

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

1. PRESENT: **2. APOLOGIES:** Cllr R Rees (August & September) **In attendance:**

3. Minutes of Parish Council Meeting held on 3 July 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: Provisional date for start 31 July 2023.

(ii) Pothole: Update on repair - AMC.

(iii) Fordcombe Churchyard Trees: Work completed and inspected.

(iv) Pothole – Broad Lane – Reported and repaired.

(v) Glebelands Hedge – Reported to West Kent Housing.

(vi) Penshurst Road Sign/ Overgrown Hedges – Request submitted for further sign and information regarding overgrown hedges.

(vii) Affordable Housing Sites: SDC confirmed they are currently considering possible sites put forward during the call for sites.

8. PLANNING: Planning Applications:

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 (suigeneris). Erection of a sound control lobby on the southeastern elevation

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.

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

SE/23/01996/LDCPR: Woodside, New Road, Penshurst: 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, Penshurst under ref 19/01534, where the cumulative increase was massively in excess of 50%

23/00147/FUL: Westover Farm, The Lane, Fordcombe: Construction of riding arena for private use. Post and rail fence and shallow bank: **GRANTED**

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, Penshurst: Remove non historic chimney to the 20th Century Extension: **PC Response:** No objections

23/01732/HOUSE: Coppers, Fordcombe Road, Penshurst: 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.**

23/01473/FUL: Land South of Hallborough, Poundsbridge, Penshurst: 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 ie 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 ie vehicle movements and noise.

23/01203/HOUSE: South Lodge, Penshurst Road, Penshurst: Replacing existing perimeter fencing at the site with standard arris rail feather edge 6ft fence panels and timber posts. **GRANTED**

23/01303/FUL: Penshurst Park Cricket Club, Penshurst Place, Penshurst Road, Penshurst: Rear two storey extension and internal alterations. Further information: The additional information includes the proposed parking/access (highlighted in green). The copyright on the site location plan has also been included. An additional plan has been submitted to show further details in regard to the trees, based on Woodland Trust comments. **WITHDRAWN**

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

23/01394/HOUSE: 1 Stone Cottages, Poundsbridge Lane, Poundsbridge, Penshurst: Proposed two storey extension. Canopy. Landscaping. Alterations to fenestration. **GRANTED**

23/01357/HOUSE: Swale Cottage, Poundsbridge Lane, Poundsbridge, Penshurst: Internal and external alterations to existing dwelling. Windows. Alterations to fenestration. Rooflights. **GRANTED**

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. Additional ecological information has been submitted to overcome the previous concerns of KCC Ecology. The dog training aspect has been removed from the proposal description.

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.

23/01816/LBCALT: Old Swaylands, Poundsbridge Lane, Poundsbridge, Penshurst: Remove existing concrete screed, DPM and other non-breathable materials and replace with foamed glass insulation, underfloor heating, lime screed and breathable floor finishes.

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

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, 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).

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.

Appeals Withdrawn

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

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.

22/00118/RFLBC: Hill Corner Cottage, The Lane, Fordcombe: To remove the internal staircase.

SDC Appeal Ref: 22/00118/RFLBC

Barnfold Cottage, Saints Hill, Penshurst: 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.

APP/G2245/W/22/3294189: Land adjacent to Spile Bank, New Road, Penshurst: Appeal made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission. Application Ref 21/03435/FUL for Horticultural Use On Land and Timber Building for Storage And Shelter was refused by notice dated 15 December 2021. The development proposed is described as 'Application'. **Appeal Dismissed.**

Tree Works:

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

9. HIGHWAYS

733159/708522: Poundsbridge Hill: Flooding issue with one of the properties when heavy rains occur reported to Highways for action. Issue being investigated.

675425/663392/671347: Rogues Hill: Further work carried out during January/February – reported as incomplete and gully missed. Map provided for area, KCC officer aware. Logged as cleared

8.12.22. Reported again under 717001 ; 17.2.23 Booked again under 734351

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

Road Closure: Notification that Fordcombe Road, Fordcombe will be closed to through traffic on 5 August 2023 for up to 1 day. To be closed from A264 Ashurst Road to Fordcombe Village Gateway. Alternative route via Spring Hill, Saints Hill, New Road, Fordcombe Road, High Street, Rogues Hill, Penshurst Road, Bidborough Ridge, A26 London Road, St Johns Road, Mount Ephraim, London Road, Church Road, Mount Ephraim, A264 Bishops

Down, Langton Road, Ashurst Road, and vice versa. It is planned that the road will be closed between 09:30 hrs and 15:30 hrs.

This closure is necessary to enable carriageway surface treatment works to be carried out by Kent County Council. This Notice applies when the relevant signs and barriers are on site and is valid for a period of no more than 5 days.

Road Narrowing: KCCllr Mrs McArthur asked about responsibility regarding ditches/hedges adjacent to roads and gradual narrowing due to overgrowth of hedges and subsequent reduced resurfacing carried out.

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:

MCB Country Services	Fordcombe Church Tree Surgery	£2340.00
Knockout Print	Fun Day Signage	£67.20
SDC	Bulk Freighter	£270.48
Penshurst Village Hall	Hall Hire	£12.00

(i) Confirmation of Internal Control Statement/Quarterly Accounts and Financial

Procedures: Internal Audit completed and balances signed off by Auditor. Chairman to counter-sign.

(ii) Banking Arrangements: Update on new account situation.

(iii) Allotments: Warren Allotments severe damage to plot by sheep, repairs/provision of access barrier.

11. General:

(i) Defibrillator: New defibrillator installed at Fordcombe School, unit on Village Hall being checked for any replacements required. Items needed for Peshurst Village Hall unit to be ordered at same time as any required for Fordcombe.

(ii) Verge Cutting: Update on current situation.

(iii) Play Area Perimeter Fencing & Tunnel Post: Update on replacement.

(iv) CCTV/ANPR: Information on current CCTV system at Fordcombe Village Hall being requested.

(v) Allotments: No further rents received, letter forwarded to outstanding holder.

12. Neighbourhood Watch Report: Cllr Furnell:

13. Any Other Business: