

Detailed Agenda for the Meeting of Penshurst Parish Council to be held on 5 February 2024 at 7 pm in Penshurst Village Hall.

1. PRESENT:

2. APOLOGIES:

In attendance:

2024 PC Meeting Dates: 4 March, 15 April (Annual Parish Meeting), Tuesday 7 May (Annual PC Meeting), 3 June, 1 July, 5 August, 2 September, 7 October, 4 November, 2 December.

3. Minutes of the Parish Council Meeting held on 4 December 2023 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) Churchyard Trees: Survey being arranged by Fordcombe church members, Penshurst church tree surgery being inspected and costed, further information awaited.

(ii) Local Affordable Housing: Update on preferred sites.

8. PLANNING: Planning Applications:

23/03470/LBCALT: Springs Cottage, Bullingstone Lane, Penshurst: Replacement of softwood windows and two softwood external doors to the principal building at Springs Cottage. The proposed work does not involve any extension, demolition or alteration of the historic or architectural features of the building.

23/03475/HOUSE: Silver Birch, The Lane, Fordcombe: Erection of playhouse and decking. New fence/screening.

23/03727/HOUSE: Coppers, Fordcombe Road, Penshurst: Construction of detached car port.

23/03652: Land West Of Drummond Hall, Penshurst Road, Penshurst: 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.

23/03322/LDCPR: Kintail, Fordcombe Road, Penshurst: Construction of new garage. **GRANTED**

23/03360/HOUSE: Muddles Cottage, New Road, Penshurst: Demolition of existing roof structure and front dormer. Installation of new roof structure incorporating side gables with rooflights and new rear facing dormers. New insulated render system. New raised decking with glass balustrade to replace existing decking. Alterations to fenestration. Internal alterations. **GRANTED**

23/03176/FUL: Harden Farmhouse, Grove Road, Penshurst: Conversion of an agricultural barn to a dwelling. **Amendment:** Ecology report updated to reduce level of redaction, for public viewing.

WITHDRAWN

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. GRANTED**

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.

GRANTED

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. **Amendment Received:** Information regarding the proposed heat source pumps following a consultation response **from environmental health.**

Further Amendment Received: Amended proposed ground first and roof plan.

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. **GRANTED**

23/02956/7/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. **Amendment Received:** Red Line amended. **REFUSED.**

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. **REFUSED**

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 (sui generis). Erection of a sound control lobby on the southeastern elevation. **GRANTED**

23/03558/HOUSE: Thimble Hall Cottage, Fordcombe Road, Penshurst: Single storey porch extension and single storey side extension. This is a resubmission of previously approved application no. 21/00582/HOUSE.

Appeals:

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 - WITHDRAWN**

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. **WITHDRAWN**

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

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: **Decision:** It was directed that the Enforcement Notice be varied and corrected as recorded in the Annex to the decision. Subject to those corrections and variations, the Notice was upheld.

Tree Works:

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. **REFUSED**

9. HIGHWAYS

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

754951: Silcocks-Cleve House: Drains blocked and overflowing – previously reported. Issue investigated as of 3 November, passed to Tunbridge Wells.

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.
Investigated 7.11.23.

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 investigated 3 October, 2, 11, 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, customer updated 20.11.23.

759848: Little Barton, Chafford Lane: Overhanging holly hedge

759841: Hedge Opposite Chafford Arms: Overgrown, narrowing pedestrian access to church.
Works completed 20.11.23

746512 / 762493 : 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. Passed to enforcement for a S154 process

761222: Overgrown Hedge: Saints Hill Farmhouse from the B2188 junction towards Spotted Dog as far as Little Chart. Work completed 27.11.23

761226: Oak Field, Smarts Hill: Overgrown hedge. Investigated, updated 27.11.23

762786: Blocked Drains: Blocked with leaves along the corner from the Penshurst Road round the corner resulting in water running down into the High Street. Under Investigation 5.12.2023

770746: Rogues Hill: Drainage and Flooding, Blocked Drain/Gully: Under investigation as of 5.1.2024, drain clearance of run of drains downhill awaited.

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 for approval and payment together with any others received after preparation of the agenda but prior to the meeting.

Castle Water	Warren Site Allotments	£75.91
Town & Country Planning Journal	Subscription	£90.00
Lucy Fuller Rowell	Lengthsman	£100.00
Penshurst Village Hall	Hall Hire	£12.00

Verge Mowing: Update on details of work to be carried out by PC appointed contractor.

Penshurst Park Cricket Club: Request for donation towards provision of a single lane permanent enclosed net (training facility). Planning permission secured plus three quotations sought. The current figure agreed by the Department for Levelling Up, Housing and Communities as advised to the National Association of Local Councils for Parish contributions via S.137 is £10.81 per parishioner. The current total of electorate is 1300 therefore £14,053 is the maximum available for allocation under S.137 for all requests received.

Banking Arrangements:

PC Signatories: Forms from Lloyds obtained for forwarding for new signatories and updating of current list plus arrangements for confirmation of sum of money to transfer to separate deposit facility. Council to move to on line banking, forms also required for completion – this to be completed by end of financial year. New signatories to be noted in PC Meeting minutes.

PC Members Emails: Confirmation of all new email addresses to be listed, information forwarded from VisionICT providing details of changing to new addresses. Cllrs Campbell and Howard already listed.

Medical Centre/Village Hall: Garden seat by Surgery door – replacement.

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 multi-play unit.
- (ii). CCTV:** Update on project to provide security for play area and Fordcombe village green including oak posts and bus shelter.

12. Any Other Business: