

**Detailed Agenda for the meeting of Peshurst Parish Council to be held on 7 November 2022
in Peshurst Village Hall at 7pm**

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

3. Minutes of Parish Council Meeting held on 3 October 2022 to be approved.

4. Declarations of interests in agenda items

Cllr A Campbell & Cllr Mrs D Broad: Personal interests in item SE/22/02133/HOUSE: Barnfold Cottage, Peshurst

OPEN SESSION:

5. Matters Arising:

a. Fordcombe Green Oak Posts/Wall Repairs: Work placed with PC contractor.

b. Fordcombe Parking/Yellow Lines/Peshurst traffic schemes: Further information awaited from KCCllr Mrs McArthur

c. Defibrillators: Confirmation of installation/safety check.

d. Boot Scraper: Update on installation arrangements with contractor.

e. Fordcombe Church: Report awaited from Cllr Carson regarding overgrown laurels.

f. School Bus Service: Update on any further information available.

g. Speedwatch Equipment: Update by ED.

6. Highways – Hedges: Report on Highways Meeting. Issues to be raised: **Hedges:** Problems with hedges in parish - Fordcombe Road along the route used from Glebelands to the school; stretch of road from end of New Road through towards Colliersland Bridge area, Rectory Hedge: Update on current situation, problem with laying water on pavement in Peshurst

Members to advise ED of problems where overgrown hedges were forming canopies over the highway and damaging higher or larger vehicles, these to be available for the meeting with the Highway Officer scheduled for 2 November at 1pm.

7. Path Access: Road – Play Area Fordcombe Cricket Ground - RoSPA Inspection & Pathway: Update on work required.

8. Affordable Housing: Update as available.

9. PLANNING: Planning Applications:

SE/22/02843/HOUSE: Saints Hill House, Saints Hill, Peshurst: Demolition and extension of existing basement access to lower rear garden.

SE/22/02693/HOUSE: 29 St Peters Row, Fordcombe: Erect a timber framed extension to the rear of the house

SE/22/02738/LBCALT: Birches, Fordcombe Road, Peshurst: Works following heating oil tank leak into the redundant well, associated works.

SE/22/02167/HOUSE: 9 Paddock Close, Fordcombe. Erection of a two-storey side extension and single storey front and rear extension.

SE/22/02641/CONVAR: 6 Warren Cottages, Fordcombe Road, Peshurst: Removal of conditions 2 and 3 of 16/00580/HOUSE for Erection of a single storey side extension and to extend the rear dormer window with amendment to external materials and drawings.

SE22/02456/LBCALT: Hill Corner Cottage, The Lane, Fordcombe: Solar panels on the roof of the garage.

SE/22/02455/HOUSE: Springs Cottage, Bullingstone Lane, Peshurst: Extension of existing outbuilding, internal and external alterations including roof. **PC Response:** No Objections

Drawing 21.29.PL02L has been amended in response to Conservation comments made on the application. These changes relate to the fenestration on the outbuilding.

SE/22/02133/HOUSE: Barnfold Cottage, Saints Hill, Peshurst: Single storey extension to side. PC Response: The PC have no objections to the application; the plans are considered to be in keeping with nearby properties. **REFUSED**

SE/22/01998/9/FUL: Former Swaylands School Farm, Poundsbridge Lane, Poundsbridge, Peshurst: Conversion and extension of existing buildings to form 1 no. residential dwelling with ancillary gym, home office and studio with associated landscaping, car parking and works. Glazed link fill-in extension. Alterations to roof, fenestration, external materials. Barn alterations and conversion to gym and storage. New openings to garage with a lean to demolished. Notification from SDC that application no longer valid due to missing block plan showing overall development of the site, now revalidated.

