

**Detailed Agenda for the meeting of Penshurst Parish Council to be held on 3 October 2022 in Fordcombe Village Hall at 7pm**

- 1. PRESENT:**           **2. APOLOGIES:**    Cllrs Mrs D Broad

**In attendance:**

- 3. Minutes of Parish Council Meeting held on 5 September 2022,** to be approved.

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

Cllr A Campbell, Personal interest in item SE/22/02133/HOUSE: Barnfold Cottage, Penshurst  
Cllr Mrs D Broad, Personal interest in item SE/22/02146/FUL: Hartsland Farm, Penshurst

**OPEN SESSION:**

**5. Matters Arising:**

- a. Path Access: Road – Play Area Fordcombe Cricket Ground:** Update by Cllr Horsford
- b. Fordcombe Green Oak Posts/Wall Repairs:** Update on costs for work.
- c. Fordcombe Parking/Yellow Lines/Penshurst traffic schemes:** Further information awaited from KCCllr Mrs McArthur
- d. Defibrillators:** Unit will be installed when suitable electrical supply provided.
- e. Boot Scraper:** Update by Cllr Carson on installation.
- f. Fordcombe Church:** Reported awaited from Cllr Carson
- g. Affordable Housing:** Update on current information available.
- h. School Bus Service:** Provision of service continued for current year; further information awaited after full council meeting of KCC.
- i. Speedwatch Equipment:** ED to report.
- j. Highways – Hedges:** Members to report on hedges requiring cutting/reducing for ED to contact.

**6. PLANNING:        Planning Applications:**

**SE/22/02454/HOUSE: Springs Cottage, Bullingstone Lane, Penshurst:** Extension of existing outbuilding, internal and external alterations including roof.

**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.

**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.

**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.

**SE/22/02146/FUL: Hartsland Farm, Walters Green Road, Penshurst:** Change of use of agricultural land to create a wildlife pond for breeding Great Crested Newts under the Natural England District Level Licencing Scheme. **PC Response:** The Parish Council support the proposal. The proposed location is naturally wet and does not lie within the flood plain. The pond would be beneficial to various species of wildlife, not just newts, particularly in dry conditions as experienced this year.

**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/22/01888/HOUSE: Highfield House, The Lane, Fordcombe:** Erection of fence. **PC Response:** We understand that the fence is not newly-erected and is reasonably well-screened. Although higher than allowed under Permitted Development, in this particular instance we have no objections provided this does not set a precedent for other similar cases. **GRANTED**

**SE/22/01771/HOUSE: Polbream, House Saints Hill, Penshurst:** Erection of detached garage. **GRANTED**

**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/22/01697/LBCALT: Forge Garage Cottage, High Street, Penshurst:** Proposed French doors fitted to enlarged window opening off Sitting Room. **PC Response:** No Objections **GRANTED**

**SE/22/01666/HOUSE: The Orchard, Chafford Lane, Fordcombe:** Single storey extension to existing bungalow. **PC Response:** No Objections. **GRANTED**

**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/22/01226/FUL: Fitchetts Farm, Broad Lane, Fordcombe.** Change of use of agricultural buildings to business/light industrial use (Use Class E) and storage and distribution (Use Class B8). *Full PC Response available in minutes of PC meeting held on 1 August 2022.* **REFUSED**

**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/21/01786/FUL: Land South of Swaylands School Farm, Penshurst Road, Penshurst:** Erection of one 5-bed dwelling house with basement, landscaping and refurbishment of boat house. **PC Response:** No Objections **GRANTED**

**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:**

**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.

**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.

**PC Response:**

**22/00021/RFPLN Application For Horticultural Use On Land and Timber Building for Storage And Shelter: Land Adjacent To Spile Bank New Road Penshurst KENT**

Firstly, Penshurst Parish Council would like to clarify the statement made in Paragraph 2.5 of the Appeal Statement – “Once the application was refused to retain the mobile unit, the appellant took this advice from the Parish Council and submitted a new application to replace the mobile unit with a timber store.” Penshurst Parish Council wish to make it clear that they have not offered advice to either the Appellant or his agents.

