

## PENSHURST PARISH COUNCIL

### Minutes of the Ordinary Parish Council Meeting held on Monday 4 December 2017 at 7.45pm in Penshurst Village Hall

1. **PRESENT:** Cllrs A Campbell (Chairman), I Carson, J Cass, S Frederick, J Horsford, R Rees, B Townsend.
2. **APOLOGIES:** Cllr J Broadhead, J O'Shea

**In attendance:** SDCllr Mrs S Coleman, KCCllr P Lake, Mr P Johnson (Neighbourhood Watch & Almshouses)

#### Declarations of interests in agenda items

If a Member has a disclosable pecuniary interest in an item of business this must be declared at the start of the meeting, unless dispensation has been granted. The member may not participate in any discussion, vote or discharge any function related to that business.

Non-pecuniary interests may be declared at this point if not already registered. Members with a non-pecuniary interest may speak on the subject if members of the public can do so but may not vote. NONE

3. **MINUTES OF MEETING HELD ON 6 November 2017**, having been circulated were approved and signed by the Chairman.

#### 4. **MATTERS ARISING:**

- a. **Defibrillator:** Information on dates of current programme of training sessions circulated, ED will circulate other dates as they become available.
- b. **Hedgecutting:** Poundsbridge area hedges and Rogues Hill. No work carried out at date of meeting.
- c. **Poundsbridge Lane:** Revised dates provided/cancelled/re-booked over two week period to carry out work previously planned, work subsequently cancelled due to machinery for the work was not working, then re-booked. Road now patched from the Pitcher House to the Corner. Further work required.

#### OPEN SESSION

Cllr Rees had provided an interview on Radio Kent where it was recorded that he was a Parish Councillor. A parishioner raised issues regarding the content: Forge Field affordable housing project and the fact that it was over and done with; level of social/affordable housing available in the parish; the number of people from London purchasing homes in the parish and the relevance of this to the parish; previous sites put forward for development and their suitability/eligibility including who had put them forward and which developers were involved.

Cllr Rees advised he had been asked to speak on the programme in relation to the mix of people in the village, no mention of housing having been made, and he had stated prior to the recording that he did not wish to speak as a Councillor. He responded that there was nothing going on at present with regard to Forge Field; he would be willing to find out the exact figures of social/affordable housing in the parish if wished; he was very proud of the village and the work done with regard to rural housing; SDC were setting up an organisation to develop housing in the area; he did not disagree that there was some need for housing and he felt that Glebelands would be a better site for such housing, rather than Forge Field which was the majority voted preference of the of the PC.

Cllr Rees advised that pre broadcast discussions had not been made public and apologised deeply for the problems this had caused.

Cllr Campbell advised members that all sites had now been put forward in the parish that might be available for development, no developers to date had shown any interest in any of them.

The parishioner stated he was dissatisfied with the answers provided by Cllr Rees and asked if he considered he had complied with the Code of Conduct councillors were asked to work by. He was also unhappy with the lack of respect shown to parishioners in his position as a councillor.

Cllr Campbell said that members should be aware of the pitfalls of giving interviews to the media and to state quite clearly whether they are speaking as councillors or as private individuals.

ED was unaware of any developments with regard to the Forge Field site, it was thought this would be delayed by the current call for site and the Government White Paper covering provision of housing nationally. ED was asked to contact both SDC and WKHA to ask what the current position was with regard to the provision of affordable housing in the parish.

The safety of pedestrians using the road from the Estate arch to the church steps was raised, ED to check on current position with regard to the provision of yellow lines or dog bone markings to provide safer access.

The safety of pedestrians, cyclists and motorists while hedgecutting was being undertaken was raised, it was suggested clear

warning signage be used to ensure motorists etc left sufficient distance between themselves and the hedge area being cut. The current planning application submitted in relation to Daneby Hall was of concern to some local residents. The previous development of the site and possible further future development would impact on the area plus the highway access point would be a problem if further expansion was permitted. Cllr Campbell confirmed the PC would be visiting the following morning to consider the planning application prior to submission of the PC response. It was noted requests could be made regarding the possible introduction of conditions to limit further development and therefore multiple use of the site.

## 5. PLANNING

### Applications:

**SE/17/03473: Fir Tree House Tea Rooms, Penshurst Road:** Proposed new office, through loft conversion of car port and outbuilding with new rooflights. **PC Support**

**SE/17/03590: Land to the North of Daneby Hall, The Lane, Fordcombe:** Demolish existing residential outbuildings, erect one dwelling and associated works. **PC Response:** The PC consider that the replacement of the existing outbuildings with a single dwelling will not have an adverse effect on the Green Belt and will improve the current visual appearance of the site. Given the scale of the proposed dwelling in relation to the size of the site, we would ask that a planning condition be imposed to remove future permitted development rights.

