

**Detailed Agenda for the meeting of Penshurst Parish Council to be held on 6 March 2023 in Fordcombe Village Hall at 7pm**

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

**3. Minutes of Parish Council Meeting held on 6 February 2023** to be approved.

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

**OPEN SESSION:**

**5. Matters Arising:**

**a. Fordcombe Parking/Yellow Lines/Penshurst traffic schemes:** Offer of site meeting received, optional dates to be provided.

**b. Boot Scraper/Lengthsman:** Update by Clerk.

**c. Fordcombe Church:** Cllr Townsend to report on site meeting regarding overgrown laurels.

**d. Fordcombe Play Area:** ED to update on current proposed work relating to Fordcombe Play Area project and CIL funding.

**e. Community Energy Projects: Information received from SDC:**

Penshurst is in an Area of Outstanding Natural Beauty (AONB) and also covered by the Metropolitan Green Belt (MGB). Policy L01 (Core Strategy 2011) states that with development outside of built up area, priority is given to protecting the rural character and must be compatible with policies for protecting the MGB. It is further reiterated in Policy L08, SP2 of the Core Strategy how the District will contribute to reducing causes of climate change with Point 5 stating it will support and promote small scale and community based renewable energy developments where it does not negatively impact on the openness of the MGB and follows AONB policy.

Penshurst is affected by MGB requirements and when consulting the National Planning Policy Framework (NPPF) it states that elements of any renewable energy projects in this situation would be considered inappropriate development therefore very special circumstances, e.g. wider environmental benefits associated with increased production of energy from renewable sources, would be required to proceed.

**f. Yew Tree:** Overgrown between Penshurst Village Hall and Fir Tea tearooms, Cllr Rees to report.

**g. Trailer:** Cllr Rees to report on situation with regard to trailer sited at the Leicester Arms.

**h. Lengthsman Work Schedule:** Circulated to members.

**6. Path Access:** Update on completion.

**7. Affordable Housing:** Clarification on exact areas/site sizes being prepared for SDC to advise on possible suitability.

**8. PLANNING: Planning Applications:**

**23/00278/FUL: Land Southeast of Redwood, Penshurst Road, Penshurst:** Demolition of outbuilding with erection of 3-bed dwelling house with basement.

**23/00227/HOUSE: Loft House, Penshurst Road, Penshurst:** An array of 14 ground-level photovoltaic panels within private garden.

**23/00116/FUL: Land West of Nashes Farm, New Road, Penshurst:** Remove the two concrete barns and containers. Convert historic Oasthouse into two units for residential accommodation. **PC Support**

**23/00036/LBCALT: Hill Corner Cottage, The Lane, Fordcombe:** Remove internal plasterboard wall.

**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.

**23/00259/AGRN0T: Mitre Farm, Fordcombe Road, Fordcombe:** Creation of access to support maintenance of forestry crops.

**23/00090/FUL: Harden Farmhouse, Grove Road, Penshurst: Partial** demolition of an agricultural barn and conversion to a dwelling.

**23/00116/FUL: Land West Of Nashes Farm, New Road, Penshurst:** Remove the two concrete barns and containers. Convert historic Oasthouse into two units for residential accommodation. **PC**

**Response:** PC Support

**22/03428/FUL: Westover Farm, The Lane, Fordcombe:** Demolition of existing two storey dwelling and outbuildings. Erection of replacement dwelling, detached garaging and associated works including hard and soft landscaping. Erection of proposed stable complex and tractor/feed/hay storage barn. Removal of existing stable complex, oil tank and septic tank. Installation of ground mounted solar panels. Erection of a post and rail fence. **PC Response:** The Parish Council support this application, but would note that the size of the proposed new development (including stables and tractor shed) is larger than that usually deemed acceptable. However, in this case it is clear that the proposal in the round (including demolitions of other outbuildings) will result in a better and more open aspect for all, and therefore the PC feels this is an acceptable proposal which will actually improve the site.

**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. **GRANTED**

**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.

**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.

**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

**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/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

**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.

**23/00166/WTCA: Birches. Fordcombe Road, Penshurst:** Various works to trees.

## **9. HIGHWAYS**

**675425/663392/671347: Rogues Hill:** Drains reported again and scheduled for further clearance as of 8 December 2022. **Further work carried out during January/February – reported as incomplete and gully missed.** Map provided for area, KCC officer aware.

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

**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. Website indicated gully scheduled for cleaning 4.11.2022.**

**666617: Blocked Drain between Godfrey House and Smarts Hill House, Coldharbour Road. Job attended; more work required. Gully scheduled to be cleared 17.11.22**

**Colliersland Bridge Signage:** Request for more prominent signage submitted via Penshurst 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.

**679634: Fordcombe Village Hall Salt Bin: Bin refilled 4.1.23.**

**679637: Cleve House, The Lane: Work completed 4.1.2023**

**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**

**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.

Coldharbour Road, Penshurst - 8th March 2023 **for 1 day between 09.30hrs and 15.30hrs.** The closure is required for the safety of the public and workforce while drainage cleansing works are undertaken by Kent County Council.

**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:** Current restrictions on siting of salt bins are that it is KCC policy not to place salt bins on the primary route network, suggestion that bin could be sited on village hall car park to be considered.

**Speeding:** Consideration of use of temporary speed indicator posters in the parish.

**Temporary Road Closure: B2188 Fordcombe Road** between junctions of A264 Ashurst Road to Fordcombe village gateway. The road surface improvement works are programmed to start on the 17 March 2023 between 9.30am and 3.30pm

**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.

Penshurst Village Hall	Hall Hire	30.00
Town & Country Planning Association	Subscription	90.00
Inland Revenue	Clerk Tax February 2023	141.60

**a. Investment Account:** Check being undertaken with bank recommended by other parish clerks.

**b. Summer Family Fun Days:** Provisional booking for 7 August 2023 at Fordcombe, final details in hand.

**c. Penshurst Church: Tree surgery:** Work authorised for March 2023, further work required.

**d. Keep Britain Tidy/Road Safety Campaigns:** Possibility of temporary signage to be provided to indicate speed limits and

**e. Fordcombe Weed Treatment:** Confirmation of contract for current contractor 'Complete Weed Control' for 2023 season confirmed to CWC.

**11. KCC/SDCllr R Streatfeild:**

**12. KCCllr Mrs Margot McArthur:**

**13. Any Other Business:**