

**Detailed Agenda for the Meeting of Penshurst Parish Council to be held on 14 April 2025 at
7.00 pm in Penshurst Village Hall**

1. PRESENT:

2. APOLOGIES:

In Attendance:

3. Minutes of Parish Council Meeting held on 3 March 2025 to be approved.

4. Declarations of interests in agenda items.

5. OPEN SESSION:

6. KCCllr Mrs Margot McArthur:

7. SDClIr Richard Streatfeild:

8. PC 30366 John Donegan:

9. Tom Tugendhat Report:

10. Neighbourhood Watch:

11. Matters Arising:

12. PLANNING: Planning Applications:

SE/25/00677/CONVAR: King Meadows, Fordcombe Road, Fordcombe: New landscaping. Install new swimming pool, pool house and associated landscaping. Demolish existing detached garage and store. with amendment to change the timescale for demolition of the garage and shed.

SE25/00655/HOUSE: 10 Paddock Close, Fordcombe: Demolition of single storey side addition and entrance porch, erection of a two storey side extension and single storey front extension. PC have no comment with regard to this application.

25/00372/FUL: Westover Farm, The Lane, Fordcombe: Change of Use of Residential and Agricultural Land and the installation of an Equestrian American Barn with Hardstanding and Track Connecting to Existing Facilities, and Removal of Existing Stable Building and yard. Penshurst PC have no objections to this application.

25/00084/5/LBCALT: The Oast House, Ashcombe Priory, Chafford Lane, Fordcombe: Internal alterations, alterations to fenestration and replacement of existing windows and doors. Conversion of garage to habitable rooms. **GRANTED**

25/00085/LBCALT: The Oast House, Ashcombe Priory, Chafford Lane: Internal alterations, alterations to fenestration and replacement of existing windows and doors. Conversion of garage to habitable rooms. Application now been amended, original PC comments will be considered.

25/00084: Amended plans and Heritage/Design and Access Statement. Any comments made on the original application will be considered when the decision is made.

22/02983/& SE/22/02984/HOUSE: 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.

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.

SE/22/03024/FUL: Land Southeast Of Redwood, Penshurst Road, Penshurst: Conversion of outbuilding to dwelling.

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

25/00145/FUL: Birches, Fordcombe Road, Penshurst: Refurbishment and alteration works throughout the existing property, including the conversion of the existing basement to provide additional habitable accommodation. Construction of an orangery extension to the west-facing elevation. Removal of the existing shed outbuilding and outdoor swimming pool. Construction of a replacement outdoor swimming pool with new detached outbuilding. Removal of the existing greenhouse structure. Construction of a detached garage and storage building with new driveway and parking area, served by new vehicular access. New gates to serve the existing driveway. Associated hard and soft landscaping works in the vicinity of the proposed extension and swimming pool. Sunken area for Air Source Heat Pump units and below ground LPG tanks. **Further information has been requested, sections of proposed sunken area for Air Source Heat Pump, below ground LPG tanks and noise assessment report.**

24/03428/LBCALT: Springs Cottage, Bullingstone Lane, Penshurst: Raising of roof area and eaves over the external door openings and slightly extended either side. Raising of the ceiling to the living area including a central fully vaulted area. Raising of ground floor by approximately 50mm allow for raising the existing floor level by approximately 50mm. Removal of 20th century? / modern? brick drylining skin to internal face of original solid external wall and replacement with timber stud insulated drylining with plasterboard and skim coat as internal finish including formation of recess to wood burner on north wall.

Minor description change added 12 February 2025. GRANTED

24/03327/HOUSE: Yeomans, Walters Green Road, Penshurst: Demolition of existing garage, summerhouse and single storey extension. Erection of linked single storey extension. Internal alterations. Alteration to fenestration. Associated landscaping. **GRANTED (24/03328/LBCALT Refused)**

SE/24/03041/FUL: Lake House, Poundsbridge Lane, Poundsbridge, Penshurst: New dwelling with outbuildings, including self-contained guest accommodation, and swimming pool. Associated hard and soft landscaping works.

SE/24/03017/24/03016/HOUSE/LBCALT: 1 Rectory Cottages, High Street, Penshurst: Replacement central heating with a new external oil boiler and oil tank. Install a new hot water cylinder and add 4 radiators to the existing 3. Possible alterations to pipework. **GRANTED**

SE/24/02520/FUL: Fordcombe Village Recreation Ground Fordcombe Road Fordcombe: Existing single storey storage building 36 sqm and one 15 sqm shipping container to be removed, and to be replaced by storage building of 56 sqm, for storing equipment for charitable functions. **GRANTED**

SE/24/02585/FUL: Barn North of Little Chafford, Spring Hill, Fordcombe: Conversion of existing agricultural buildings to residential use. Penshurst Parish Council note the reasons for the refusal of the previous application (23/02304) and consider that these have been fully addressed in the current application. We therefore support the proposed development. **The applicant has provided a BNG metric and BNG report.**

SE/25/00637/LDCEX: Westfield House, Nunnery Lane: Confirmation the existing building on site and surrounding land have been in ancillary residential use for a sufficient period of time that these are now lawful.

