

**Detailed Agenda for the Meeting of Penshurst Parish Council Meeting to be held on 5 August  
2024 at 7.00 pm in Penshurst Village Hall.**

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

3. **Minutes of Parish Council Meeting held on 1 July 2024 to be approved.**

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

**OPEN SESSION:**

5. **KCCllr Mrs Margot McArthur:**

6. **PC Fergus Maunsell:**

7. **Neighbourhood Watch:**

8. **Matters Arising:**

**(i) Fordcombe Churchyard:** Copies of quotations provided circulated to members for decision on placing of order. Application submitted to SDC for planning permission for tree surgery including supporting documents relating to survey and proposed work, map of conservation area and plan of trees included. Application included in SDC Website.

**(ii) Speeding:** Clerk had forwarded another updated HIP form to KCC Highways on 14 May, speeding issue in Fordcombe listed as top priority, with Rogues Hill as being of concern, request for SID device submitted. Update on options available for Fordcombe Road and Rogues Hill. Problem also reported to Clerk regarding bus service for patients to access Spire Hospital now under NHS control.

**(iii) Glebelands:** Residents contacted regarding visibility splay on exit from site for vehicles for hedges to be cut back.

**(iv) Bottlehouse Allotments:** Deer were gaining access to the site, Cllr Campbell to check area and introduce extra fencing as required.

**(v) KSS Lorries:** Members were aware of a number of heavy lorries using village roads, it was considered unsafe for vehicles this size to travel on the roads which necessitated them using the centre of the road to negotiate through heavily overgrown trees en route. Cllr Furnell to look into issue.

9. **PLANNING:      Planning Applications:**

**24/01477/LBCALT: 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.

**24/01563/FUL: Coppers, Fordcombe Road, Penshurst:** Demolition of existing dwelling and detached garage, erection of a replacement dwelling and detached garage with associated landscaping.

**Application no longer valid:** The redline on the Site Location Plan differs from the existing and proposed site plans. The proposed development consists of a basement, and this will need to be shown on the proposed elevations. Application re-validated and pending consideration.

**24/00839/OUT: Land East Of Treetops, Grove Road Penshurst:** Outline application for erection of a dwelling with some matters reserved except for access: Penshurst Parish Council do not have a problem with the proposed design, it is the scale of the building compared to what already exists.

**PC Response:** The Parish Council are happy with the design of the proposed dwelling and, provided it conforms to planning policy, would have no objection to the proposed development. However, the proposal is not for the conversion/extension of an existing outbuilding, rather it appears to be for the demolition of the existing small structure and the erection of a new dwelling within the Green Belt and AONB. We are under the impression that this is not permitted under existing planning policies and, on that basis and because it would set a precedent, we object to the application.

**24/01323/HOUSE: Finch Green House Finch Green Chiddingstone Hoath Kent TN8 7DJ**

Demolition of existing garage and sheds, ground and first floor extensions to the existing dwelling, roof alterations, alterations to fenestration, replacement garage, new pool house, porch, landscaping and all associated works.

**24/01210/HOUSE: Watermill Oast, Salmans Lane, Peshurst:** 3 new velux's. 2 new windows with alterations to fenestration.

**24/01156/FUL: The Barns at Chafford Park Farm, Chafford Lane, Fordcombe:** Conversion of barn to single dwelling with ancillary garage and gym building and external seating area. Demolition of additional barn and stable. Extension to existing track and car parking with associated landscaping works.

**24/01268/LBCALT: Old Swaylands, Poundsbridge Lane, Poundsbridge, Peshurst: Removal of staircase. New staircase:** Removal of concrete pillars and timber beams. Amend the positioning of internal walls and doors. Removal of first floor ceiling to the link building. **GRANTED**

**24/00797/FUL Land South Of Hallborough, Poundsbridge, Peshurst:** Erection of a forestry and wood workers workshop with solar arrays. Hardstanding and landscaping. **GRANTED**

**23/03652: Land West Of Drummond Hall, Peshurst Road, Peshurst:** Variation of Condition 1 (land restoration timescale) of 23/01274/CONVAR related to 21/00195/FUL (Erection of a temporary access road off the B2176 into the curtilage of Drummond Hall, including a temporary compound area.) for the date for the restoration of the land to be amended to 30 June 2024.

**24/01210/HOUSE: Watermill Oast, Salmans Lane, Peshurst:** 3 new veluxs, 2 new windows with alterations to fenestration.

### Appeals:

**24/00025/CHGADD STREET NAMING & NUMBERING - SECTION 64 TOWN IMPROVEMENTS ACT 1847** **Site:** Peshurst Off Road Cycling Club, Grove Road, Peshurst **New Address:** Treetops, Grove Road, Peshurst, TN11 8DU. **UPRN: 050002019006**

### Tree Surgery:

**24/01848/WTCA: St Peters Church, Spring Hill, Fordcombe:** Various works to trees.

**24/01936/WTCA: The Old Rectory, High Street, Peshurst:** 2 x Sycamore - Reduce lower crown away from building and wall to provide 2m clearance.

**24/01948/WTCA: Birches, Fordcombe Road, Peshurst:** Various works to trees.

**24/01518/WTPO: Redleaf, Peshurst Road, Peshurst:** KT165 Lime - reduce height and spread to original points @ 12 meters and raise to 5 meters.

**24/00697/WTPO: Beech Glade, Doubleton Lane, Peshurst:** Removal of 2 dead dangerous trees and general dead wood removal.

## 10. HIGHWAYS

**CHAFFORD LANE, FORDCOMBE - Surface Dressing: 07/08/2024 – 08/08/2024**

Road closed between Fordcombe Road and Bradley Road. A diversion will be in place via B2188 Spring Hill, Sandfield Road and Walters Green Road.

07:00 – 19:00 Weekdays.

**819513: Peshurst Road from village towards Leigh just before left turn to Cinder Hill Lane –** multiple potholes.

**Fordcombe Road/Old House Lane/Cleve House/Leggs Lane:** Already all listed for work in connection with drainage.

**Marlpit Corner/Poundsbridge/The Lodge/Drummond Hall/Old House Lane/Beggars Heaven:** All reported for work in relation to drainage. **817499: The Lane – Cleve House:** Entire length of road marked currently for drainage work.

**817283: Clerk submitted further report on behalf of Parish Council asking when the work on the sites listed will be actioned having been previously scheduled:** (814110: Leigh to Stocks Green: Repeat report of 802174 and 813059 requesting date scheduled for work to be completed. Work advised as scheduled, subsequently not carried out. 799971: Kennards, Leigh: Numerous potholes and delaminating of road surface. 2 reports of damage to cars received, issue reported. Work scheduled 10.4.24. **Response Received:** Work curtailed due to withdrawal of funds, application resubmitted for funding to be reinstated but doubtful that work would be undertaken during current year.

**754951: Silcocks-Cleve House:** Drains blocked and overflowing – previously reported. Issue investigated as of 3 November, passed to Tunbridge Wells. No further information available.

**755185: Finches, Fordcombe Road:** Flooding due to blocked Drain/Gulley. Gulley scheduled to be cleaned 3.11.2023. **Still showing to be cleared.**

**756211: The Lane, Fordcombe:** Sinking length of road adjacent to ditch reported plus water leak – marked as not Highways and passed to others; further report submitted under reference 759381 providing more detailed information after site visit. Listed as not highways and passed to others for action.

Investigated 7.11.23 *Notification received of road closure to complete work.* **No further updated.**

**753905 Coopers Lane:** Work on 754869 completed 3.11.2023: **758601:** Flooding from adjacent fields affecting properties along the lane. Further investigations on 15 November, works being programmed – Completion target 31.8.24.

**746512/762493 : Chafford Lane:** (Work on 746512 done 19.9.23) Overgrown hedges restricting width for pedestrians using route: Action on the other initiated 4.12.23, passed to enforcement for a S154 process.

