors. Alterations to fenestration. New rooflights.

**23/01819/HOUSE: Palmers Cottage, The Lane, Fordcombe:** Proposed single storey rear extension with rooflight. **PC Response:** The Parish Council have no objection to the proposed development. We consider that, whilst the proposed extension would take the cumulative increase in size over 50%, the resulting building would not be particularly large and would not have any significant impact on the Green Belt. In considering this application, we have taken into account what we believe to be similarities with the planning consent granted at appeal for Benachie, Chafford Lane, Fordcombe under reference 18/00566. We are also conscious of the planning consent granted for Vine House, Grove Road, Peshurst under ref 19/01534, where the cumulative increase was massively in excess of 50%

**23/01718/FUL: Hillcrest, Chafford Lane, Fordcombe:** Demolition of existing dwelling and outbuildings, erection of a replacement dwelling and associated landscaping: **PC Response:** No objections. **Application Amended:** The proposed site plan has been amended following comments from KCC Highways.

**23/01788/LBC: Old Swaylands, Poundsbridge Lane, Poundsbridge, Peshurst:** Remove non historic chimney to the 20th Century Extension: **PC Response:** No objections. **GRANTED**

**23/01732/HOUSE: Coppers, Fordcombe Road, Peshurst:** Construction of detached ancillary outbuilding, natural swimming pond, hot tub, deck and associated hard and soft landscaping. Further details provided: Proposed Site Plan and Outbuilding drawing updated to show section drawing of hot tub, plus ecology information provided to support application.

**23/01473/FUL: Land South of Hallborough, Poundsbridge, Peshurst:** Erection of a forestry and wood workers workshop with solar arrays. Hardstanding and landscaping.

**PC Response:** The planning statement 1.14 indicates this is a very small scale and that it will operate at a hobby scale. That timber sourcing and importing to site will be a rare isolated action, deliverable by smaller flat-bed commercial vehicles, given the size of the access to the site, it seems unlikely HGVs could enter anyway. Neither staff nor daily vehicle movements will be required Machinery to be used is the same as that detailed to the Planning Authority under 23/00563/AGRNOT. Whether the machinery is used on timber grown on site or on timber brought in is irrelevant, it will still make the same amount of noise. The final point to consider is the "fall back" position i.e., the development permitted under 23/00563/AGRNOT. This would allow the applicant to use the same machinery, generate the same amount of noise, process timber, and generate vehicle movements as the timber products are collected and moved off site. Any additional impacts arising from the proposed use are therefore negligible.

The Parish Council are of a mind to support this application, as indicated above, but would ask that where possible, conditions/restrictions be placed in relation to areas of concerns i.e., vehicle movements and noise. **Information provided with regard to size and number of vehicle movements.**

**23/01302/FUL: Peshurst Park Cricket Club, Peshurst Place, Peshurst Road:** Proposed practice net facility to rear of pavilion and main playing surface. **PC Response:** Peshurst Parish

Council support this application as an asset to the parish **Further information received:** An additional plan has been submitted to show further details in regard to the trees, based on Woodland Trust comments. **GRANTED**

**23/01279/FUL: Tender Meads and Former Annexe at Tender Meads, Fordcombe Road, Fordcombe:** Proposed double garage to Little Meads and Proposed double garage to Tender Meads. **GRANTED**

**23/01816/LBCALT: Old Swaylands, Poundsbridge Lane, Poundsbridge, Peshurst:** Remove existing concrete screed, DPM and other non-breathable materials and replace with foamed glass insulation, underfloor heating, lime screed and breathable floor finishes. **Revised Submission:** Changes to the proposed scheme, less extensive works than originally submitted.

