

Minutes for the Meeting of Penshurst Parish Council held on 2 September 2024 at 7.00 pm in Penshurst Village Hall.

1. PRESENT: Cllrs A Campbell (Chairman), Mrs D Broad, S Jolly, N Furnell, J Horsford, R Gerard-Sharp, B Townsend

2. APOLOGIES: Cllrs R Rees, D Howard, KCCLlr Mrs McArthur, SDCllr R Streatfeild

In Attendance: 2 Parishioners

3. Minutes of Parish Council Meeting held on 5 August 2024, having been circulated were approved and signed by the Chairman.

4. Declarations of interests in agenda items. None

OPEN SESSION:

A resident had attended to invite questions from members regarding a recent planning application he had submitted. The PC were aware of the application and had no objections as the plans showed the new build was the same size as the existing and was of better design.

Members were concerned that there might be budget cuts in relation to police provision resulting in less cover, PCSOs had also been mentioned as additional support and there was concern these would no longer be provided.

Road chippings had been left at the top of Chafford Lane plus signage used recently during work undertaken, ED to report. **(Reported 828401)**

Risk Assessment – KCC Drainage Maintenance, availability of information collated after checks undertaken. **(Reported under 828403)**

Bus Shelters: Cllr Furnell noted that these needed the roof areas cleared of falling leaves in autumn, this to be addressed.

A complaint relating to a noisy party on the 24 August was reported.

A van parked at the end of Paddock Close reducing visibility for vehicles accessing the road safety to be reported.

'SLOW' sign painted on road near the waterworks on road from Penshurst to Fordcombe required repainting.

Overgrown hedges towards Penshurst field on left along New Road require cutting back plus Nashes towards Saints Hill? (not sure if they said this belonged to Colin Bastable or the estate?)

SDC Licencing: Cllr Jolly raised the issue of apparent licencing changes by SDC, problems had occurred locally with a site resulting in complaints and the PC had been advised that there were now no restrictions on activities between the hours of 8am and 11pm in line with rulings provided in 2013/14. The site had been granted permission in 2017 with numerous restrictions but SDC stated that restrictions would not be enforced even though the licencing restrictions had been infringed.

5. KCCLlr Mrs Margot McArthur: No report

6. SDCllr Richard Streatfeild: SDC had no meetings in August so no updates were available.

Cllr Streatfeild advised he had received three complaints with regard to activity around Kingdom since the last Parish Council meeting. Two for alleged breaches of conditions in the proposed noise management plan and one in regard to timings of the use of the deck on the outside gym. He was meeting with the management on Tuesday to check progress of the noise management plan plus MZ9 on Wednesday. He had achieved a successful council tax appeal for a resident this month. There was also a request from a resident for advice on a planning application which he referred to the council.

The new leader of the district council has offered to attend Parish Council meetings where he can, PC to advise if they wished him to visit.

7. PC Harry Kemp: PC Kemp would no longer be covering the area and PC Maunsell plus another officer starting at the end of September would be taking over the area. PC Maunsell had already been in post for a couple of months and was having a good impact with positive changes.

8. Neighbourhood Watch: Cllr Furnell advised members that an arrest had been made in connection with the murder of an elderly lady in Hildenborough. He provided information for members on job scams, solar panel cold calls, buying concert tickets avoiding scams, pension scammers, criminals sought on court warrants, thefts plus items seized by the police.

9. Matters Arising:

(i) Fordcombe Churchyard: Planning application agreed. Clerk provided two options for consideration: Quote A: £2560 and Quote B: £3950 based on work required. Both contractors had previously carried out work for the PC. In view of the sums involved members unanimously agreed to accept the lower price. ED to advise contractor, Cllr Jolly & Cllr Campbell to liaise with contractor as required.

(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 at the speed check, this was being designed and built by the previous supplier and would cost approximately £2700 but would need a Speedwatch team to operate the system. The PC's existing unit was being serviced but ED had been advised this could not be fixed to the existing pole used for the old speed indicator provided by KCC Highways, but could be used by a Speedwatch team. ED to check again with regard to permanent fixture of the static unit.

(iii) Spire Hospital Bus Service: ED to contact bus company again and Cllr Mrs McArthur regarding official bus stop on side of road towards Tunbridge Wells.

(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 had attended site and cleared weed growth from the new pavement area.

(vi) New Rectory: Letter forwarded to residents asking for the area of 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. Confirmation from Highways Officer to include on HIP

10. PLANNING: Planning Applications:

24/01896/HOUSE: 4 Pioneer Cottages, Smarts Hill, Penshurst: Single storey flat roofed rear extension. Removal of two outbuildings to be replaced with new single storey flat roofed outbuilding, to provide home office and garden room.

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. *Now re-validated.*

SE/24/02090/AGRNOT: Penshurst Place Estate, Well Place Farm, Rogues Hill, Penshurst: Replacement agricultural store following fire damage. **Prior approval not required.**

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. 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. **GRANTED**

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:

24/02207/WTPO: Hurst House Fordcombe Road Fordcombe:

Oak Tree (Front) - Fell due to lots of dead limbs. These have been snapping out on the drive and over the highways. Oak Tree (Rear) - Reduce by 20% to reduce weight and risk of summer shedding and to allow air flow through the canopy.

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 gully 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 Peshurst 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 accounts were presented and unanimously approved for payment.

1113	RoSPA Play Safety	Play Area Inspection	£170.40
1114	Complete Weed Control	Peshurst Weed Treatment	£174.00
1115	Inland Revenue HMRC	Clerk Tax	£141.60
1116	Peshurst Village Hall	Hall Hire	£12.00
1117	Oast and Oak	Closed Churchyards Maintenance	£829.62
1118	Lucy Fuller Rowell Gardening	Peshurst sweeping High Street, litter Picking High Street and village	£100.00
1119	Sevenoaks District Council	Replacement Litter Bin	£660.00

(a) Allotments: All rents now received. Members noted that the Peshurst site required attention, clearance work to be arranged, skip to be provided towards the end of the year for allotment holders.

(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. Kompan contacted regarding inspection item noted, company would attend site during the week to rectify.

(c) Fordcombe Village Hall Rubbish Bin: SDC requested to supply larger bin for village hall, existing unit moved to play area. Total cost £550 plus VAT.

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

(e) Councillor Email Access: ED confirmed members would now require Gov.Uk emails, VisionICT contacted to make any arrangements necessary.

12. Any Other Business: None.

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.

Meeting Concluded 8.15 pm

**FURTHER DATE FOR BULK REFUSE COLLECTIONS FOR THE YEAR:
9 NOVEMBER 2024.**