

Minutes of the Meeting of Penshurst Parish Council Meeting held on 5 August 2024 at 7.00 pm in Penshurst Village Hall.

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

2. APOLOGIES: Cllrs Mrs D Broad, D Howard, S Jolly, R Rees

In Attendance: 3 Parishioners.

3. Minutes of Parish Council Meeting held on 1 July 2024, having been circulated were approved and signed by the Chairman.

4. Declarations of interests in agenda items: None

OPEN SESSION:

i. **Verge Clearance:** Overgrown vegetation and brambles on the verges between the two bridges near Rogues Hill needed cutting back to provide safe walking spaces for pedestrians. ED to contact Mr MacKenzie to discuss options for maintenance.

ii. **New Pavement Area – High Street:** ED to contact CWC to attend site and clear weed growth from the new pavement area. (Scheduled for w/c11 August)

iii. **Bus Movements:** It was noted that buses currently transporting workers from a local site were permitted.

iv. **Planning Application:** A parishioner confirmed he would be withdrawing an application and re-submitting same. The PC would await new submission prior to responding.

v. **Signage:** ED to request warning signage of pedestrians walking in Leigh road be added to HIP.

vi. **New Rectory:** ED to request that holly hedging be cut back to increase walking area for pedestrians.

5. KCCLlr Mrs Margot McArthur: Cllr Mrs McArthur was assisting the clerk with the provision of the Spire Hospital bus service provision.

6. SDCLlr Richard Streatfeild: Cllr Streatfeild advised that the new homes requirement would delay the Local Plan by six months with the equivalent of the major settlements at Pedham Place, Edenbridge and Sevenoaks being required. Local government funding settlement would be difficult in view of waste collections costs, leisure centre and inflation. Discussions regarding housing were progressing well with the Becket Trust talking to Penshurst Place to deliver what the village needs. The proposed centre remodelling in Sevenoaks would proceed, this would include a covered market. Cllr Streatfeild confirmed that the waste recycling system would be introduced in the near future, checks were being made by the relevant committee on the level of recycling needed to comply with requirements.

7. PC Harry Kemp: Newsletter forwarded advising:

Identity of individual causing Anti-social behaviour on modified bike identified with assistance of public. S.59 Warning issued to reduce future offending.

Number of areas locally identified in Wellingtonia Way and Cobbetts Way for improvement

An Environmental visual audit was conducted along Wellingtonia Way and Cobbetts Way, highlighting a number of areas for improvement in the area for residents.

Beat PCs plus Neighbourhood Task Force attended an Edenbridge address to arrest a male reported for violent offence locally, a subsequent search found a quantity of cannabis and a machete which were recovered from the property. The male was subsequently recalled to prison.

Three juvenile males were detained and searched by beat PCs near Edenbridge Rugby Club, during which a quantity of cannabis was located. All three have been referred to partner agencies for 'Reframing'.

Edenbridge Beavers was attended by Beat Officers and officers from the Child Centred Policing Team to education them about emergency services, specifically the Police.

The PACT meeting was attending alongside the Community Safety unit at the SDC and key organisations and Beat Officers to discuss Community issues and updates.

A busy and demanding month in Edenbridge but with excellent outcomes for the community as a result of teamwork and multi-department efforts

8. Neighbourhood Watch:

Road sign on Fordcombe Road by Grove Road junction – post rotten at base.

KSS Lorry Movements: Mr Furnell has spoken with KSS Hire Services in Essex who deliver plant in the home counties occasionally. Cllr Campbell advised that the lorry in question was KSS Grab Services, not KSS Hire Services, it seemed from their Facebook page that there was probably only one lorry which was making frequent trips through Penshurst and Fordcombe and there was no evidence of anything untoward.

Rusthall allotment death

Three teenagers have been arrested following the death of a man in Tunbridge Wells.

Kent Police were called to a report of intruders at an allotment off Southwood Road, shortly after 10pm on Wednesday 10 July 2024.

Officers found a man in his 70s who required treatment for a suspected medical episode following an alleged altercation.

Vehicle Thefts: More than 25 vehicles allegedly target of attempted thefts at multi-storey car park in Linden Road, Tunbridge Wells (July 11th)

Solar Panels: Cllr Furnell raised the issue of solar panels and their use on schools/village halls, Cllr Townsend advised that Fordcombe village hall roof area was not directionally suitable, it was noted that the Spire Hospital had installed them. He asked for the support of the respective County and District Councillors for such projects.

Kingdom Site: It was noted that there had been a breach of Kingdom planning conditions. This would be monitored and reported to SDC

9. Matters Arising:

(i) Fordcombe Churchyard: Copies of quotations provided circulated to members for decision on placing of order. Application submitted to SDC for planning permission for tree surgery including supporting documents relating to survey and proposed work, map of conservation area and plan of trees included. Application included in SDC Website.

(ii) Speeding: Meeting arranged with Unipar for Wednesday 7 August to discuss options for suitable monitoring equipment.

(iii) Spire Hospital Bus Service: Problem reported to Clerk regarding bus service for patients to access Hospital now under NHS control. Metro bus contacted, response received advising their infrastructure team had been contacted for information, ED advised to contact KCC to support the service. Margot emailed and confirmation received she had located a contact and would report situation asking for assistance.

(iv) Glebelands: Residents contacted regarding visibility splay on exit from site for vehicles for hedges to be cut back. Residents had carried out work which was appreciated.

(v) Bottlehouse Allotments: Deer were gaining access to the site, Cllr Campbell to check area and introduce extra fencing as required.

(v) Affordable Housing: Discussions between English Rural Housing and Penshurst Place were continuing and it was hoped to have more details shortly

10. PLANNING: Planning Applications:

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.

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.