SE/22/02134/HOUSE: Hurst House, Poundsbridge Lane, Poundsbridge, Peshurst: Refurbishment of two outbuildings, erection of open storage space, replacement of conservatory glazing, erection of loggia, addition of uncovered tennis court, landscaping. **GRANTED**

SE/22/01999/LBCALT: Former Swaylands School Farm, Poundsbridge Lane, Poundsbridge, Peshurst: Conversion and extension of existing buildings to form 1 no. residential dwelling with ancillary gym, home office and studio with associated landscaping, car parking and works. Glazed link fill-in extension. Alterations to roof, fenestration, external materials. Barn alterations and conversion to gym and storage. New openings to garage with a lean to demolished. Notification from SDC that application no longer valid due to missing block plan showing overall development of the site.

SE/22/01772/DETAIL - / SE/22/01859/DETAIL: Details pursuant to condition 4 (mitigation strategy) subject to 19/03465/FUL. Details pursuant to condition 5 (surface water drainage) subject to SE/19/03465/FUL. **PC Response:** No Objections

SE/22/01433: The Picturehouse, Peshurst Road, Peshurst: Demolition of outbuilding; erection of 3-bed dormer bungalow. **PC Response:** No Comment. **Amendment:** Additional site plan showing bat box locations.

SE/22/00167/LDCPR: 9 Paddock Close, Fordcombe: Building of dormer window at rear of building and 2 No. Velux windows on front elevation. **PC Response:** No objections

SE/21/03418: 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).

Full PC Response available in minutes of meeting held on 1 August 2022.

Appeals:

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.

SE/21/03452/3LBC: Appeal (written procedure) against refusal of application: Removal of part of lower boundary wall and pedestrian gate and proposed new vehicular access and timber vehicular gate off The Cottage which is a converted stables and coach house within the grounds of The Old Rectory, High Street, Peshurst:

SE/22/00310: Daneby Views, The Lane, Fordcombe: Erection of 12 No. solar panels, native hedging and fencing.

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/22/00021/RFPLN: 21/03435/FUL. Land Adjacent to Spile Bank, New Road, Peshurst. Application for Horticultural Use on Land and Timber Building for Storage and Shelter. Members agreed that the PC should write to the Planning Inspectorate to clarify that they had not given advice to the applicant or his agents as suggested in the appeal documentation. It was also agreed to send the full version of comments submitted in relation to the application for the mobile home and the application which is the subject of this appeal.

SE/22/00028/RFPLN: 1 And 2 Stables Flats, High Street, Peshurst Removal of part of lower boundary wall and pedestrian gate and proposed new vehicular access and timber vehicular gate off The Cottage, which is a converted stables and coach house within the grounds of The Old Rectory. **APPEALS DISMISSED ON BOTH ISSUES**

SE/22/01443/LBCALT: Hill Corner Cottage, The Lane, Fordcombe: Refusal of Listed Building Consent - Written Representation

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). **Requested Procedure** Hearing

Tree Surgery: None received

10. HIGHWAYS

Highways Meeting: Meeting for councillors/officers arranged 2 November at 1 pm in Penshurst Village Hall

646013: Hedge Overgrown: Rogues Hill – Issue under investigation as of 18 July.

640494: Swathe Mowing: Complaint submitted regarding quality of work provided. Issue investigated and problem noted. ED to be contacted when next mowing work carried out.

660925: Rogues Hill Drainage: Reported for clearance.

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

Penshurst Village Hall	Hall Hire	£8.75
HMRC	Clerk Tax	£141.80

a. Investment Account: Update by Cllr O'Shea.

b. Quarterly Accounts: Quarterly accounts and bank statements initialled by Chairman at October meeting provided by ED for Internal Auditor, confirmed as correct and signed off for half year ending September 2022.

12. KCllr Mrs Margot McArthur: Update on provision of yellow lines awaited.

10. KCllr/SDCllr Richard Streatfeild Report:

11. Any Other Business

Parcel Deliveries: Notification from a parishioner that they are having problems with parcels being delivered direct to their property due to confusion with a nearby house. ED contacted SDC street naming for information/advice.