

**Detailed Agenda for the Meeting of Penshurst Parish Council to be held on 2 September 2024
at 7.00 pm in Penshurst Village Hall.**

- 1. PRESENT:** **2. APOLOGIES:** Cllr R Rees **In Attendance:**
- 3. Minutes of Parish Council Meeting held on 5 August 2024,** to be approved.
- 4. Declarations of interests in agenda items.**

OPEN SESSION:

- 5. KCCllr Mrs Margot McArthur:**
- 6. SDCllr Richard Streatfeild:**
- 7. PC Harry Kemp:**
- 8. Neighbourhood Watch:**
- 9. Matters Arising:**

- (i) Fordcombe Churchyard:** Planning application agreed, allocation of work to be confirmed.
- (ii) Speeding:** Two options of equipment available, a hand-held speed monitor used by the police which could be used as evidence if an officer was in attendance or the unit that the PC already owned which could be adapted and used as a fixture on a pole with the addition of a bracket fitted to the back of the unit and would display the speed of the vehicle approaching it.
- (iii) Spire Hospital Bus Service:** Update on Metro bus service.
- (iv) Verge Clearance – Bridges Penshurst:** Overgrown vegetation and brambles on the verges between the two bridges. ED had been advised that the area would be cut back in accordance with the required limits in order to afford protection to the fencing along the route in the event of flooding.
- (v) New Pavement Area – High Street:** CWC to attend site and clear weed growth from the new pavement area. (Scheduled for August)
- (vi) New Rectory:** Letter forwarded to residents asking for the area or holly and bramble to be cut back to facilitate clear area for pedestrians.
- (vii) Pedestrian Signage (HIP):** Requested for Leigh Road - Doubleton – Salmons – overgrown by layby. Signage indicating danger due to pedestrians in the road.

10. PLANNING: Planning Applications:

24/02065/FUL: Beech Glade, Doubleton Lane, Penshurst: Demolition of existing single storey dwelling and extension and replacement with new dwelling over ground floor and part first floor. *No longer valid.*

SE/24/02090/AGRNOT: Penshurst Place Estate, Well Place Farm, Rogues Hill, Penshurst: Replacement agricultural store following fire damage.

24/00839/OUT: Land East Of Treetops, Grove Road, Penshurst: Erection of a dwelling with some matters reserved expect for access.

24/01790/HOUSE: The Old Laundry, Penshurst Road, Penshurst: Demolition of existing outbuilding and erection of 2 Oak framed outbuildings.

24/01906/HOUSE: Whitepost Farmhouse, Coldharbour Road, Penshurst: Proposed detached single garage.

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. **GRANTED**

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.

24/01156/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.

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.

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

Fordcombe – Southern Water – Drainage: Information provided for Cllr Horsford by Project manager regarding current problems in Fordcombe: Southern Water now progressing with a design option previously mentioned. Further development work required on the option to bring to construction stage.

Possible delay for construction until April 2025.

Appeals:

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

Tree Surgery:

24/02146/WTCA: Mitre Farm, Fordcombe Road, Fordcombe: Fell Silver Birch.

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

APPROVED

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

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

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

11. HIGHWAYS

Chafford Lane - 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: Penshurst Road from village towards Leigh just before left turn to Cinder Hill Lane – multiple potholes. **Works completed 12.7.2024**

817283/814110: Leigh to Stocks Green: Work curtailed due to withdrawal of funds, application resubmitted for funding to be reinstated but doubtful that work would be undertaken during current year.

755185: Finches, Fordcombe Road: Flooding due to blocked Drain/Gulley. Further application 826354 submitted for update.

Updated to: The Lane, Fordcombe: Request submitted for update on current position with regard to work identified as necessary. Noted 20.8.2024 gulley scheduled to be cleaned.

753905 Coopers Lane: Work on 754869 completed 3.11.2023: **758601:** Flooding from adjacent fields affecting properties along the lane. Notification received that work scheduled to deal with flooding, agreed with householders and drainage team.

826364: 770746 / 798778: Blocked Drains: Blocked drains on Rogues Hill – originally promised for clearance in July 2023 plus Penshurst Road round the corner resulting in water running down into the High Street, also originally advised 2023.