**SE/17/03568: Birches, Fordcombe Road, Penshurst:** Erection of greenhouse. Amendment: Proposed floor plan amended to include the fenestration. **PC Support.**

**SE/17/03634: Benachie, Chafford Lane, Fordcombe:** Erect single storey side extension with rooflights and front porch. Raise roof to convert loft space into living accommodation. Alterations to fenestration.

**SE/17/03732: Woodgates, Walters Green Road, Penshurst:** Replace existing window with replacement door to rear.

**SE/17/03677: 1 Moat Cottages, Doubleton Lane, Penshurst:** Two storey/single storey extension to side, basement and associated external works: alterations to fenestration, roof.

### Decisions:

**SE/17/03015: Poundsbridge House, Poundsbridge, Penshurst:** Single storey oak framed garden room to rear.

**GRANTED**

**SE/17/03122: Poundsbridge Oast, Poundsbridge:** Erection of new chimney flue to Oast, alter fenestration on rear elevation to barn/annex building. **GRANTED**

### Tree Surgery:

**SE/17/03718: The Old Laundry, The Lane, Fordcombe:** Reduction of Oak tree by 25%

## 6. REPORTS:

### a. Kent County Councillor: KCCllr Peter Lake

Cllr lake had undertaken a three hour tour of the parish roads with KCC Member, Julian Cooke. Poundsbridge Lane and Nunnery Lane would have potholes and resurfacing carried out but not until 2018 when the weather improved. A consultation would commence on 17 January covering the provision of the bus service, KCC paid £55M in subsidies to bus companies some of which were making enormous profits for what was a poor service. There was no question of school transport being removed or others in the next financial year. There had been a list of companies in the Courier who were given subsidised rates. Cllr Townsend asked Cllr Lake to check on who had erected the traffic warning sign adjacent to his property - it was poorly installed, the reference 306399 was provided. There was some confusion over whether the speed indicator device purchased by the PC with assistance from Cllr Lake still recorded information that could be downloaded, Cllr Lake would check this again with Julian Cooke. Kent Police Officers from the college would be helping Speed Watch teams, a new laser digital camera would be used by the police, information provided would be promulgated for information.

### b. Sevenoaks District Councillor: SDClr Mrs Sue Coleman

#### 1. New Appointments:

I have been appointed to sit on the Development Control Committee at SDC and will be part of the decision-making process on complicated/ contentious planning issues. I have also been appointed to attend Board meetings at the Edenbridge and Westerham Citizens Advice Bureau to make sure that the money SDC donate is spent appropriately.

#### 2. CAB:

I attended the AGM earlier this month and also visited the branch in Edenbridge to meet staff and learn more about their service. They do really good work and have helped 758 clients over the past year, across a variety of areas; the most common were debt problems, employment issues and housing matters.

Staff are very grateful for the financial contribution made by Penshurst Parish Council to assist them in their work

and would be happy to come to explain to our local residents what they do, perhaps at the Council AGM or on another suitable occasion. It's a great resource to have available in times of personal need and I would like to expand awareness of how people can access this service.

3. Rural Crime Meeting, 6<sup>th</sup> November:

I would like to thank you for supporting this meeting and hope you found it useful. There were plenty of questions and both Matthew Scott and the local Police Commander seemed genuinely pleased to be getting feedback. I encourage residents to respond to Matthew's Issues Survey to give an even broader cross-section of feedback. This can be done online at : [www.kent-pcc.gov.uk/consultations](http://www.kent-pcc.gov.uk/consultations). Matthew also mentioned that there is a free app, available on Apple and Android devices, for reporting pot holes, wildlife crime and heritage crime : [www.countryeye.co.uk](http://www.countryeye.co.uk).

Charlotte Cole from Hever Parish Council also joined us, and Charlotte has emphasised the importance of cross patch working, especially as rural parishes have similar issues.

Tom Tugendhat is going to bring the issue of thefts of Land Rover Defenders to the attention of the Home Secretary as it is a National epidemic.

The meeting highlighted the fact that Peter Johnson, our Neighbourhood Watch co-ordinator, is not getting notified of all the crimes which occur, and I am following this issue up with the police to see what can be done.

Overall, it was clear to me that police resources are stretched and are having to be prioritised on the most serious crimes. The main things we can do locally is to make sure we report all crimes promptly and to engage with preventative measures.

