

**Detailed Agenda for the Meeting of Penshurst Parish Council to be held on 3 March 2025 at
7.00 pm in Penshurst Village Hall**

1. PRESENT:

2. APOLOGIES:

In Attendance:

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

4. Declarations of interests in agenda items.

5. OPEN SESSION:

6. KCllr Mrs Margot McArthur:

7. SDClr Richard Streatfeild:

8. PC 30366 John Donegan:

9. Tom Tugendhat Report – Friday 31 January 2025:

10. Neighbourhood Watch/Report Cllr Furnell:

11. Matters Arising:

i. Parking – Fordcombe Village Green Area: Issue to be discussed at next PC meeting with Kent Highways Officers. Cllr Horsford provided photographs for members showing recent damage to area. Confirmation of available dates awaited from KCC

ii. The Lane: Brick path near Reeves Court, trip hazard. Reported to West Kent Housing for site inspection and repair as required.

12. PLANNING: Planning Applications:

25/00372/FUL: Westover Farm, The Lane, Fordcombe: Change of Use of Residential and Agricultural Land and the installation of an Equestrian American Barn with Hardstanding and Track Connecting to Existing Facilities, and Removal of Existing Stable Building and yard.

25/00085/LBCALT: The Oast House, Ashcombe Priory, Chafford Lane, Fordcombe: Internal alterations, alterations to fenestration and replacement of existing windows and doors. Conversion of garage to habitable rooms.

25/00084/HOUSE: The Oast House, Ashcombe Priory, Chafford Lane, Fordcombe: Internal alterations, alterations to fenestration and replacement of existing windows and doors. Conversion of garage to habitable rooms.

25/00145/FUL: Birches, Fordcombe Road, Penshurst: Refurbishment and alteration works throughout the existing property, including the conversion of the existing basement to provide additional habitable accommodation. Construction of an orangery extension to the west-facing elevation. Removal of the existing shed outbuilding and outdoor swimming pool. Construction of a replacement outdoor swimming pool with new detached outbuilding. Removal of the existing greenhouse structure. Construction of a detached garage and storage building with new driveway and parking area, served by new vehicular access. New gates to serve the existing driveway. Associated hard and soft landscaping works in the vicinity of the proposed extension and swimming pool. Sunken area for Air Source Heat Pump units and

below ground LPG tanks. **Please Note: This application is no longer valid: Further information has been requested, sections of proposed sunken area for Air Source Heat Pump, below ground LPG tanks and noise assessment report.**

24/03428/LBCALT: Springs Cottage, Bullingstone Lane, Penshurst: Raising of roof area and eaves over the external door openings and slightly extended either side. Raising of the ceiling to the living area including a central fully vaulted area. Raising of ground floor by approximately 50mm allow for raising the existing floor level by approximately 50mm. Removal of 20th century? / modern? brick drylining skin to internal face of original solid external wall and replacement with timber stud insulated drylining with plasterboard and skim coat as internal finish including formation of recess to wood burner on north wall.

Minor description change added 12 February 2025

24/03327/HOUSE: Yeomans, Walters Green Road, Penshurst: Demolition of existing garage, summerhouse and single storey extension. Erection of linked single storey extension. Internal alterations. Alteration to fenestration. Associated landscaping. **GRANTED (24/03328/LBCALT Refused)**

SE/24/03041/FUL: Lake House, Poundsbridge Lane, Poundsbridge, Penshurst: New dwelling with outbuildings, including self-contained guest accommodation, and swimming pool. Associated hard and soft landscaping works.

SE/24/03017/

24/03016/HOUSE/LBCALT: 1 Rectory Cottages, High Street, Penshurst: Replacement central heating with a new external oil boiler and oil tank. Install a new hot water cylinder and add 4 radiators to the existing 3. Possible alterations to pipework. **GRANTED**

SE/24/02520/FUL: Fordcombe Village Recreation Ground Fordcombe Road Fordcombe: Existing single storey storage building 36 sqm and one 15 sqm shipping container to be removed, and to be replaced by storage building of 56 sqm, for storing equipment for charitable functions.

SE/24/02585/FUL: Barn North of Little Chafford, Spring Hill, Fordcombe: Conversion of existing agricultural buildings to residential use. Penshurst Parish Council note the reasons for the refusal of the previous application (23/02304) and consider that these have been fully addressed in the current application. We therefore support the proposed development. **The applicant has provided a BNG metric and BNG report.**

Tree Surgery:

24/02738/WTCA: Rogues Hill House, Rogues Hill, Penshurst: Various works to trees.

