

**Detailed Agenda for the Meeting of Penshurst Parish Council to be held on 4 December 2023  
at 7 pm in Penshurst Village Hall**

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

**3. Minutes of the Parish Council Meeting** held on 6 November 2023 to be approved.

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

**OPEN SESSION:**

**5. KCCllr Mrs Margot McArthur:**

**6. SDClr R Streatfeild:**

**7. Matters Arising:**

**(i) Fordcombe Churchyard Trees:** Update awaited from Church meeting.

**(ii) Local Affordable Housing:** Response awaited from housing association/trust.

**(iii) Salt/Grit Supply:** ED contacted Highways regarding date for delivery of salt supplies, still awaited. **Grit/Salt bin delivered to Penshurst shop and salt order from KCC Highways awaited.**

**8. PLANNING: Planning Applications:**

**Kent Local Flood Risk Management Strategy 2024-2034:** Consultation information circulated to members 23 November 2023.

**23/03176/FUL: Harden Farmhouse, Grove Road, Penshurst:** Conversion of an agricultural barn to a dwelling.

**23/02971/HOUSE: Godfrey House, Coldharbour Road, Penshurst:** Single storey rear extension with roof lantern. *Alteration Received: **Existing and proposed first floor plans have been uploaded to the application.***

**23/03152/FUL: Land West Of Nashes Farm, New Road, Penshurst:** Remove the two concrete barns and containers. Convert historic oast house into two units for residential accommodation.

**23/03066/HOUSE - 23/03067/LBCALT: Eden Cottage, Fordcombe Road, Penshurst:** Internal and external refurbishment to include thermal upgrades, fenestration alterations, new lime render, drainage alterations, new mechanical and electrical installations and boundary wall repairs together with unoriginal timber conservatory to be demolished.

**23/02956/FUL/LBC: Redwood, Penshurst Road, Penshurst:** Erection of a four bed dwellinghouse. **PC Response:** We appreciate that the site is Previously Developed Land. In terms of the size of the proposed dwelling we would have no objection provided the footprint is not substantially greater than that of the total of buildings to be demolished. However, in terms of the proposed height we would argue that, if the building is higher than the surrounding garden wall, then there would be a detrimental impact on the openness of the Green Belt.

**23/02780/LDCEX: Gardener's Annexe at Little Chart: PC Response:** The Parish Council do not have any knowledge of when the current use of the building commenced. We understand that the issue for the District Council is whether, on the balance of probability, the use has been carried on for the period stated in the application.

We note that the applicant states in point 2 of the Statutory Declaration "For as long as I can remember, there has been a separate dwelling house at Little Chart Farm, which has been lived in by the farm managers at the estate, and their families."

This statement does not reflect the following planning history of the property:

08/02706 Retrospective replacement outbuilding. We note from p4 of the Officer's report that the *original* building was described as being used for general purpose storage and that the replacement building was currently being used for sheep and hay storage. Although this application was refused, it was subsequently

granted at Appeal with a condition being added that "the building hereby permitted shall only be used for domestic or agricultural storage and for no other purpose"

22/03058 At this time, the use of the building was described as being "partly a garage and partly a building being used as accommodation for staff". We also note from p4 of the Officer's report that, at some point since the previous application, a first floor had been introduced.

Point 2 of the applicant's Statutory Declaration is clearly not consistent with the planning history, so we would question whether, on the balance of probability, the assertion made in point 3 should be taken at face value.

From the Parish Council point of view, the only definitive evidence as to the period of occupation would appear to be the period for which the building has been assessed for council tax ie since 2022. **GRANTED**  
**23/02304/HOUSE: Little Chafford, Spring Hill, Fordcombe:** Conversion of existing agricultural buildings to residential use. **Change of Address: Site:** Barn North of Little Chafford, Spring Hill Fordcombe, Tunbridge Wells: **Development:** Conversion of existing agricultural buildings to residential use.