KCC Response: *Notification received that KCC Highways have adopted new timed system of maintenance of highways drains, implementing a cyclical maintenance regime for all roads in the county. This will allow KCC to attend more assets across Kent's Network in a proactive and cost-effective manner. Minor Roads will be cleansed as part of a cyclical programme based on risk; with frequencies either being annual, biennial, or triennial. The frequency of each road to be determined by many factors attaining to various risks across the highway network such as road hierarchy, speed limit or whether it is a known flood zone. These factors combined produce individual risk weighting for every minor road across the network which in turn influences the frequency in which we attend.*

764850 and 826355 - 779993 Update – The Lane, Fordcombe: Site visited 9.2.24, risk assessed, no action taken.

795035 – Damaged Sign New Road: Works now noted as completed 21.3.24.

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. Reported again 23.8.24: **Work now scheduled for 12 September.**

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. Update from Highways indicated that they were trying to arrange a camera check on the length of drains.

799971: Highways - Kennards: Multiple potholes, works completed as at 10.4.2024.

F5-Case-634788505: Fly tipping – 3 Builders Bags – reported to TWBC, confirmation received that possibly removal would take longer than three days due to type of rubbish. *Removal arranged.*

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.*

823718: Signage towards at Saints Hill Junction wrongly pointing to Cowden and Chiddingstone incorrectly reinstated. *Noted as under investigation 5.8.2024*

823784: Extension of yellow lines to The Lane in Fordcombe: To improve safety for the septic tanker whilst working. *Noted as under investigation 5.8.2024*

12. Finance/Accounts: The following account will be presented for approval and payment plus any others received after preparation of the agenda but prior to the meeting.

RoSPA Play Safety	Play Area Inspection	£170.40
Complete Weed Control	Penshurst Weed Treatment	£174.00
Inland Revenue HMRC	Clerk Tax	£141.60

(a) Allotments: All rents now received. Complaint received regarding condition of Bottle House site.

(b) Play Area: RoSPA Inspection had been forwarded to NJL for estimate for any work identified as required. Report forwarded to supplier of ship for any repairs required.

(c) Fordcombe Village Hall Rubbish Bin: SDC requested to provide larger replacement bin adjacent to pathway to play area and transfer existing unit to play area. Cost of new bin advised as £550 for supply, delivery and installation.

(d) External Audit: Confirmation of conclusion of audit received, information provided for website.

12. Any Other Business:

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

Full KCC Statement regarding future Highway Drainage Maintenance.

We have adopted a risk-based approach to maintaining over 250,000 highway drains and have implemented a cyclical maintenance regime for all roads in the county. This allows us to attend more of our assets across Kent's Network in a proactive and cost-effective manner each year.

Kent's Strategic Road network will be attended as part of an annual programme for drain cleansing. Minor Roads will now be cleansed as part of a cyclical programme based on risk; with frequencies either being annual, biennial, or triennial. The frequency of each road is determined by many factors attaining to various risks across the highway network such as road hierarchy, speed limit or whether it is a known flood zone. These factors combined produce individual risk weighting for every minor road across the network which in turn influences the frequency in which we attend.

We are confident our programme will enable us to maintain our drainage systems across the network which will help identify any existing defects and generate follow up cleansing works. We do appreciate there will be occasions where issues arise that will need to be reviewed individually and we appreciate our customers reporting these to us.

To ensure we are making informed decisions on whether to raise additional works alongside our existing programme, all enquiries we receive from our customers are assessed.

Our reactive assessments will consider many factors such as the information and evidence provided, history of the area, date of next cleanse and the potential impact of the issues. Enabling us to risk assess and determine if immediate action is necessary or if it can be addressed through our existing scheduled cleansing programme. Prioritising our spending across the network and making the most of public funds.

In order to protect our cyclical programmes and ensure we are prioritising resource; we will only attend to carry out additional cleaning where enquiries are causing a risk to the highway user or causing internal property flooding.

Following our risk assessment of the information we have available; we have determined that the location raised in your enquiry does not meet our intervention criteria for additional reactive works and will continue to be maintained through our cyclical cleansing programme.

In the meantime, if you become concerned that flooding might present a risk to highway safety or cause internal property flooding, please do not hesitate to contact us on 03000 41 81 81.