

PENSHURST PARISH COUNCIL

Minutes of the Ordinary Parish Council Meeting held on Monday 4 June 2018 at 7.30pm in Penshurst Village Hall

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

In attendance: SDCllr Mrs S Coleman, Mr 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. NONE

3. **MINUTES OF MEETING HELD ON 8 May 2018**, having been circulated, were approved and signed by the Chairman.

4. **MATTERS ARISING:**

a. **Safe Pedestrian Access in Parish:** Cllr Lake advised that the new Cabinet Member for Highways - Mike Whiting - was very supportive of the 20MPH limits past schools in the parishes. Geoff Bineham - KCC Officer - would be investigating this issue for the parish and had advised that some costs might be incurred in connection with signage. Deferred to next meeting.

b. **Church Wall:** Quotation received under PC requirement for competitive tender, councillors authorised work, ED confirmed work completed.

c. **Dog Fouling:** ED forwarded request to village magazines for inclusion, current situation improved.

d. **School Travel:** ED contacted both schools to request information regarding any pupils scheduled to attend Bennett Memorial or St. Gregory's with effect from September 2018. Fordcombe: 4 pupils would be going to Bennett and 2 (possibly reduced to 1) would be going to St. Gregory's. Penshurst: 4 pupils going to Bennett and 3 to St. Gregory's. Information forwarded to Cllr Lake.

e. **Footpath:** Cllr Rees to provide details of possible obstruction to footpath from Wellers Town over the Bridge towards Leigh for ED to report.

f. **Weir:** Cllr Townsend had checked and nothing further had been heard regarding any proposed work.

OPEN SESSION: The following subjects were raised:

Rosebank Planning Application

Increase in traffic through the village, particularly commercial vehicles during the last year. The PC's work to improve signage at Long Bridge and support for introduction of a 20MPH limit was confirmed but action was limited due to road condition compliance problems.

The question of parking opposite the school was raised, information regarding a required speed survey was awaited from Cllr Lake.

It was noted lorry movements had commenced again, speeds and standard of driving were considered unacceptable for the village.

ED to check whether overhanging tree canopy could be cut back up Rogues Hill in order that lorries did not take a central line down the road.

The hawthorn bush near the bridge at the bottom of Rogues Hills had restricted visibility to an even greater degree.

The PC were happy to receive approaches for support with village events for example a Village Sports Day. It appeared the planning conditions imposed on the new owners of the PORC cycling site were not being complied with constituting a Breach of Planning Consent, further information was awaited.
Glebelands/High Street – no repairs had been carried out to the drain
Star House Yew Hedge: This was now growing out to such a degree that it was an obstruction to pedestrians at the narrowest part in particular.

5. PLANNING

Applications:

SE/18/01192: Chafford Park, Chafford Lane, Fordcombe: Construction of Wedding Ceremony Gazebo in association with Wedding. **PC Response:** The PC would draw attention to comments from SDC Environmental Health and the planning conditions imposed to mitigate noise under 17/02036.

Despite planning and licensing restrictions, noise from the site continues to be an issue, resulting in complaints from neighbouring properties and further away, resulting in visits of local authority officers to site and noise abatement action.

The siting of the Gazebo, closer to Chafford Lane than the existing wedding barns, can only be detrimental to the residential amenity of local residents contrary to Policy EN2 and therefore exacerbate an already unacceptable situation.

The PC questions the accuracy of information provided with this application ie the two watercourses on the site do not appear to have been included and previous conditions imposing restrictions on the number of people permitted to attend functions is incorrectly given on the applicant's website.

In view of previous, and ongoing issues regarding noise disturbance, the Parish Council are strongly opposed to this application and to the expansion of any related activities on this site.

Please Note: Decision received - REFUSED

SE/18/01189: 12 Glebelands, Peshurst: Proposed driveway to serve three properties. **PC Support**

SE/18/01631LBC: Salmans Manor, Grove Road, Peshurst: Repair works to main porch. **PC Support**

Appeals:

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/18/01632: Land North of Rosebank Cottage, Chafford Lane, Fordcombe: Proposed conversion of redundant horticultural building to one bedroomed dwelling. **PC Response:**

Decisions:

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

SE/18/998/LBC: Lilac Cottage, Rogues Hill, Peshurst: Partial demolition of modern single storey rear extension, construct new single storey extension. **GRANTED**

SE/18/01150: Russetts, Chafford Lane, Fordcombe: Erection of subterranean garage extension. **GRANTED**

6. REPORTS:

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

b. **Sevenoaks District Councillor:** Cllr Mrs Coleman provided the following written report:

Chafford Park Farm: Ian Kidd visited site last Friday to check on progress with the driveway and car park. He confirmed that the driveway has been completed and complies with the conditions. Matting was due to be put on the land but, due to extremely dry conditions, followed by extremely wet ones, this has had to be delayed. Ian will return in a few weeks to make sure it has been done correctly.

