

Minutes of the Meeting of Peshurst Parish Council held on 5 February 2024 at 7 pm in Peshurst Village Hall.

- 1. PRESENT:** Cllrs A Campbell (Chairman), Mrs D Broad, N Furnell, R Gerard-Sharp, J Horsford, D Howard, R Rees B Townsend.
 - 2. APOLOGIES:** Cllrs S Jolly
- In attendance:** KCCLlr Mrs Margot McArthur, SDCLlr Richard Streatfeild, 4 parishioners.
- 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 having been circulated, were approved and signed by the Chairman.
 - 4. Declarations of interests in agenda items:** None

OPEN SESSION:

Jake Cheeseman - Head of Peshurst Park Cricket Club provided information for Councillors and members of the public in support of a request for funding towards their project in expand their facilities. Peshurst Park Cricket Club played at Peshurst Place Estate and was the oldest privately owned cricket ground in the world, the game having been played there since 1723. The club has 17 teams from the young junior coaching group with over 300 playing members from 4 years of age up to senior of 67 comprising Girls, Mixed and Boys teams from U11 up to senior sides in the League. Currently the club had 100 hardball youth players aged 7-15 who would benefit substantially from the new training facility together with the ladies hardball development side being started in 2024 as well as the Ladies Softball side which is going from strength to strength. The continued success and increase in members is impacting on the current facility and in order to enable the club to meet the increase in membership the extra training facility is crucial. The Club has planning permission for a single lane permanent enclosed net (training facility), three quotes had been obtained all submitting within the range of £22500 - £27000; fundraising over recent years had provided £17500; the members were asking for a contribution of £5000 from the Parish Council in order that they could provide the extra facility to meet the need. Clerk had circulated information regarding payments under the Section 137 category to all councillors with current level of contributions. It was confirmed the surface would be a hard base with matting over and that there would be no lighting. Members discussed the request and the Chairman confirmed it complied with the S137 requirements and, in view of the benefit this sport asset gave to the parish Cllr Rees proposed the £5K be awarded, this was seconded by Cllr Furnell and unanimously approved by members.

The following issues were raised:

- a. The poor and inaccurate placing of diversion signs around the parish during roadworks plus slow removal of road blocks when work completed;
- b. Road surfacing undertaken of such poor quality that the covering layer breaks away from the base, improved methods were required
- c. Fordcombe was experiencing a total lack of bus services due to road closures, schools children were particularly affected.
- d. The lower bridge from the village towards Rogues hill had been hit by two cars, Cllr Furnell to check and liaise with clerk regarding reporting to highways.
- e. Resurfacing work on the B2188 had narrowed the road to such a degree where white lines had been run adjacent to hedging that there had already been three accidents with cars driving in the middle of the road around corners. The lack of cats eyes was also considered a safety issue.
- f. A resident reported that recent information relating to a planning issue had been inaccurately reported by Sevenoaks District Council.
- g. Steps as the layby at Leicester Square were very muddy, Cllr Rees to report to Lengthsman.
- h. Cllr Mrs Broad reported that New Road had been closed for a short while and whilst litter picking the area a large amount of polystyrene which had been lost from a lorry had ended up in the drains along the route, clerk to report to Highways.
- i. Rural Crime was a real concern locally, lack of – or late arrival at incidents was a real problem, including a situation where thieves had attempted to steal a quad bike. Councillors had reported these concerns at a meeting with

Tom Tugendhat but nothing had been done to improve the situation. Members understood that the villages were on the furthest point of both local policing areas but this was not an acceptable reason for perpetual lack of attendance/visibility. Everyone was encouraged to understand how important it was to report all criminal incidents to the police.

5.KCCllr Mrs Margot McArthur: Cllr Mrs McArthur reported that KCC were experiencing severe financial problems over many cost centres, one being with the provision of care for unaccompanied child asylum seekers, 2200 having arrived in the last year. Bus services were again under review due to lack of off-peak use, school bus services could not be guaranteed; children entitled to free buses would continue to be supported with those purchasing fare saver option being refunded, she confirmed the Improvement Plan funds for buses had been spent on capital costs. There would be a retrofit emergency stopping system installed between Junctions 5 – 7 on the M25. There would be an update on the cleaner and green paper prior to the election. The availability of funding for verge mowing was currently not decided.