24/01210/HOUSE: Watermill Oast, Salmans Lane, Penshurst: 3 new velux's. 2 new windows with alterations to fenestration. **GRANTED**

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.

24/01268/LBCALT: Old Swaylands, Poundsbridge Lane, Poundsbridge, Penshurst: Removal of staircase. New staircase: Removal of concrete pillars and timber beams. Amend the positioning of internal walls and doors. Removal of first floor ceiling to the link building. **GRANTED**

24/00797/FUL Land South Of Hallborough, Poundsbridge, Penshurst: Erection of a forestry and wood workers workshop with solar arrays. Hardstanding and landscaping. **GRANTED**

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:

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

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.

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. Gulley scheduled to be cleaned 3.11.2023. **Still showing to be cleared.**

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 *Notification received of road closure to complete work.*

753905 Coopers Lane: Work on 754869 completed 3.11.2023: **758601:** Flooding from adjacent fields affecting properties along the lane. Further investigations on 15 November, works being programmed – Completion target 31.8.24.

798778: Blocked Drains: Blocked with leaves along the corner from the Penshurst Road round the corner resulting in water running down into the High Street. Scheduled for clean 5.12.2023. Advised as under investigation on 5.4.24.

770746: Rogues Hill: Drainage and Flooding, Blocked Drain/Gully: Under investigation as of 5.1.2024, drain clearance of run of drains downhill awaited. (Previously reported under 734351 – 17.7.23)

789182/789751 & 805070/807029: New Road: Potholes – one centrally in road, others along the line of the hedgerow. Work carried out 6 & 7 March to first two reports, others scheduled May/June 2024.

Closure of The Lane: 794731 (Work completed 20.3.24) **& 779993** – further update sought of proposed and/or ongoing work. Under investigation 9.2.24.

795035 – Damaged Sign: Reported 6.6.24 works being scheduled.

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 – **ED advised water company experiencing problems obtaining traffic permit to carry out work.**

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.

Highways: Kennards (799971): Highways Officer advised that work had been stopped due to funding being allocated elsewhere, possible work could be carried out to worst areas of road, balance of repairs not anticipated until 2025 due to lack of funding.

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.

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

823718: Signage towards at Saints Hill Junction wrongly pointing to Cowden and Chiddingstone incorrectly reinstated.

Kent - Temporary Road Closure - Coopers Lane, Penshurst - 26th August 2024 for 6 days

The road will be closed between Hamsell Farm and The Sheiling. The alternative route is via Coopers Lane, Poundsbridge Hill 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 works are undertaken by Kent.

For the most up to date information on these works please visit: <https://one.network/?tm=138789804>

For information regarding this closure please contact Kent, who will be able to assist with the scope of these works.

823784: Extension of yellow lines to The Lane in Fordcombe: To improve safety for the septic tanker whilst working.

12. Finance/Accounts: The following accounts were presented and unanimously approved for payment.

Kompan Ltd	Play Units	£5,480.28
MCB Country Services	Tree Surgery – Penshurst Churchyard	£6,870.00
HMRC	Clerk TAX Month 4 July	£141.80
Penshurst Village Hall	Hall Hire Fee	£16.00
Lucy Fuller Rowell Gardening	Penshurst High Street/Yew Hedge/ Outside Leicester Square	

NJL Services	Glebelands-Birches Litter Picking	£100.00
	Smarts Hill Bus Shelter: Repairs/ Refurbishment	£1000.00
(NJL Invoice for £520 subsequently signed and forwarded as advised at meeting)		
Oast & Oak Services	Churchyard Maintenance	£534.28

(a) Internal Audit: Accounts for April-June: Bank Statements initialled at the meeting by Chairman and Clerk for April - June had been forwarded to Internal Auditors after approval of members. Auditors had initialled and returned the papers for retention for annual external audit.

(b) Play Area: Installation of last two items completed early July. Results of RoSPA inspection being carried out during July received. Royal British Legion Industries to provide signage which could be paid via S.137 Charitable Cost Centre. Option of new RoSPA check list for upgraded play area opted for to aid regular checks and records for insurance cover and provide proof of regular checks undertaken by the PC. Latest RoSPA report received, to be checked for any work necessary.

(c) Lloyds Bank: Clerk checked with both Santander and NatWest regarding possible accounts, neither available via telephone service, online option only to open accounts.

(d) Fordcombe Village Hall Rubbish Bin: ED contacted Dunbrik Depot for alternative larger unit to cope with the extra rubbish being generated by hall, play area plus general increased activities in the area. Confirmation still awaited.

(e) Affordable Housing: Chairman reported that Rural Housing had spoken to the estate with regard to legal agreement, had appointed an architect for basic research and a larger plan in a few weeks. Solicitor to be appointed to progress the land options in relation to planning.

12. Any Other Business:

- a. **Verges:** Doubleton – Salmons – overgrown by layby.
- b. **Highway Improvement Plan** – Signage indicating danger due to pedestrian in the road.
- c. Parking at Village Hall in Fordcombe: Area was available for bookings, tree issue relevant currently.
- d. Coach Road: Three trees across the track
- e. Fordcombe Road – Grove Road: Road sign rotten at bottom.
- f. Barbed Wire – Rules relating to use of barbed wire adjacent to footpaths required a 2m width of path and barbs to be pointed away from path.
- g. **Emergency and Resilience Meeting:** Chairman confirmed that the meeting had been productive; Village Hall might be used as emergency centres if requirement, the numbers approved for Fordcombe would be 110 and 100-150 for Penshurst Village Hall. All defibrillator units were accessed via codes and sited at the respective village halls. It was hoped a plan would be completed by October 2024.

Meeting Concluded 8.55pm

Next Meeting: 2 September 2024

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

