

## Agenda

Members of Hever Parish Council are hereby summoned and members of the Public are invited to attend the meeting of the Parish Council that will be held in **Markbeech Village Hall on Wednesday 9<sup>th</sup> March 2022** commencing at **7.30 pm** for the transaction of business as set out below. The **Planning Meeting will commence at 7.00 pm.**

**Signed: Rachael, Clerk & RFO**                      **Date 2/3/22**                      **\*are attachments**

*NOTE: Please feel free to wear a mask if you wish to and socially distance where possible.*

Meetings shall be open to the public unless their presence is prejudicial to the public interest by reason of the confidential nature of the business to be transacted or for other special reasons. The public's exclusion from part or all of a meeting shall be by a resolution which shall give reasons for the public's exclusion. For your information, in law, the public have a right to attend meetings but they have no right to speak. Schedule 12, LGA 1972.

***To assist in the speedy and efficient dispatch of business, please contact the Clerk in advance of the meeting if further factual information is required on an item on the Agenda.***

There will be 15 minutes at the beginning of the meeting to hear questions or comments of the public present to draw the attention of the Parish Council to any pre-advised matter, at the discretion of the Chairman.

- 1) To receive apologies for absence and resolve to approve reasons given.
- 2) To receive declarations of interests - Members are reminded to declare any interest on any item on this agenda at this point, or at any point during the meeting, in accordance with Hever Parish Council's Code of Conduct.
- 3) Minutes of last meeting - to approve and sign minutes of the meeting held on the 11th January 2022.
- 4) \*Planning: applications see Planning Meeting Agenda.

## Wednesday 9<sup>th</sup> March 2022

### Items for consideration and resolution

- 5) Committee reports
  - a) Gatwick
  - b) Pond
  - c) Highways Improvement Plan
  
- 6) Finance
  - a) Bank reconciliation prepared by the RFO, for approval by all and signed by member of FEC (SL)
  - b) To resolve to approve for payment items of expenditure to include ratification of items made between meetings. (ALL)
  
- 7) Vacancy of the office of Councillor – to discuss Co-Option
  
- 8) Residential Energy Improvement Grants to provide various energy efficiency measures to 50 local homes in the SDC area – to discuss
  
- 9) Jubilee Celebrations 2nd June 2022 at Hever Castle – resolve to approve Grant Application and publicity (Leaflet drop).
  
- 10) \*Grant Applications – Hever - Lights and HRA – Jubilee Celebrations
  
- 11) CIL Infrastructure Levy spend.
  
- 12) Footpath repair funding (MM)
  
- 13) Family Fun Day – provisionally booked Monday 8th August 10.00 – 2.00 at Four Elms.
  
- 14) \*Equality Policy – resolve to adopt
  
- 15) Community Litter Pick - dates
  
- 16) Parish Assembly Thursday 26th May. Ideas for speakers?
  
- 17) AGM Tuesday 10th May
  
- 18) To receive report from Clerk outlining any actions taken since the previous meeting and any other updates.
  - a) Precept request submitted for £50,000. SDC have confirmed receipt
  - b) Banking Update – online, bankline and new Pond Account
  - c) Nat West banking complaint – CD followed up resulting in £200 from bank
  - d) Estimate received for gravel boards works/ repairs and concrete gutter clearance from R. Bennett for £280.

- e) Contain Outbreak Management Fund – Clerk has applied for funding towards the costs of the Coronavirus grants given to Hever and Four Elms Schools plus other related COVID costs (field matting and Zoom costs totalling £1926.34). Maximum grant allocated will be £1008. Will hear outcome within 6 weeks.
- f) Storm Eunice – fallen tree on boundary of Hever Parish Field.

- 19) Items for information only and correspondence
  - a) Bulk refuse freighter – failed to arrive due to storms the day before. Awaiting new date.
  - b) Clerk delivered a card of thanks to Karen at Four Elms for supplying the electricity for the Christmas tree lights.
- 20) Items for noting or inclusion on future agenda at the discretion of the Chairman.