6.SDCllr R Streatfeild: Cllr Streatfeild advised the Boundary Review would involve small changes to Penshurst and Fordcombe with the minimal increase in electors, other parishes had reduced electors; changes in numbers of councillors were possible in areas such as Edenbridge where more home building had occurred. He reported on emailing the operator of the 231 bus but had been advised it would take a week for an answer to be forwarded. A Judicial Review had been submitted in relation to the Kingdom site. SDC were continuing to identify savings in the budget. Cllr Townsend requested that the budget for the police service be reduced due to their lack of input in the local community. Cllr Horsford raised the issue of recent changes for designations for parishes/settlements and was concerned that some classified as settlements would subsequently miss out on future growth.

7. Matters Arising:

(i) Churchyard Trees:

Fordcombe Church: Survey being arranged by Fordcombe church members, further information awaited prior to quotes being sought for the work.

Penshurst Church: Report on trees provided, quotes being sought for work required to Tulip and Lime Trees. Three quotes will be required for the work involved in both churchyards in view of the amount of work required and consequent cost.

(ii) Local Affordable Housing: The Chairman updated those present on the current position. The PC had been advised that English Rural were interested in the New Road site for 6 – 8 dwellings and that Becket Trust were interested in the Randalls site for 4 – 6 dwellings. These were the only sites on the original full list that had been identified as suitable for the respective organisations. It was agreed that both parish magazines be asked to include details of the two sites and any possible development and to hold a 'open event' to ensure all parishioners had the opportunity to see what was being proposed. Chairman and Cllr Rees to provide suitable article for magazines, clerk to contact Mr Gilbert to ask if space would be available in the Fordcombe magazine, Cllr Rees confirmed the information could be included in the Penshurst magazine. Both housing organisations would be approached for their input to ensure accuracy, it was also understood they would need to seek clarification on access to the sites, utilities, services and preparation work.

(iii) CCTV: Update on current provision: Cllr Townsend had attended the recent Fordcombe Village Hall meeting when the PC's request to use the facility of the hall to provide CCTV to cover the play area and the village green area with the oak posts, bus shelter and seat. Members had no objection to the PC installing the system, full details of the design would be provided. The equipment would be securely kept on the site with access limited to those currently permitted access, information would be wiped if no reports of issues received within an agreed time limit.

(iv) Play Area Posts: Work to be carried out when weather conditions permit.

8. PLANNING: Planning Applications:

24/00173/LBCALT: Hill Corner Cottage, The Lane, Fordcombe: Front door replacement.

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, Peshurst: Construction of detached car port.

23/03652: Land West Of Drummond Hall, Peshurst Road, Peshurst: 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, Peshurst: Construction of new garage. **GRANTED**

23/03360/HOUSE: Muddles Cottage, New Road, Peshurst: 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, Peshurst: 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, Peshurst: 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, Peshurst: 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, Peshurst: 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, Peshurst Road, Peshurst: 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, 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. **GRANTED**

The Chairman and Cllr Rees had met with local residents to discuss their concerns.

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

GRANTED

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 - WITHDRAWN

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. **WITHDRAWN**

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: **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/WTP0: 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**

The applicant was advised that if any loss or damage resulted as a result of the refusal of consent, the applicant may be entitled to recover from the Council compensation. Any claim must be made within 12 months of the decision (or, if appealed to the Secretary of State), within 12 months from the date of his decision. Claims should be made in writing to the Tree Officer at SDC.

9. HIGHWAYS

734351: Rogues Hill: Gully 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/Gully. 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. **Clerk asked to obtain update on this issue.**

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.

Southern Water - Temporary Road Closure - The Lane, Fordcombe - 26th February 2024 to 8th March

2024: The road will be closed at the junction with B2188 Fordcombe Road. The alternative route is via B2188 Fordcombe Road, Old House Lane, The Lane and vice versa. Pedestrian access will be maintained during the works. The closure is required for the safety of the public and workforce while works are undertaken by Southern Water. For the most up to date information on these works please visit: <https://one.network/?tm=136447341> For information regarding this closure please contact Southern Water, who will be able to assist with the scope of these works.

10. Accounts: The following accounts were presented and unanimously approved for payment.

Castle Water	Warren Site Allotments	£20.91
Town & Country Planning Association	Subscription	£90.00
Lucy Fuller Rowell	Lengthsman	£205.00
Penshurst Village Hall	Hall Hire	£12.00
HMRC	Clerk Income Tax Dec/Jan	£283.40

Quarterly Accounts: Clerk met with internal auditor on 1 February who confirmed balances for terms July – September and October – December with Bank Statements – original paperwork initialled provided for confirmation;

this was noted.