The owner of the land has now submitted a planning application for the engineering works.

The application for a gazebo is under consideration but Officers do have some concerns about it. I have registered my objection and will send the application for consideration by Development Control Committee if necessary.

Grove Road, Penshurst: I have spent a lot of time working on enforcement matters on a couple of sites. For reasons of confidentiality, I am unable to share more information at present, but matters are progressing.

Local Plan timetable: 19th June: Planning Advisory Committee will consider the draft plan for consultation.

12th July: Cabinet to agree the draft plan. July/ August/ September: Public consultation. September/October: Review responses and make amendments. Late November: Planning Advisory Committee to consider publication of the Plan.

6th December: Cabinet to agree publication of Plan.

c. **KALC:** No report

d. **Neighbourhood Watch:** Mr Johnson advised that only one crime had been reported since 15 May, a ride on lawnmower had been stolen from a farm yard in Penshurst.

Problems for traffic using Colliersland Bridge would be exacerbated in future when the hedge/trees adjacent to the road regrew and restricted the view of drivers coming down the hill who were required to give way to those approaching from Spring Hill. The PC were trying to obtain delegated funding from Kent Highways in order that they could arrange for the area to be managed themselves.

The problem with speeding traffic through the parish was still a concern, further speed signs or reinstatement of the Speed Watch team would be of great help.

e. **High Weald Councils Aviation Action Group:** Cllr Rees reported that members had discussed the value of remaining involved with the Noise Management Board at the recent meeting, on balance it was felt best to remain with night flights, the second runway and satellite navigations issues still being considered. It was possible there would be a change of industry chairman.

f. **Coach Road Bridge:** Mr Johnson confirmed that even though heavy traffic had been using the bridge there had been no movement of the parapet and roadway with no cracks appearing in the recent concrete bedding of the bridge components indicating the work is functioning extremely well.

g. **Allotments:** Cllr Campbell confirmed the site had been cleared but two trailers had been necessary. The PC had allotment space available if required.

7. HIGHWAYS:

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

343931: Coldharbour Road Near Cooks Wood: Blocked gully, work now scheduled.

330353 & 343931 submitted again for update on any progress.

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

341237/300371 (51966694): Rogues Hill/Poundsbridge Lane & Meadow Wood/Marlpit

Drainage: Unscheduled cleansing order issued - 20 April - in two sections to carry out clearance work within 28 days.

353051: Smarts Hill: Multiple potholes, work programmed as of 20.4.18

351968: Blocked drains/gullies - Star House, Birches, Petresfield. Under investigation as of 16.4.18

348665: Blocked Drains Poundsbridge Manor/Bullingstone Cottages: Drains/gullies blocked. Under investigation as of 4.4.18

348664: Long Bridge: Eroded edge to tarmac following bend from Penshurst to Fordcombe toward Long Bridge. Works should be undertaken at end of September.

351968: Blocked Drains - Penshurst Village Hall from Star House/Birches/Petersfield. Investigating 16.4.18

Footpath: St. Peter's Row - School/Church. ED Checked and area listed as privately owned

35729: Pothole: Coldharbour Road/Nunnery Lane/Godfrey House: Potholed repaired 9.5.18.

361869: Village Hall Junction, Penshurst: Potholes repaired.

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

Oast & Oak	Ivy clearance - Penshurst Church Wall	£435.00
RPW & JD Horsford & Son	Hire of (2) Trailers for Allotment Clearance	£200.00
	Cutting/treatment of vegetation on field/hedging at Long Bridge, Penshurst	£300.00
RIP Cleaning Services	Dog Waste Removal	£96.00

a. Potholes: ED advised KCC do not permit parishes to work on their own roads. Alternative option to work with local Inspector to identify and approve reported potholes for repair - funding to be met by KCC budget. Current repairs to potholes in The Lane only temporary, full repairs to be carried out in September.

b. Litter Bin: Request received for consideration for possible installation of litter bin at Poundsbridge Church. It was proposed and approved that ED authorise SDC to install litter bin at a cost of £500. Cost of emptying to be checked with current contractor and SDC prior to authorising.

c. Verges: Notification of price for season: £1,018.60 for three full cuts. Current request made to KCC for delegation of costs to parish for cutting of hedges down Spring Hill towards the Colliersland Bridge, cutting currently undertaken by Cllr J Horsford. Highways decision awaited.

9. CORRESPONDENCE:

a. Richard Gerard-Sharp: Enclosing letter from Chiddingstone Parish Council - Organising Village Sports Day with contribution from Parish Council. (Information provided under Open Session)

10. ANY OTHER BUSINESS:

Defibrillator Training: Cllr Rees confirmed a free session would be available at the Greyhound Pub in Charcott on the 26 June.

Kerb Erosion: The areas by the Birches and near Saints Hill House along New Road were breaking up, ED to report for inspection by Highways.

Meeting concluded 8.35 pm

Next Meeting 2 July 2018 - Fordcombe