**798778: Blocked Drains:** Blocked with leaves along the corner from the Penshurst Road round the corner resulting in water running down into the High Street. Scheduled for clean 5.12.2023. Advised as under investigation on 5.4.24.

**770746: Rogues Hill:** Drainage and Flooding, Blocked Drain/Gully: Under investigation as of 5.1.2024, drain clearance of run of drains downhill awaited. (Previously reported under 734351 – 17.7.23)

**789182/789751 & 805070/807029: New Road: Potholes** – one centrally in road, others along the line of the hedgerow. Work carried out 6 & 7 March to first two reports, others scheduled May/June 2024.

**811889: Signage damage reported again for action. 795035: Damaged Sign:** Junction near Saints Hill between New Road and Colliersland Bridge – road sign knocked down but monumental stone in situ. Investigated 2.3.24. Works being scheduled as of 6.6.24

**Closure of The Lane: 794731** (Work completed 20.3.24) **& 779993** – further update sought of proposed and/or ongoing work. Under investigation 9.2.24.

**795035 – Damaged Sign:** ED to chase Kent Highways regard outstanding repairs. Reported 6.6.24 works being scheduled. Reported 21.3.24 works being programmed.

**2/2 [ID:7961488]: / 801663 – Roadway Opposite Leicester Square:** Water Access Cover/Pothole reported. Reported to S E Water and Highways for repair. Reported again 15.5.24: New Ref: 3002 5084 253794. **Reported again 24.6.24 under further new Ref: 255362**

**CHAFFORD LANE, FORDCOMBE (Surface Dressing):** 23/07/2024 – 31/07/2024

Road closed between Fordcombe Road and Bradley Road. A diversion will be in place via B2188 Spring Hill, Sandfield Road and Walters Green Road 07:00 – 19:00 Weekdays.

**801957: Spring Hill:** Continuous flow of water downhill, possible blocked drain/culverts. Under investigation 18.4.24. Previous reports: 794607/779993/749311 October 2023 Blocked Drains.

**Highways: Kennards (799971):** Highways Officer advised that work had been stopped due to funding being allocated elsewhere, possible work could be carried out to worst areas of road, balance of repairs not anticipated until 2025 due to lack of funding.

**Openreach - Temporary Road Closure - Coopers Lane, Penshurst - 25th June 2024 for 1**

**day between 09.30hrs and 15.30hrs:** The road will be closed for the entire length, alternative route via Poundsbridge Hill 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 Openreach.

For the most up to date information on these works please visit: <https://one.network/?tm=138207228>

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

Kompan Ltd	Play Units	£5,480.28
MCB Country Services	Tree Surgery – Penshurst Churchyard	£6,870.00
HMRC	Clerk TAX Month 4 July	£141.80

**(a) Internal Audit: Accounts for April-June:** Bank Statements initialled at the meeting by Chairman and Clerk for April - June had been forwarded to Internal Auditors after approval of members. Auditors had initialled and returned the papers for retention for annual external audit.

**(b) Play Area:** Installation of last two items completed early July, account forwarded for payment. Results of RoSPA inspection being carried out during July awaited plus advice on signage. Royal British Legion Industries to provide signage which could be paid via S.137 Charitable Cost Centre. Option of

new RoSPA check list for upgraded play area opted for to aid regular checks and records for insurance cover and provide proof of regular checks undertaken by the PC.

**(c) Lloyds Bank:** Clerk to check with Santander and/or NatWest what options would be most suitable and report to members. Post Office also to be checked for any options available.

**(d) Fordcombe Village Hall Rubbish Bin:** ED contacted Dunbrik Depot for alternative larger unit to cope with the extra rubbish being generated by hall, play area plus general increased activities in the area.

**12. Any Other Business:**

**FURTHER DATES FOR BULK REFUSE COLLECTIONS FOR THE YEAR:  
14 SEPTEMBER AND 9 NOVEMBER.**