Whilst we have nothing to add to comments submitted to Sevenoaks District Council, in order to demonstrate the views of the Parish Council, rather than the summaries contained in the Planning Officers’ reports, we are submitting copies of our full comments for applications 21/00498 and 21/0345. *(Available in minutes of 1 August meeting)*

**SDC Appeal Ref: 22/00028/RFPLN**

**Site:** 1 And 2 Stables Flats, High Street, Penshurst

**Nature:** 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.

**Start Date:** 10th August 2022

**SDC Appeal Ref: 22/00040/RFPLN**

**Site:** Daneby Views, The Lane, Fordcombe

**Nature:** Erection of 12 no. solar panels, native hedging and fencing.

**Start Date:** 15th August 2022

**SDC Appeal Ref: 22/01443/LBCALT**

**Site: Hill Corner Cottage, The Lane, Fordcombe:**

**Appeal Type:** Refusal of Listed Building Consent

**Requested Procedure** Written Representation

**SDC Appeal Ref: SE/21/03418/FUL: 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).**

**Site: Kingdom, Grove Road, Penshurst**

**Appeal Type** Non-determination (8 Weeks). **Requested Procedure** Hearing

**Tree Surgery:**

**22/01315/WTCA: 1 Keymer Court, High Street, Penshurst:** Notice of work to trees in a Conservation Area - Various works to trees.

**22/01990/WTCA: Squirrels Hollow, 9 Latymers, Penshurst.** Various works to trees. (WTCA)

**22/02251/WTCA: Colquhouns Cottage, High Street, Penshurst:** Various works to trees. (WTCA)

**22/02314/WTPO: Fordcombe Village Recreation Ground, Fordcombe Road:** Various works to trees. (WTPO)

**22/02321/WTPO: The Old Laundry, The Lane, Fordcombe:** Works to 2 Oak trees TPO

## 7. HIGHWAYS

**Highways Meeting:** Provisional date for meeting noted as 26 October at 1 pm, members to confirm.

**646013: Hedge Overgrown:** Rogues Hill – Issue under investigation as of 18 July.

**640494: Swathe Mowing:** Complaint submitted regarding quality of work provided. Issue investigated and problem noted. ED to be contacted when next mowing work carried out.

**Glebelands:** Reinstatement of covers causing possible trip hazard reported to utility and highways for checking.

**Temporary Road Closure - B2176 Penshurst Road, Bidborough - 17th October 2022 for 1 day between 09.30hrs and 15.30hrs:** The road will be closed between Barden Road and Poundsbridge Lane. The alternative route is via B2176 Penshurst Road/Rogues Hill/High Street, B2188 High Street/Fordcombe Road/New Road/Saints Hill/Spring Hill/Fordcombe Road. A264 Ashurst Road/Langton Road/Bishops Down/Mount Ephraim, A26 London Road/St Johns Road/London Road, B2176 Bidborough Ridge and vice versa. 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=129797884> For information regarding this closure please contact Openreach, who will be able to assist with the scope of these works.

**Temporary Road Closure - B2027 Penshurst Road, Leigh - From 22.30hrs on 20th October 2022 to 06.00hrs on 21st October 2022:** The road will be closed outside Kerang. The alternative route is via B2027 Penshurst Road/High Street/Hildenborough Road/Stocks Green Road/Leigh Road, B245 Tonbridge Road/London Road, A227 High Street, B2260 High Street/Railway Approach/Quarry Hill Road, A26 Quarry Hill Road/ London Road, B2176 Bidborough Ridge/Penshurst Road/Rogues Hill/High Street/Penshurst Road/Station Hill/Moorden Lane, B2027 Tonbridge Road and vice versa. The closure is required for the safety of the public and workforce while works are undertaken by Southern Water. For the most up to date information on these works please visit: <https://one.network/?tm=130471976> For information regarding this closure please contact Southern Water, who will be able to assist with the scope of these works.

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

Sevenoaks District Council	Bulk Freighter	£166.63
Mrs E M Divall	Clerk Tax/NI	£141.60
Complete Weed Control	Fordcombe Weed Clearance	£210.00

**a. Investment Account:** Update by Cllr O'Shea

**b. External Audit:** Confirmation forwarded to auditors by ED as agreed confirming the council's wish to continue with the current external auditor system.

**c. Allotments:** Councillors carried out an inspection of both allotment sites, letters forwarded to allotment holders regarding issues raised. Qualified contractors to be appointed to carry out clearance work / tidying as required.

**9. KCllr Mrs Margot McArthur:**

**10. KCllr/SDCllr Richard Streatfeild Report:**

**11. Any Other Business**