**23/01851/LDCPR: Godfrey House, Coldharbour Road, Peshurst:** Erection of single storey rear conservatory. **GRANTED**

#### **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/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).

**SDC Ref:** 21/00028/ENF: **Peshurst Off Road Cycling, Grove Road, Peshurst:**

**Nature:** Appeal against Enforcement Notice issued for: Without the benefit of planning permission the carrying out of operational works involving the importation of and deposit of soil, hardcore, and waste materials to raise the levels of the land, including the formation of a boundary bunding, track and hardstanding together with associated re-grading and contouring of the land, the siting of two shipping containers, the formation of a bridge, the creation of a pond and the erection of boundary fencing

**Appeal Ref:** APP/G2245/C/21/3274119

**Appeal Start Date:** The Planning Inspectorate has decided that the appeal will be dealt with by means of a Public Inquiry. This will be heard at: The Council Chamber - SDC, Council Offices, Argyle Road, Sevenoaks, Kent, TN13 1HG starting on 14th November 2023 at 10:00am. Please note the Inquiry may last longer than one day.

**SE/22/02133/HOUSE: Barnfold Cottage, Saints Hill, Peshurst:** Single storey extension to side.

**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/RFPLN:** This Appeal is proceeding under the Householder Appeals Service therefore there is no opportunity for you to submit comments. Previous submissions have been forwarded.

#### **Tree Works:**

**23/02163/WTPO: Fordcombe C Of E Primary School. The Green, Fordcombe:** T1 Yew, Prune to give approximately 300mm clearance from buildings. **GRANTED**

**23/02484/WTPO: 5 Latymers Peshurst:** Two Oak trees - Reduce by 3 to 4 metres (approximately 30%)

## **9. HIGHWAYS**

**733159/708522: Poundsbridge Hill:** Flooding issue with one of the properties when heavy rains occur reported to Highways for action. **Work completed.**

**675425/663392/671347: Rogues Hill:** Logged as cleared **22.12.22. Reported again under 717001: 17.2.23. Advised 28 April to be cleared. Booked again under 734351. Advised on 17 July listed for cleaning.**

**725844: Colliersland Bridge:** Worn white priority lines reported advising these had been included in our HIP report last year. **Works being programmed as at 7 June**

**738538: Coopers Lane:** Overgrown hedges adjacent to lane restricting road width for cars and pedestrians. **Inspected 7 August, more work required.**

**740128: Temporary Swaylands Entrance to end of site boundary:** Overgrown hedge not compliant with KCC requirements at Swaylands reported again as danger to pedestrians accessing the village/litter picking team unable to carry out work. Problem reported originally directly to management, no action taken, issue reported to KCC Highways. **Inspected 15 August more work required.**

**740132: Temporary Swaylands Entrance:** Gradient sign damaged. **Inspected 15 August, more work required.**

**Openreach - Temporary Road Closure - Coldharbour Road, Peshurst - 15th September**

**2023 for 1 day between 09.30hrs and 15.30hrs.** The road will be closed near Coldharbour Farm Oast. The alternative route is via Smarts Hill, B2188 New Road, Grove Road, Finch Green and vice versa. Pedestrian access will be maintained during the works. The closure is required for the safety of the public and workforce while works are undertaken by Openreach. For the most up to date information on these works please visit: <https://one.network/?tm=134723235> For information regarding this closure please contact Openreach, who will be able to assist with the scope of these works.

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

Oast & Oak	Churchyard Maintenance	2398.81
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**(ii) Banking Arrangements:** Preliminary application made to Metro Bank for account facility for PC, initial paperwork being prepared. Proof of identity required for Clerk and Councillors, accompanying paperwork being obtained.

**11. General:**

**(i) Defibrillator:** New defibrillator installed at Fordcombe Village Hall checked, set up and is operational, no items required. Items needed for Peshurst Village Hall being ordered.

**(ii) Verge Cutting:** Further information awaited regarding possibility of work being carried out in house by PC.

**(iii) Play Area Perimeter Fencing & Tunnel Post:** PC Contractor Nigel Loring providing quotation.

**12. CCTV/ANPR:** Update on request to Fordcombe Village Hall regarding provision of CCTV/ANPR.

**13. Neighbourhood Watch Report:**

**14. Any Other Business:**