4. Housing Assistance Policy:

This was given approval at the recent full SDC meeting. SDC will be working collaboratively with hospitals, GPs and other local authorities to provide discretionary financial assistance by means of repayable grants to assist the well being of people and enable them to live safely in their own homes. This should relieve pressure on bed blocking in hospitals. It includes funding adaptations to property and giving relocation assistance if the home is deemed unsuitable. The aim behind the grants is to reduce hospital admissions and, for those who are admitted, to allow speedier discharge from hospital. Some of the grants are means tested but in the case of families with a disabled child or young person there is no means test.

Other items raised included the information now available from Food Inspector's visits to premises, a link would be provided for ED to circulate ([www.food.gov.uk/ratings](http://www.food.gov.uk/ratings)). Problems with cyclists using rural roads would be investigated via a review which would take place in two phases. Problems experienced by people wishing to return home and lack of facilities to help them would be addressed, this covered structural issues not the provision of carers.

c. **KALC:** No report

d. **Alms Houses:** Mr Johnson confirmed repair work identified during the recent annual inspection had been carried out by a local contractor during the previous fortnight.

e. **Neighbourhood Watch:** Information received for the period 7 November to 4 December included the theft of a lap top and jewellery from a residential property; hand tools and power tools taken from a vehicle; no other crime reports had been received from the police. A resident had attempted to report a theft to the PCSO but had been unable to do so, advice was given to call 101. A car blocking the gate to a farm field along Rogues Hill Road for approximately four weeks had been reported to the police but nothing had been done. A number of residents, including farmers, had attended a meeting arranged by Cllr Mrs Coleman to discuss rural crime, the lack of information made available to the Neighbourhood Watch regarding local crime was reported and noted, this appeared to be due to the fact that crimes on farms, from sheds/ outbuildings were listed under industrial crime and not forwarded.

f. **High Weald Councils Aviation Action Group:** *Cllr Rees advised a list of areas for action will be circulated, Penshurst's area is 'dispersion'. The main discussion item at the recent meeting was whether to exist the Noise Management Board.*

g. **Coach Road Bridge:** Mr Johnson advised an inspection had been carried out on 2 December. The movement of the upstream parapet was exactly as measured prior to the previous PC meeting. The longitudinal crack in the road caused by the ground around the upstream part of the eastern abutment settling is about 2 inches wide and full of weeds. This crack is a good indication of the movement of the parapet.

h. **Allotments: Condition of site:** Letter forwarded to one holder advising plot will be withdrawn at the end of March 2018 and that site must be cleared of any items by that time.

**7. HIGHWAYS:**

**267923: Fire hydrant** - re-siting enquiry. Response now awaited from Kent Fire organisation.

**304617: Road Surface:** Between Tubs Hole and Birling Cottage reported to Kent Highways, repairs were completed on 3 October by contractor.

**306399: Signage:** 'Drive Carefully' signage adjacent to Stubbs Wood Farm metal upright rotted. Works indicated job raised with contractor and work completed on 3 November.

**309768: Signage:** '30 MPH' sign opposite Hedge Barton Mobile Home site requires refitting. Works completed 26 October, by inspector.

**Saints Hill, Penshurst:** From 8 January 2018 for three days from New Road to Nunnery Lane road will be closed for road works.

**314433: Missing Road sign:** Sign at junction of B2188 and Grove Road missing name plate, post in position.

**316158: Speed Sign - Smarts Hill:** Knocked down, requires reinstatement.

Cllr Campbell raised the issue of the closure of Saints Hill and problems this would cause in early January for the Spotted Dog

**8. FINANCE:** The following accounts were presented and approved for payment:

John Wansbury	Litter Bin Refurbishment	£136.90
Hazelwood Tree Management	Penshurst churchyard tree surgery	£840.00
RIP Cleaning Services	Dog Waste Removal	£96.00
Mr Lee Jenner	Lenthsmen	£135.00
J Horsford	Village Mowing/Hedgecutting 2017/18	£1,447.20

**a. Precept:** Precept figure of £43,435 had been agreed at the November meeting, ED advised SDC, acknowledgement received.

**b. Bus Shelters:** ED authorised to arrange minor repairs and preventive work to be carried out in accordance with estimate provided by PC's contractor, this work would be completed when weather conditions permitted.

**9. CORRESPONDENCE:**

**a. Penshurst Surgery:** ED arranged with surgery that a notice would be placed on the access gate from the car park indicating access limited to those visiting the surgery only, it was hoped this would deter others from using the area. Cllr Rees would include an item in the news magazine regarding the parking problem and blocking the doctors' cars in.

**b. Swaylands:** Notification of Swaylands Estate Management Ltd AGM to be held on 7 December 2017 in Bidborough Village Hall, Bidborough. At 8.30 pm.

**10. ANY OTHER BUSINESS:** There was no other business.

**Meeting concluded 8.55 pm**

**Next Meeting 5 February 2018**