Tree Surgery:

24/02738/WTCA: Rogues Hill House, Rogues Hill, Penshurst: Various works to trees.

24/02722/WTCA: Garden Cottage Fordcombe Road Penshurst: Various works to trees

24/02803/WTCA: Rogues House, Rogues Hill, Penshurst: Beech Tree - Cut back 20% of tree canopy.

25/00181/WTPO: Daneby Hall, The Lane, Fordcombe: Proposal (T1 & T2) Oaks - reduce lower lateral spread over garage by 30% (G1) group of Oaks - reduce by 30%

13. HIGHWAYS

SMARTS HILL, PENSURST: 17 JULY 2025 FOR 1 DAY: From Saints Hill to Nunnery Lane B2188 Saints Hill, Sandfield Road and Nunnery Lane (And vice versa)

TRUGGERS LANE TO GROVE ROAD, CHIDDINGSTONE HOATH 17 JULY 2025 FOR 1 DAY: From Chiddingstone Hoath to Grove Road Alternative route via Hoath Corner to Oakenden Lane, Ryewell Hill, Wellers Town Road, Hampkins Hill Road, B2027 Tonbridge Road, B2176 Moorden Lane, B2176 Station Hill, B2176 Penshurst Road, B2176 High Street Penshurst, B2188 Fordcombe Road and Grove Road, and vice

versa **Openreach - Temporary Road Closure - Broad Lane, Fordcombe & Ashurst - 25th April 2025 for 1 day between 09.30hrs and 15.30hrs** The road will be closed for the entire length. The alternative route is via Chafford Lane, B2188 Fordcombe Road, A264 Ashurst Road and vice versa. Pedestrian access will be maintained during the works.

871609: Poundsbridge Lane: Drainage and Flooding, blocked drain/gulley

854466: Spring Hill: Public House and Village Hall: Issue reported again, report on information relating to work carried out and further work to be done requested. Flooding reported to KCC Highways, confirmation received regarding problem with pipework serving the area, Southern Water responsible for work required to rectify.

826354/755185: Finches, Fordcombe Road: Flooding due to blocked Drain/Gulley. Gulley scheduled for cleaning.

826364: Blocked Drains - Rogues Hill: originally promised for clearance in July 2023, reported on 20.8.24 that cleaning was scheduled.

832672: Flooding of property and problems with drainage at another submitted 24.9.24:

Reported to Kent Highways, SE Water and Southern. Checks carried out by water companies and highways; currently Southern Water approached to deal with issue.

PROW: 822853: SR465 – Walters Green Road/Weavers Cottage: Poor surfacing with possible septic tank issue; **240712840: - Coach Road, SR 546:** Overhanging trees. *Footpath repairs delayed.*

823784: Extension of yellow lines to The Lane in Fordcombe: To improve safety for the septic tanker whilst working. PC advised to include on HIP. Reported again under 844790 for update on current situation.

835121: White/Yellow Lines: Request for road markings to be reinstated adjacent to hedging from new rectory area down towards entrance to Leicester Square. Application plus photographs provided by Cllr Furnell submitted to SDC together with request for reinstatement. **Work agreed with SDC, date for work to be carried out awaited, dependant on weather conditions.**

842230: Poundsbridge Manor: White lines require reinstatement; Poundsbridge Manor – Speldhurst drains now blocked due to hedge cutting, clearance required. **Works being programmed – 20.11.24**

839558: Cleave House: Multiple potholes. **Works being programmed – 1.11.24**

Chafford Lane Wall: Notification received that SDC responsible for area, confirmation awaited on way forward with regard to clearance of materials in road and further repair works. ED advised by KCC Highways that SDC liable for reporting problem for action.

PROW Report 250225697/241097018: Inadequate drainage on footpath SR465 – Allocated, awaiting inspection.

862579: Overhanging Branch between Little Chart and Spotted Dog (Reported by others). Issue under investigation 21.2.25

864529: Rogues Hill: Report of Gulley clearance lorry attending site at 1.30am 28.2.2025 for approximately 10 minutes but no visible work carried out.