**23/02772/HOUSE: St Peters House, Chafford Lane, Fordcombe:** Study to the side of the existing garage with rooflights. **GRANTED**

**23/02727/HOUSE: Barnfold Cottage, Saints Hill, Peshurst: The provision of a detached greenhouse.** It was noted that planning permission was required for this application due to the siting of the greenhouse which meant it would fall within permitted development. **GRANTED**

**23/02557/HOUSE: Larkfield House, Saints Hill, Peshurst:** Alterations to fenestration, raising the roof to facilitate a first floor with new parking area and single-story extension to ancillary outbuilding. Rooflights. Timber cladding. Change to driveway surface. **GRANTED**

**23/01853/FUL: Kingdom Grove Road, Peshurst:** 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 (sui generis). Erection of a sound control lobby on the southeastern elevation.

**PC Response:** Peshurst Parish Council has been assured by the applicant on a number of occasions that the cycling/sport-based nature of the site would be ensured (as this was the original reason why planning consent was granted in the first place) but despite such assurances, this has not proved to be the case.

The addition of a conservatory on part of one wall will do little or nothing to address the issues raised in our objection to the previous application (21/03418).

We reiterate that the Officer's report for 21/00344/LDCEX states at point 43 "The sui generis use of the building, has brought about cumulative impacts upon nearby residents in terms of additional noise, traffic generation and highway safety issues from overspill parking onto Grove Road" and at point 44 "Overall, it is considered that the intensified use of the clubhouse building has a detrimental impact upon the living conditions of the existing occupants, creating an environment which would be fundamentally different from that which existed prior to May 2015, through increased levels of noise and disturbance."

We still consider that granting a sui generis use will increase the existing detrimental impact to nearby residents in terms of noise, traffic, and overspill parking. We are also concerned at the effects of noise, light pollution and traffic on the wildlife within this area of the AONB. We do not believe these issues could be overcome by the use of Planning Conditions.

We must emphasise to the District Council that, despite what the current Planning, Design and Access Statement may seek to assert, the current use has been deemed as NOT lawful under 21/00344/LDCEX. As far as we are concerned, this remains the position until such time as the Planning Inspectorate may decide otherwise.

Whilst we understand that the District Council may be reluctant to take planning enforcement action while there are outstanding appeals or planning applications, there is a very real possibility that the use of the site will simply become lawful by existing for 10 years without enforcement action (the current use has been ongoing for almost 8 years 4 months since May 2015). After all, what is to stop the applicant submitting further applications simply to "run down the clock", in the knowledge that no enforcement action will be taken whilst applications or appeals are undecided?

For these reasons, the Parish Council object to the application and request that the appropriate enforcement action be commenced as soon as possible.

*Information also forwarded to SDC Enforcement Team.*

**Appeals:**

**SE/21/03418/FUL: Kingdom, Grove Road, Peshurst:** 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.

**SDC Ref: 21/00028/ENF: Peshurst Off Road Cycling, Grove Road, Peshurst:**

**Nature:** Appeal against Enforcement Notice issued for: Without the benefit of planning permission the carrying out of operational works involving the importation of and deposit of soil, hardcore, and waste materials to raise the levels of the land, including the formation of a boundary bunding, track and hardstanding together with associated re-grading and contouring of the land, the siting of two shipping containers, the formation of a bridge, the creation of a pond and the erection of boundary fencing

**Appeal Ref:** APP/G2245/C/21/3274119

**Appeal Start Date:** The Planning Inspectorate has decided that the appeal will be dealt with by means of a Public Inquiry.

**SE/22/02133/HOUSE: Barnfold Cottage, Saints Hill, Peshurst:** Single storey extension to side:  
**APPEAL DISMISSED**

**APP/G2245/X/21/3284918: SE/20/00344/LDCEX – Kingdom, Grove Road, Peshurst**

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: 22/00122/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.

**SDC Appeal Ref: 23/00073/RFPLN: Palmers Cottage, The Lane, Fordcombe:** Proposed single storey rear extension with rooflight. **Requested Procedure** Fast Track Appeal

#### **Tree Works:**

**23/03051/WTPO: Oak House, High Street, Peshurst:** Works to Horse Chestnut tree. **GRANTED**

**23/03075/WTPO: Trustees of Fordcombe Village Hall:** Proposal To remove eight ash trees.

The Parish Council do not normally comment on applications for works to trees. However, in this instance we note with concern that the trees have ash die back and that their condition will only deteriorate. Given their proximity to the village hall and the B2188, there are clearly safety issues for users of the village hall and for passing traffic, as well as the potential for damage to the village hall itself. We would ask that these considerations are given great weight in determining this application.