Asset Register: Clerk updated document at meeting with Internal Auditor to allow for removal of redundant play equipment and replacement with new units, current replacement estimate including new major unit £96,460 . Further items required ie signage and litter bins

Verge Mowing: No change in costs advised - contractor cost will be £3,600 estimated per cut shared between the three parishes. Members wished to retain the visibility splay clearance due to safety concerns. Cllr Mrs McArthur approached regarding visibility splays and financial support for parishes, no information available at time of meeting.

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. (Request approved, see Open Session – presentation.

Village Weed Treatment: Quotation received from Complete Weed Control for Fordcombe: 3 Treatments for year @ £190 per treatment; Penshurst £245. It was unanimously agreed that Fordcombe continue with the service provided, the Lengthsman currently hand weeded the area; if chemical intervention required CWC to be requested to attend

Banking Arrangements:

Councillors had experienced problems accessing the information/forms required to register as signatories on the Lloyds site. It was agreed that the clerk draft a letter confirming the following information which would be provided for the bank in order to carry out the following actions:

- a. Names of councillors who had retired or were no longer on the council after the last election and their removal as signatories.
- b. Names of continuing plus new councillors who would be signatories.
- c. The PC's wish to register for Online Banking
- d. The councillors who would access the online facility
- e. The facility for the clerk to set up payments to suppliers on line together with two councillors confirming same as approved at PC meetings.

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. ED to provide her email address on the PC website, PC member emails to be via the clerk.

Medical Centre/Village Hall - Garden seat by Surgery door: The clerk provided a photo of the state of the seat used by patients in good weather when waiting to see the doctor, it was in poor condition. Cllr Rees would speak to the Village Hall Committee regarding refurbishment of the seat (if possible) or replacement.

Speedwatch: The clerk confirmed that Rogues Hill, Fordcombe Village Hall to Tender Meads, Smarts Hill and Glebelands through to village shop/school area had been identified as suitable sites to monitor speeding in the parish. ED confirmed that the PC had been charged £190 for the service, which she had paid via credit card during the Christmas period, was half the usual cost involved.

Penshurst Archive - Website: Cllr Rees requested the PC consider paying £300 towards the village site costs in order for it to continue. This to be added to agenda for next meeting.

11. General: ED confirmed the Bulk Freighter had been booked for the year, the first collection would be the 15 February, thereafter it would be available on 15 June, 14 September and 9 November.

12. Any Other Business:

a. Access: The issue of road access being blocked by a gate as a result of a change in ownership of a property was raised. It was noted that if the route was a public right of way then this would not be permitted.

b. E.watch: Cllr Furnell provided information from a recent report:

Dog owners are asked to keep control of their pets in the countryside following a rise in attacks on sheep. Lambing season has already started and will continue for the next few weeks. Parishioners were warned regarding scamming on a football betting site, after winning they were unable to withdraw their funds or their deposit.

Romance scams are becoming more prevalent in the UK, with Valentine's Day due residents should be aware of these as some people have lost hundreds of thousands of pounds.

If you recognise a scam contact Citizens Advice on the consumer helpline: 0808 223 1133 or visit their website.

c. Local Authority Housing: The issue of families being moved into the villages from areas such as north Kent was raised, it meant that the families had no connections or knowledge of the villages and was sometimes difficult for them to settle.

d. Litter Picking: Cllr Mrs Broad has carried out litter picking during the period the road was closed and noted that a large amount of polystyrene had been lost from a lorry and had ended in the verges and consequently in the drains. Clerk to report.

e. PC Minutes: Cllr Mrs Broad asked if the minutes could be included in the Penshurst Parish Magazine, the clerk confirmed she provided a copy for their information.

Meeting concluded 9.25 pm

Next Meeting 4 March 2024

**PENSHURST PARISH COUNCIL
BULK FREIGHTER**

SATURDAY 15 JUNE 2024

THE LAYBY OPPOSITE PENSHURST PLACE

BETWEEN 9.15 AND 9.45 AM

THE LAYBY AT FORDCOMBE VILLAGE HALL

FROM 10.00 – 10.30 AM

We regret that we cannot accept fridges, freezers, cookers, cast iron boilers or baths, long metal poles, building materials, manure, No parts of engines or vehicles or hazardous waste.

Hazardous waste now includes items like fluorescent tubes, TV's & computer monitors, batteries, oil tins and filters, paint and paint tins and chemical containers. These items cannot be accepted on the Saturday

Freighter service and must be taken to your nearest Household Waste Recycling Centre.

Compostable garden waste cannot be accepted. SDC operate a separate, fortnightly Garden Waste

Collection Service. Paper SDC garden waste sacks or a wheeled bin and an annual permit can be purchased for a small charge.

FURTHER DATES FOR THE YEAR:

14 SEPTEMBER, 9 NOVEMBER 2024