

**PENSHURST PARISH COUNCIL**  
**Minutes of the Ordinary Parish Council Meeting held on Tuesday 3 April 2018 at 7.30pm**  
**in Penshurst Village Hall**

1. **PRESENT:** Cllrs A Campbell, (Chairman), J Horsford, R Rees (Part), B Townsend.

2. **APOLOGIES:** Cllrs S Frederick, J O'Shea

**In attendance:** SDClr Mrs S Coleman, P Johnson (Neighbourhood Watch)

**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.

**Cllr A Campbell - Pecuniary Interest in Item 6g.**

3. **MINUTES OF MEETING HELD ON 5 March 2018**, having been circulated were approved and signed by the Chairman.

4. **MATTERS ARISING:**

a. **Safe Pedestrian Access to Penshurst Church:** ED had provided a schedule of accidents between the bridges on Rogues Hill and Glebelands. Support of both the District and County Councillor would be required to take the issue of reducing the speed limit to 20MPH further. Parishioner had provided data collected from the Speed Indicator Device at Glebelands to ED/Cllr Lake. Cllr Lake requesting speed checks to be undertaken between High Street and Fordcombe Road in Penshurst. Issue deferred to next meeting.

b. **Church Wall:** Chairman confirmed he and Cllr Carson had inspected the ivy encroaching on the wall and the Sidney Gate. The ivy was not particularly thick and, on checking, peeled easily away from the wall. The ivy would need to be cleared from the wall and the mortar looked stable on the main part. The wall was listed and the brickwork would need to be inspected after the clearance had been done. Insurance position to be checked when asking for quote. Cllr Campbell also advised that a couple of yew trees overhanging graves needed trimming.

c. **Removal/Re-siting of Telegraph Pole - Chafford Lane:** Cllr Horsford had contacted the CEO of BT/Openreach and ED had contacted Tom Tugendhat to make an official complaint regarding unacceptable service offered by the companies. Cllr Horsford had been contacted by Matthew Walker of the CEO's office and Matthew Boughton had contacted ED from the MP's office. Clearance work had been carried out on Cllr Horsford's land and the replacement telegraph pole should be erected during the week ending 7 April.

d. **Clearance of ditches near Meadow Wood:** ED had contacted landowner who had checked the field at the edge of the road. Although very boggy in places, alongside the road where the water/ice problem occurred the field was very dry with no sign of springs or water going through the hedge onto the road. There was a culvert under the roadway which needed clearing and the pond was at its upper limit on the adjacent land. Highways website was showing that further drain clearance work was scheduled for this area and further down by Marlpit. *(ED checked with Highways - both areas are still in highways system under references 341237 & 300371 (now internally updated to 51966694. Information on internal system indicates latest note on 13.3.18 states work delayed due to 'safety critical work' being prioritised but work now scheduled for completion by end of April 2018).*

**OPEN SESSION**

The fence around Long Bridge had been cleared of vegetation, it was confirmed the replacement of the fence was not the responsibility of the PC. ED to report broken road edging around bend.

Cllr Mrs Coleman had not received any information relating to activities at the old PORC site.

Problems with regard to pedestrian safety were raised as a result of the recent Antiques Fair held over the Easter weekend. There were numerous stalls set up in the car parking area which spread right out to the road and left no safe access through for pedestrians from the High Street going into Penshurst Road. ED confirmed that usually signage was used to prevent parking on the outer edge during events, she would contact Cllr O'Shea to let him know of the problem.

The call for sites analysis was expected in May, SDC had been requested, after publication of this document, to identify every

piece of land in the parish that complied with the criteria for affordable housing.

## 5. PLANNING

### Applications:

**SE/18/00566: Benachie, Chafford Lane, Fordcombe:** Demolish conservatory, store and bay window, erect single storey extension. Raise roof (45 degree pitch) to convert lift space into living accommodation. Alterations to fenestration.

**PC Response:** The PC appreciate the increase in habitable space is more than 50% but consider this does not result in an overly large or bulky dwelling and would have no detrimental affect on the Green Belt.

**SE/18/00479: Land North of Swaylands School Farm, Penshurst Road, Penshurst:** Proposed replacement of existing external lighting across the site.

**SE/18/00677: 13 St. Peter's Row, Fordcombe:** Proposed ground floor side extension, rear porch, side dormer, floor plan re-design and all associated works. **PC Support**

**SE/18/00729: 7 Paddock Close, Fordcombe:** To drop kerb at front of property to allow parking on driveway. **PC Support**

**SE/18/00923: The Bungalow, Daneby Hall, The Lane, Fordcombe:** Demolition of existing dwelling, replacement dwelling, single storey garage and associated works.

### Decisions:

**SE/18/00215: The Ring Time, Poundsbridge Lane, Poundsbridge, Penshurst:** Demolish existing garage, side extension, rear bay window and porch. Erection two storey side extension, single storey rear extension, dormers to the front and rear, porch, raise the height of chimney. Erection detached garage and swimming pool. Alterations to fenestration.

### GRANTED

## 6. REPORTS:

a. **Kent County Councillor:** No report

b. **Sevenoaks District Councillor:** Cllr Mrs Coleman raised the new rules covering the current homelessness and housing initiative whereby assistance commences 56 days ahead of the expected date of homelessness and single people are also entitled to assistance, it was expected this would increase administration costs. SDC had awarded £6K to the Citizens Advice Bureau to assist with extra work this might generate.

The Fordcombe family in need of housing had been provided with accommodation, another family were also in need. SDC had submitted their plans for the provision of 6000 houses in the area but the Secretary of State would make the final decision on whether this was acceptable, the number required was in excess of 12000. Extensive enquiries were being made into sites suitable for housing.