Road Closure: Chafford Lane, Fordcombe - 21st March 2025 for 1 day: The road will be closed from the river to entrance to The Drive. The alternative route is via Chafford Lane, B2188 Spring Hill, Sandfield Road, Walters Green Road and vice versa. Pedestrian access will be maintained during the works. The closure is required for the safety of the public and workforce while drainage improvement works are undertaken by Kent.

Urgent Road Closure - Poundsbridge Lane, Penshurst - 24th February 2025: It will be necessary to close Poundsbridge Lane, Penshurst from 24th February 2025 for up to 4 days. The road will be closed outside Honey Field Cottage. The alternative route is via Poundsbridge, Poundsbridge Hill, Poundsbridge Lane, The Lane, B2188 Fordcombe Road, B2188 Spring Hill, B2188 Saints Hill, B2188 New Road, B2188 Fordcombe Road, B2188 High Street, B2176 Rogues Hill. B2176 Penshurst Road. This is to enable drainage investigation works to be carried out by Kent County Council.

South East Water - Temporary Road Closure - Coldharbour Road, Penshurst - 29th April 2025 for 3 days: The road will be closed outside The Bottle House Inn. The alternative route is via Coldharbour Road, Smarts Hill, B2188 New Road/Fordcombe 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 South East Water. For the most up to date information on these works please visit: <https://one.network/?tm=142846586>

14. Finance/Accounts:

- a. **GACC:** Consideration for contribution towards costs involved in campaign relating to the proposed expansion of Gatwick.
- b. **BLACK HAWK SECURITY SYSTEM:** Update

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

Graham Wickens	Repairs to water pipe in Bottle House Allotment	£175.00
HMRC	Clerk Income Tax Payment	£141.60
Kent Association Of Local Councils	Annual Subscription	£884.32
Kompan Ltd	Cableway Inspection/Tensioning/Re-Assembly and Report	£385.71
Lucy Fuller Rowell	Lengthsman: Litter picking/gullies-church, High Street Glebelands-Birches, Forge Close, Leicester Square	£100.00

- c. **Section 137 Expenditure:** Confirmation from KALC that limit increased from £10.81 to £11.10 for the year 2024/2025.

15. Any Other Business:

Easter waste collections: Following the Easter bank holiday, there may be changes to residents' rubbish, recycling, and garden waste collection days. Good Friday, 18 April – no change - collections will take place as usual on this day. Easter Monday, 21 April – all collections this week will be one day later than usual until Saturday 26 April.

Please Note: The Annual Parish Assembly will follow the monthly meeting.

PENSHURST PARISH COUNCIL

Agenda for the Annual Parish Assembly to be held on Monday 14 April 2025

Present:

- 1. Apologies for Absence:**
- 2. The Minutes of the 2024 Annual Parish Meeting to be approved.**
- 3. Chairman's Report: Andy Campbell**
- 4. The Retreat Charity – Penshurst – Reg. No. 211028 – Report from the Committee for 2025:**

The resident of No 2 became unwell, and taken to hospital in December, where he passed on within a few days. The accommodation was redecorated and new carpets were fitted. The vacancy was advertised and on March 3rd, a couple from the village took the tenancy. This change took place during a time of difficulty for the chair, and Ms Mars took the post of Acting Chair. At a meeting on March 11th, it was decided that Ms Mars would continue as Chair.

Maintenance and repairs.

Three estimates were obtained for the work at No 2, but there have been no other repairs necessary.

Christine Rose
Hon Secretary.
24.3.2025.

- 5. Penshurst School Governors' Report:**
 - 6. Fordcombe School Governors' Report:**
 - 7. Sevenoaks District Councillor Mr Richard Streatfeild:**
 - 8. Kent County Councillor Mrs Margot McArthur:**
 - 9. PC 30366 John Donegan:**
 - 10. Neighbourhood Report – Cllr Norman Furnell**
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BULK FREIGHTER

DATE	TIME	SITE
5 APRIL 2025	9.15 – 9.45 am	Penshurst Road, opposite Penshurst Place
	10.00 – 10.30 am	Layby in Fordcombe by Village Hall
14 JUNE 2025	8.30 – 9.00 am	Penshurst Road, opposite Penshurst Place
	9.15 – 9.45 am	Layby in Fordcombe by Village Hall
13 SEPTEMBER 2025	8.30 – 9.00 am	Penshurst Road, opposite Penshurst Place
	9.15 – 9.45 am	Layby in Fordcombe by Village Hall
8 November 2025	9.15 – 9.45 am	Penshurst Road, opposite Penshurst Place
	10.00 – 10.30 am	Layby in Fordcombe by Village hall