## **9. HIGHWAYS**

**734351: Rogues Hill:** Gulley scheduled for cleaning under timed programmed time.

**754951: Silcocks-Cleve House:** Drains blocked and overflowing – previously reported. Issue being investigated as of 2 November.

**755185: Finches, Fordcombe Road:** Flooding due to blocked Drain/Gulley. Issue under investigation as of 3 November.

**756211: The Lane, Fordcombe:** Sinking length of road adjacent to ditch reported plus water leak – marked as not Highways and past 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.

**756214: Colliersland Bridge Approach:** Overgrown trees reported preventing visual access for drivers using the single land priority bridge. Work planned as part of Highways regular schedule to be undertaken shortly.

**753905/754869/758601: Coopers Lane:** Flooding from adjacent fields affecting properties along the lane. Issue under investigation as of 15 November.

**759849: Hedge Barton, Chafford Lane:** Overgrown hedge adjacent to road. KCC Officer reported landowner aware and work will be completed when ground conditions permit.

**759848: Little Barton, Chafford Lane:** Overhanging holly hedge

**759841: Hedge Opposite Chafford Arms:** Overgrown, narrowing pedestrian access to church.

**746512: Chafford Lane:** Overgrown hedges restricting width for pedestrians using route: **Please Note:** KCC Officer advised that landowners in Chafford Lane had been contacted, one hedge area has been cut back, another will be cut back when ground conditions permit, action on the other is currently awaited.

**761222: Overgrown Hedge:** Saints Hill Farmhouse from the B2188 junction towards Spotted Dog as far as Little Chart.

**761226: Oak Field, Smarts Hill:** Overgrown hedge

**f. Road Damage:** Finch Green between far end of Coldharbour Road and top of Grove Road. Problem previously reported and Highways report raised.

**Accident B2188:** PC advised that accident had occurred approximately 100 yds past the hospital, issue of lack of central white line after road surfacing being checked.

**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:

Castle Water	Allotment Water Supply Charge	£5.99
Lucy Fuller-Rowell	Lengthsman	£100.00

**Banking Arrangements:**

**PC Signatories:** Forms forwarded by Lloyds provided for new signatories and updating of current list of plus arrangements for bankers' draft to transfer of funds to separate deposit facility. Council to move to on line banking, forms required for completion also provided. New signatories to be noted in PC Meeting minutes.

**PC Members Emails:** Confirmation of new email addresses to be listed.

**July-September Quarterly Accounts:** Completion of audit quarterly procedure.

**Precept 2024-2025:** Draft circulated to members for discussion/approval at meeting.

**11. General:**

**(i). Asset Register:** ED to discuss with internal auditor updating of asset register in view of work carried out during the year to the oak posts and the play area repairs and installation of multiplay unit.

**(ii). CCTV:** Update on current position.

**13. Any Other Business:**

**Three, FREE ways to dispose of your real Christmas tree**

There are lots of options available to recycle your real Christmas tree for free after this year's festivities have ended, please see options below suggested by Sevenoaks District Council.

**Option 1 – Sevenoaks District Council's Garden Waste collection service (permit holders only)**

If you hold a Garden Waste collection permit, simply place the tree in or next to your green bin and we'll pick it up on your usual collection days throughout January.

We can take trees with a trunk of up to 90mm (3.5") in diameter.

**Option 2 – Take your tree to a local collection point**

Take your tree to one of the District Council's collection points, at the dates and times listed below, and they will take it off your hands.

Sevenoaks District Council can take trees with a trunk of up to 90mm (3.5") in diameter.

<b>Penshurst</b> Penshurst Road layby, TN11 8DB	Fridays 12 and 19 January 9.30am to 10.15am
<b>Fordcombe</b> Village Hall, The Green, TN3 0RT	Fridays 12 and 19 January 10.30am to 11.15am

**Option 3 – Take your tree to a Household Waste Recycling Site**

Take your tree to one of Kent County Council's Household Waste Recycling Sites (informally known as the tip or the dump). They will take larger trees that are too big for Sevenoaks District Council to collect.

Visit [www.kent.gov.uk/recycling](http://www.kent.gov.uk/recycling) or call **03000 41 73 73** to book a slot.