Festival applications and similar events were being closely monitored to ensure previous lessons were learned from events held during recent years.

c. **KALC:** No report

d. **Neighbourhood Watch:** Mr Johnson provided information on local crime as provided to him via Police Reports, this showed little or no crime in the area. There had been two burglaries in Leigh and a barn in Chiddingstone was broken into. Cllr Townsend and Horsford confirmed that in addition to the one report of burglary in Penshurst advised to Mr Johnson which took place between September and December 2017. Members were advised that Penshurst Place had lost garden equipment items worth £6K, two sheds along New Road had been entered, tyres on two cars had been damaged with nails and an attempt was made to break into a van. A white transit box van and a Mitsubishi truck had been seen in the area.

e. **High Weald Councils Aviation Action Group:** No report

f. **Coach Road Bridge:** Confirmation received from David Munn - PROW - that the reinforcement works have now been carried out to the parapet wall on the bridge and it is hoped that this will keep it stable for a good few more years, Mr Johnson reported that they had carried out excellent work in installing metal ties across the movement position and filled with concrete all the cracks in all directions. Mr Johnson confirmed he had been monitoring the condition of the bridge for some months during which time it had not changed, he felt this could be due to the fact that the coach no longer used it. It was hoped this would remain the case as there would be facilities for workers to live on site in the near future.

*Cllr Rees arrived and apologised for his late arrival.*

g. **Allotments:** Paperwork/invoices being circulated to allotment holders. Cllr Campbell reported that one allotment had been removed from a holder and allocated to a new resident. He reported that there was a considerable amount of

debris on site which required removal and he confirmed the other allotment holders were keen to tidy the site. There were currently two plots available at Bottle House and one at Warren.

Cllr Campbell left the room while costs were discussed for provision of a skip, Cllr Rees took the chair temporarily.

Depending on size of skip this could cost between £170 - £200+. Cllr Horsford confirmed he could make a trailer available for items to be removed and estimated to clear the amount on site this would cost approximately £100. Cllr Rees proposed accepting Cllr Horsford's offer, seconded by Cllr Townsend and agreed.

Cllr Campbell returned, Cllrs Campbell and Horsford to liaise with regard to date and availability of trailer.

## 7. HIGHWAYS:

**330353: Sunken pavement between Latymers Lodge** and rubbish bin, opposite Colquhouns Cottage. Site inspected /attended, further work required.

**332002: Potholes between Gate Cottage and Haley Cottage**, The Lane. Job confirmed as scheduled.

**300371: Meadow Wood Area:** Landowner contacted for assistance, see note under 4d. Investigated by and works now being planned by highways.

**300371: Marlpit:** Flooding of road, already on system from last report submitted with works to repair gullies now completed, date for clearance of drains awaited.

**341237: Rogues Hill Gully:** Reported for clearance prior to resurfacing work, under investigation.

**341260: St Peter's Row:** Pothole in footpath, investigated - not highways, suggested housing association.

**3040530: Smarts Hill:** Multiple potholes under investigation.

**343931: Coldharbour Road Near Cooks Wood:** Water running down road, gully blocked, under investigation

**344378: Rogues Hill:** Pothole. Current plans for micro surfacing postponed due to breakdown of equipment.

**Micro Re-surfacing:** Smarts Hill between junctions at B2188 Saint's Hill and Nunnery Lane on 5 April.

**Micro Re-surfacing:** B2188 Fordcombe Road, junction with Chafford Lane to junction with the A264 Ashurst Road on 5 April

**Road Closure:** Broad Lane at Fitchetts Farm, 9 May for up to 2 days to facilitate replacement telegraph pole by Openreach.

**Blocked Drains Poundsbridge Manor to Bullingstone Cottages:** Run of drains and gullies blocked. (*Reported under reference 348665.*)

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

South East Water	Water Supply Warren Allotments	£21.10
Welcome Printing	Document/Poster Printing Oct 2016-Dec 2017	£68.62
RIP Cleaning Services	Dog Waste Removal	£96.00
SDC	Bulk Freighter Charge	£187.20
Mr Lee Jenner	Lengthsman	£72.00

**a. SDC Fun Day:** Cllr Townsend to liaise with ED regarding any local group available to provide refreshments for the Fun Day event at Fordcombe on 24 August 2018.

**b. Potholes:** ED investigating possibility of parish undertaking work in connection with pothole maintenance with assistance of delegated budget from KCC. Two companies prepared to quote for work with possibly one other also interested. Bidborough prepared to join with Penshurst to arrange contract if budget delegated by KCC Highways. KCCllr Lake checking on position with regard to any possible delegated budget.

**c. Defibrillator Training:** ED had arranged a session prior to the Annual Parish Assembly for those wishing to undertake the training, this would start at 5 pm and should be completed by the start of the APM six volunteers already listed - Cllr Mrs Coleman had been approached by another possible volunteer. Tea, coffee and biscuits would be served from 7.30 pm.

## 9. CORRESPONDENCE:

**i. SDC Street Naming and Numbering** - Land at Salmans Farm - Clock House Farm, Salmans Lane, TN11 9DJ: Notification that address to be provided for office on site which will be open during normal business hours plus seasonal farm staff will also be resident on site.

## 10. ANY OTHER BUSINESS:

**a. Dog Fouling:** Inconsiderate dog owners were letting their dogs foul in the churchyard and on the area opposite Oak House in the High Street. ED to report to Dog Warden, in order to arrange visit.

Meeting concluded 8.24 pm

Next Meeting 16 April 2018 - APM – Penshurst

