

**Penshurst Parish Council Meeting
Draft Minutes
Monday 3rd November 2025 - Penshurst Village Hall - 7.00 pm**

Draft Minutes of the Penshurst Parish Council Meeting held in Penshurst Village Hall on Monday 3rd November 2025 which commenced at 7.00 pm.

Attendees: Councillor Andy Campbell (Chairman), Councillor Diane Broad, Councillor Norman Furnell, Councillor Jonathan Horsford, Councillor Richard Gerard-Sharp, Councillor Robert Rees, Councillor Bruce Townend, Rachael Turner (Clerk & RFO).

Also present: Sevenoaks District Councillor Richard Streatfeild

Absent: Cllr Howard, Cllr Jolly

1. **Apologies for Absence** received and approved from Cllr Duncan Howard and Cllr Sally Jolly
2. **Declaration of interests in agenda items** – None declared.
3. **Minutes of the 6th October 2025 Penshurst Parish Council Meeting** were duly approved and signed by Cllr Campbell.
4. **Matters Arising:**
 - (i) **Chafford Park concerns re noise and windows** – nothing to report on this occasion.
5. **Open Session** - No Members of Public were present – nothing to report
6. ***Kent County Councillor Robert Mayall.** Cllr Mayall sent his apologies and an update which was received after the meeting. A copy of the update is attached for information only.
7. **Sevenoaks District Councillor Mr Richard Streatfeild** – Cllr Streatfeild reported there was a recent vote of no confidence in the SDC Leader. The Conservatives held a leadership election but no results have been communicated as yet. The Conservative Party have been asked for clarity on this.

Around 130 people attended the Chiddingstone Causeway Affordable Housing meeting. Cllr Streatfeild also attended the Local Plan meeting in Edenbridge. There is a video produced by NEDRA (New Edenbridge District Residents Association) that gives very useful information on how to respond to the Local Plan: <https://nedra.org.uk/events/29-oct-2025-public-meeting>

Kingdom discussions are ongoing with Enforcement. The Bevan Place Swanley purchase by SDC, and plans to convert it to a hotel at a cost of millions, was felt unnecessary and would have been more beneficial to be spent on housing.

There is a full Council meeting on Thursday where the Strategic Statement will be considered and, importantly, LGR (Local Government Reorganisation) is on the agenda.

Cllr Streatfeild was asked about post 16 school transport for those with special needs and he indicated that they would be offered money for transport instead and commented that there were further budget cuts coming as a significant amount of £80 million still needed to be saved.

Cllr Horsford asked if there was an update on ownership of the wall in Fordcombe. There was no update at present.

Cllr Townend raised concern over the recent rural crime incidents. Cllr Streatfeild will ask for a police update on the situation.

8. PC John Donegan – not present and no report received

9. Neighbourhood Report – Cllr Furnell – Cllr Furnell informed Cllr Streatfeild of concerns over the limited Police spend in our area which did not reflect the money collected from Council Tax. Rural crime is a serious issue. Cllr Streatfeild commented that statistically the area was far lower in the crime ratings than other areas of the County, therefore more resources were allocated elsewhere. Rural crime is being pushed by Cllr Streatfeild as a higher priority.

Cllr Furnell added his disappointment that nothing further had been received from MP Tom Tugendhat in relation to the letter sent regarding police spend and resourcing for the area. Cllr Furnell is to write a further letter to Tom Tugendhat and will copy in Matthew Scott, Kent Police and Crime Commissioner, NFU, KCC Leader and KCC CEO and a newspaper, such as The Guardian.

It was also noted that a number of suspicious vehicles have been seen in the area and suggested any suspicious activity should be reported to the Police.

Cllr Streatfeild left the meeting.

10. New Road site – no update available at this time

11. Finance/Accounts:

- a. Payments:** The accounts listed at the end of these Minutes were presented at the meeting and approved for payment.
- b. *Finance Update including bank reconciliation. Clerk confirmed receipt of** was duly approved then signed by Cllr Campbell.
- c. Grant Applications:** None received for consideration this time.
- d. *Budget 26-27**

The Clerk reported the spend year to date was within budget. Without any unplanned expenditure, there should be around 36k contingency at end of year which is reasonable amount. Taking into account an estimated 3% increase in costs, running costs are estimated to be around 50k for the 26-27 year.

In previous years, due to the amount of reserves held, the Precept had been reduced. As reserves are now at an acceptable level, the Clerk would recommend an increase in Precept to

50k to cover running costs and routine maintenance in Parish. This was thought to be a reasonable amount.

Councillors are to review the proposal and let the Clerk have any further comments. The Budget proposal will be put on the Agenda for the December meeting to formally propose and approve.

- 12. Gatwick Update – CAGNE request for funding.** It was not proposed to donate any funding to CAGNE at this time. Funding had previously been given to GACC.
- 13. *Local Plan – Regulation 18 consultation.** To consider a response to the consultation. In addition to the links previously sent out, the Clerk circulated a hard copy of the Plan and documentation for review. Councillors to confirm any Policy Areas they would like to comment on as PPC and to agree response at the December meeting. Consultation is open until 11th December.
- 14. Verge cuts** – in line with local cluster to consider approving contractor, Ashley Brigdale, for verge cutting. Duly approved.
- 15. Road safety** – The HIP (Highways Improvement Plan) has been submitted to KCC Highways. KCC have indicated they are likely to start with ATC surveys in Penshurst. They could look at a 20mph advisory speed limit for when the school warning sign flashing light is on. A crossing would not be possible due to a number of reasons.