24/02722/WTCA: Garden Cottage Fordcombe Road Penshurst: Various works to trees

24/02803/WTCA: Rogues House, Rogues Hill, Penshurst: Beech Tree - Cut back 20% of tree canopy.

25/00181/WTPO: Daneby Hall, The Lane, Fordcombe: Proposal (T1 & T2) Oaks - reduce lower lateral spread over garage by 30% (G1) group of Oaks - reduce by 30%

13. HIGHWAYS

854466: Spring Hill: Public House and Village Hall: Issue reported again, report on information relating to work carried out and further work to be done requested. Flooding reported to KCC Highways, confirmation received regarding problem with pipework serving the area, Southern Water responsible for work required to rectify. **22.1.25 – Information not currently available.**

826354/755185: Finches, Fordcombe Road: Flooding due to blocked Drain/Gulley. Gulley scheduled for cleaning.

826364: Blocked Drains Rogues Hill: originally promised for clearance in July 2023, reported on 20.8.24 that cleaning was scheduled.

832672: Flooding of property and problems with drainage at another submitted 24.9.24: Reported to Kent Highways, SE Water and Southern. Checks carried out by water companies and highways; currently Southern Water approached to deal with issue.

PROW: 822853: SR465 – Walters Green Road/Weavers Cottage: Poor surfacing with possible septic tank issue; **240712840: - Coach Road, SR 546:** Overhanging trees. *Footpath repairs delayed.*

823784: Extension of yellow lines to The Lane in Fordcombe: To improve safety for the septic tanker whilst working. PC advised to include on HIP. Reported again under 844790 for update on current situation.

835121: White/Yellow Lines: Request for road markings to be reinstated adjacent to hedging from new rectory area down towards entrance to Leicester Square. Application plus photographs provided by

Cllr Furnell submitted to SDC together with request for reinstatement. **Work agreed with SDC, date for work to be carried out awaited.**

842230: Poundsbridge Manor: White lines require reinstatement; Poundsbridge Manor – Speldhurst drains now blocked due to hedge cutting, clearance required. **Works being programmed – 20.11.24**

839558: Cleave House: Multiple potholes. **Works being programmed – 1.11.24**

Chafford Lane Wall: Issue still ongoing due to check on liability for maintenance. Further information awaited from SDC.

PROW Report 250225697/241097018: Inadequate drainage on footpath SR465 – Allocated, awaiting inspection.

862579: Overhanging Branch between Little Chart and Spotted Dog (Reported by others)

Road Closure: Chafford Lane, Fordcombe - 21st March 2025 for 1 day: The road will be closed from the river to entrance to The Drive. The alternative route is via Chafford Lane, B2188 Spring Hill, Sandfield Road, Walters Green Road and vice versa. Pedestrian access will be maintained during the works. The closure is required for the safety of the public and workforce while drainage improvement works are undertaken by Kent.

Urgent Road Closure - Poundsbridge Lane, Penshurst - 24th February 2025: It will be necessary to close Poundsbridge Lane, Penshurst from 24th February 2025 for up to 4 days. The road will be closed outside Honey Field Cottage. The alternative route is via Poundsbridge, Poundsbridge Hill, Poundsbridge Lane, The Lane, B2188 Fordcombe Road, B2188 Spring Hill, B2188 Saints Hill, B2188 New Road, B2188 Fordcombe Road, B2188 High Street, B2176 Rogues Hill. B2176 Penshurst Road. This is to enable drainage investigation works to be carried out by Kent County Council.

14. 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.

Vision ICT	Email/Website Service Certificate Renewal	£ 60.00
Chiddingstone PC	Swathe & Visibility Contract 2024	£228.45
Blackhawk Security	CCTV System Upgrade/Alterations	£724.78

a. Play Area: Estimate received of cost of work for play area:

- i. Cableway inspection, refurbishment and reassembly: £321.43 - 642.86
- ii. Supply and install of Bonded Rubber Mulch @ 40mm depth - @ £84.29 sq. m.

b. Water Company Supply – Penshurst Allotments: Request for the PC to provide standing order facility.

15. Any Other Business: