

Rachael Turner, Clerk and RFO
Penshurst Parish Council
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Penshurst Parish Council Meeting Agenda

Monday 2nd February 2026 - Penshurst Village Hall - 7.00 pm

Members of Penshurst Parish Council are hereby summoned, and members of the Public are invited to attend, the Meeting of the Parish Council that will be held in **Penshurst Village Hall on Monday 2nd February 2026** commencing at **7.00 pm** for the transaction of business as set out below.

Signed: Rachael, Clerk & RFO Date: 27th January 2026 *are attachments

Meetings shall be open to the public unless their presence is prejudicial to the public interest by reason of the confidential nature of the business to be transacted or for other special reasons. The public's exclusion from part or all of a meeting shall be by a resolution which shall give reasons for the public's exclusion.

There will be up to 15 minutes at point 5 of the Agenda to hear questions or comments of the public present to draw the attention of the Parish Council to any matter. Thereafter comments may be made, or questions raised, at the discretion of the Chair.

Please contact the Clerk in advance of the meeting if further factual information is required on an item on the Agenda.

- 1. Apologies for Absence**
- 2. Declaration of interests in agenda items**
- 3. To approve and sign Minutes of the 1st December 2025 Penshurst Parish Council Meeting.**
- 4. Matters Arising:**
 - a. Kingdom – Noise Mitigation Measures
- 5. Open Session**
- 6. Kent County Councillor Robert Mayall**
- 7. Sevenoaks District Councillor Mr Richard Streatfeild**
- 8. Police Update**
- 9. Neighbourhood Report – Cllr Furnell**
- 10. New Road site update from English Rural**
- 11. Finance/Accounts:**
 - a. **Payments:** The accounts listed at the end of the Agenda will be presented for payment at the meeting plus any others received prior to the meeting but after preparation of the agenda. Payments made between meetings will be ratified.
 - b. ***Finance Update** including bank reconciliation
 - c. **Grant Applications:** None received for consideration this time.

- d. *To approve the Budget 26-27 as proposed at November meeting
- e. To note Precept Request for 26-27 submitted to SDC

12. To approve and adopt the following:

- a. Updated Standing Orders
- b. Updated Finance Regulations

13. Gatwick Update

14. Consider quotes received for works to:

- a. Fordcombe Play Area weed killing
- b. Deer Fencing for allotments

15. Road safety/Highways update

- a. HIP
 - i. Fordcombe Lane junction visibility
 - ii. Penshurst road safety
- b. Mobile speed indicator device

16. Allotments update

17. Clerk Report – Items for noting and information

- a. CPR/Defib training for community
- b. Update on request to use Penshurst phone box as book exchange for community

18. Planning:

Current Applications:

SDC REF	ADDRESS	DEVELOPMENT	DEADLINE FOR COMMENTS
25/03062/FUL	Barn West Of Coldharbour Farm Coldharbour Road Penshurst Kent TN11 8EX	Demolition of open sided outbuilding. Removal of storage container. Conversion of existing Dutch style barn to form new detached dwelling with associated landscaping and parking. Amended App: Updated Preliminary Ecological Appraisal	4 th Feb 26

Decisions received since last meeting:

SDC REF	ADDRESS	DEVELOPMENT
25/02514/FUL	Westover Farm The Lane Fordcombe Kent TN3 0RP	Demolition of existing dwelling and erection of new dwelling with rooflights and associated hard and soft landscaping. Electric vehicle charging point. Removal of existing septic tank and oil tank to be replaced with a new treatment package. GRANTED
25/03172/FUL & 25/03173/LBC ALT	Penshurst Place Estate Penshurst Road Penshurst Kent TN11 8DG	Construction of a freestanding metal staircase and lift to give disabled access. GRANTED
25/02810/LBC ALT	Woodgates Walters Green Road Penshurst Kent TN11 8HF	Replacement of modern side attached double garage with detached rear secure store, including solar panels. Link attached extension, minor internal alterations including the addition of shower room to the existing second floor bedroom and reconfiguration of the existing drive. Replacement of garden outbuilding. Amended consultation: Updated elevation drawings and a garage removal methodology provided, following consultee comments GRANTED

19. HIGHWAYS & PUBLIC RIGHTS OF WAY

Details	Location	Date reported	Ref No
Water leak by wall Leicester Square steps and Penshurst Archway reported		06/11/2025	910548
Water leak	Opposite Fitchetts Farm, Broad Lane, Penshurst	12/11/2025	Repaired 12/25
Mud/sludge/dirt along edge of road blocking drains. Needs scraping/ sweeping	Fordcombe - Chafford Lane to Broad Lane	12/11/2025 Road swept 26/1/26	911551

Public Footpath on Walters Green Lane by Weavers Cottage the path surface has a terrible sewerage type smell and has been for some time. Has been previously reported. Could it be hazardous to health? Clerk to chase up	SR465 footpath next to Weavers Cottage, Penshurst	12/11/2025	251192392
Blocked drain/ awful smell	Oustide Star House, Penshurst. Also reported it coming all the way along High Street to outside Penshurst Village Hall. Intermittent but awful smell	17/12/2025	918067 & 918562
Pothole	Penshurst Road coming from Leigh near side carriageway on bend just past Cinderhill Lane.	17/12/2025	917928
Traffic lights left after roadworks finished	Between Spring Hill Farm and Manor entrance	18/12/2025	918121
Tree overhanging road on telephone wire	Spring Hill Fordcombe. W3w seashell.shipwreck.indicates	09/12/2025	916527 - updated 918395
Water leak - filling cellar at Chafford Arms Pub. Ongoing since 2022.	Chafford Arms Pub, Spring Hill TN3 0SA	09/01/2026	WCS5262461
Hedge overgrown and encroaching onto road. Sludge and mud on road surface underneath	Outside Palmers Lodge, The Lane, Fordcombe TN3 0RP	20/01/2026	927430
Hedge overgrown across pavement	5 Glebelands, Penshurst	22/01/2026	Reported to Highways 928469 Reported to West Kent Housing

20. Items for noting or inclusion on future agenda at the discretion of the Chairman.

Date of next meeting – Monday 2nd March 7.00 pm Full Council in Fordcombe Village Hall.

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**Meeting dates/times can be subject to change, please always check
<https://www.penshurstpc.co.uk/website> for next meeting date/Agenda.**

Appendix

Payments list:

February 2026 Payments List		
Payee	Details of payment	Amount
Forvis Mazars	External Audit for year ending 31 March 25	£ 252.00

Payments made between meetings:

January 2026 Payments List		
Payee	Details of payment	Amount
Defib World	Adult/Pediatric pads Fordcombe Defib	£ 70.99
Lucy Fuller Rowell	Lengthsman services	£ 100.00
Rachael Turner	Clerk Dec 25 pay	£ 1,019.84
HMRC 120PR02597105	PAYE/NI Nov 25	£ 412.61
Penshurst Village Hall	Hall hire PPC Meetings- April-Dec 26	£ 73.50
	TOTAL	£ 1,676.94