Clerk to also ask about response on request for parking restrictions, such as double yellow lines, near the school.

Penshurst junction – there should be a Give Way sign on the approach to the junction but it appears to be embedded in foliage. Clerk to report to Highways.

Clerk to get quotes for a mobile Speed Indicator Device to be attached to existing signage around the parish.

- 16. Allotments update** – Nothing to report other than the Chairman and Clerk visited The Warren site for a water meter reading.
- 17. Clerk Report – Items for noting and information**
 - a. CPR/Defib training for community – Given the busy time of year, this it to be scheduled for early 2026.
 - b. Speed Watch – call for volunteers. Signs are up on boards, in the shop and advert is on the website. Clerk to see if advert can be placed in the local magazines for Penshurst and Fordcombe.
 - c. Filming at Penshurst Place – A large filming operation is in place for the next month or so. The company is making a donation to the community and are keeping the footpath clear and accessible.
 - d. Update on request to use Penshurst phone box as book exchange for the community. Penshurst Estate are not opposed to the suggestion to purchase the phone box and are looking into it.

- e. Fordcombe Defibrillator – The door is still jammed and cannot be opened. The cabinet supplier (Eiremed) has suggested a locksmith is called out to sort the lock and they will cover the full cost. Clerk to arrange.

18. Planning:

SDC REF	ADDRESS	DEVELOPMENT	DEADLINE FOR COMMENTS
25/02927/AGRNOT	Spring Hill Farm Spring Hill Fordcombe	Proposed new track.	NA info only
25/01934/HOUSE	West Lodge Grove Road Penshurst Kent TN11 8DU	Installation of a private padel court with associated hardstanding and fencing No comment to submit	11 th Nov 2025
25/02975/WTCA	Petresfield Fordcombe Road Penshurst Kent TN11 8DL	T1: Oak with recent failures, limbs with hazard beams and broken areas removed. Hung up limbs cleared	NA info only
25/02810/LBCALT	Woodgates Walters Green Road Penshurst Kent TN11 8HF	Replacement of modern side attached double garage with detached rear secure store, including solar panels. Link attached extension, minor internal alterations including the addition of shower room to the existing second floor bedroom and reconfiguration of the existing drive. Replacement of garden outbuilding. No comment to submit	6 th Nov 2025

19. HIGHWAYS & PUBLIC RIGHTS OF WAY

Details	Location	Date reported	Ref No	Comments	Fault repaired
Rogues Hill give way bridge tree on right obstructing sight line when coming to Penshurst	Rogues Hill - 2nd bridge out of village towards Bidborough	KCC 02/07/2025	886962	Not Highways - have requested Penshurst Estate cut back the tree. Requested again 8/25	

Water leak outside of Rosebank, Chafford Lane. Water flowing down road. Has been repaired in that area several times.	Rosebank, Chafford Lane	26/09/2025	903248	Works scheduled Oct 25. Works completed
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Fordcombe Village Green – water works have been completed. Clerk to check if the grass seed has been put down or to get a date for when this will be done.

20. Items for noting or inclusion on future agenda at the discretion of the Chairman.

- a) Water leak on Broad Lane outside Fitchetts Farm. Clerk to report
- b) Public Footpath on Walters Green Lane by Weavers Cottage the path surface has a terrible sewerage type smell and has been for some time. Has been previously reported. Clerk to chase up.
- c) Water leak from the wall by the steps at Leicester Square by the Penshurst Place arch. Clerk to report.
- d) Date for the Saturday Freighter was in the Penshurst News. As it has been cancelled Cllr Rees will put a notice in the shop, Clerk to put notices on board. Clerk confirmed the service was cancelled and had been in the minutes, on the website and on boards. Councillors to let local contacts know too.
- e) Mud and muck on the edge of the road was reported which is covering drains. Clerk to ask KCC to scrape/ sweep Chafford Lane to Broad Lane to enable surface water to drain away.

Meeting closed 8.30 pm

Date of next meeting – Monday 1st December 7.00 pm Full Council in Penshurst Village Hall.

Meeting dates/times can be subject to change, please always check
<https://www.penshurstpc.co.uk/website> for next meeting date/Agenda.

November 2025 Payments List		
Payee	Details of payment	Amount
Hever Parish Council	Reimburse for purchase of playground signs (The Sign Shed) £39.88 and PO Box 50% of £371.50 = 185.75	£ 225.63
Castle Water	Allotments water supply 1 August 25 - 31 January 26	£ 56.43
Rachael Turner	Clerk Expenses up to Oct 25	£ 293.96
Lucy Fuller Rowell	Lengthsman services Oct 25 * awaiting invoice	£ 100.00
Oast & Oak Services	Penshurst and Fordcombe closed churchyard	£ 419.64
Rachael Turner	Clerk Oct pay	£ 1,019.84
HMRC 120PR02597105	PAYE/NI Oct 25	£ 412.61
		£ 2,528.11