Date of next meeting Tuesday 10<sup>th</sup> May 2022 (AGM)

2022 HPC meetings

7pm Planning

7.30pm Full Council meetings

**Meeting dates/times can be subject to change, please always check Hever.org website for next meeting date/Agenda.**

- Tuesday 10/5/22 – AGM - Four Elms Village Hall
- Thursday 26/5/22 – Annual Parish Assembly - Hever Village Hall 6.00 pm
- Tuesday 5/7/22 - Four Elms Village Hall
- Tuesday 13/9/22 - Hever Village Hall
- Thursday 10/11/22 – Markbeech Village Hall

## HEVER PARISH COUNCIL PLANNING COMMITTEE – AGENDA

9<sup>th</sup> March 2022, Markbeech Village Hall, 7pm

*Please note:* Sevenoaks District Council ([www.sevenoaks.gov.uk](http://www.sevenoaks.gov.uk)) is the planning authority. HPC is a consultee on some applications. Any member of the public can comment directly to SDC on a planning application.

See: <http://hever.org/what-powers-does-hever-parish-council-have-in-planning-applications>

HPC Councillors have the responsibility as individual committee members to have studied application documents prior to the meeting to enable input and worthwhile discussion to form a consensus.

Minutes will be recorded as decisions / comments submitted to SDC.

If a Councillor has declared an interest in an item on the agenda, they will be placed in the waiting room for the duration of the agenda item. Once the item has been concluded, they will be re-admitted.

Hever Parish Council choose to have a public forum (at the beginning of every Agenda) as the parish council hugely value residents' views and opinions.

**CURRENT PLANNING** – To consider the applications and to resolve to agree recommendations.

A list of recent applications (received since the previous meeting) is provided separately. Any planning notifications received between Agenda issue and meeting day may be considered.

**PLANNING NOTIFICATIONS** To note the decisions from SDC or the Planning Inspectorate. A list of notifications (received since the previous meeting) is provided separately on request or can be found on SDC website.

21/04203 /LBCALT	Medhurst Row Farm Prettypmans Lane Edenbridge Kent TN8 6LX	<b>Development:</b> Refurbishment works to reinstate agricultural barn  <b>Deadline: 14th Mar 2022</b>
21/04202 /FUL	Medhurst Row Farm Prettypmans Lane Edenbridge Kent TN8 6LX	<b>Development:</b> Refurbishment works to agricultural barn.  <b>Deadline: 14th Mar 2022</b>
22/00514/M MA	Little Warren House Hever Lane Hever Edenbridge Kent TN8 7ET	<b>Development:</b> Minor material amendment to 20/00608/MMA related to 19/02198/HOUSE to erect two-storey rear extension, single storey side extension with associated replacement windows, doors, external works and associated landscaping.  <b>Deadline: 22nd Mar 2022</b>
22/00515/L BCALT	Little Warren House Hever Lane Hever Edenbridge Kent TN8 7ET	<b>Development:</b> Two-storey rear extension, single storey side extension with associated replacement windows, doors, external works and associated landscaping.  <b>Deadline: 22nd Mar 2022</b>

**SINCE THE LAST MEETING THE PLANNING COMMITTEE HAS CONSIDERED THE FOLLOWING APPLICATIONS:**

<p>21/04196/ HOUSE</p>	<p>Medhurst Row Farm Pretymans Lane Edenbridge Kent TN8 6LX</p>	<p>Raise roof of the rear addition to accommodate new bathroom to the first floor and internal alterations to the main house. Conversion of existing detached laundry room to provide new home office to serve main house.</p> <p><b>HPC Response submitted:</b> Hever Parish Council has no objection to this application, however we have the following comments:</p> <p>Access to this property is unusual. The only point of entrance/exit for vehicular and foot access is along Pretymans lane, via a level crossing over the railway line. The approach and exit on either side of the railway line is particularly steep and could result in large vehicles becoming grounded (the axel of the lorry touches the below tarmac and becomes stuck). Although unlikely, envisage a situation where a cement lorry becomes grounded in the path of an oncoming train.</p> <p>Heavy construction equipment and building materials will have to be extremely vigilant crossing this railway line. Vehicles will have to be of a short-wheel base in order to negotiate the steep approach/exit to the level crossing and not too heavy to cause damage to the railway lines on this rarely used crossing.</p>
<p>22/00078/ LBCALT</p>	<p>Furnace House Farm Roodlands Lane Four Elms Edenbridge Kent TN8 6PE</p>	<p>Repair to timber post on south-east corner of farmhouse and re pointing of brickwork with lime mortar.</p> <p><b>HPC Response submitted:</b> Just to confirm, Hever Parish Council supports this application.</p>

21/04263/ HOUSE	Harewood Uckfield Lane Hever Edenbridge Kent TN8 7LR	<p>Extension to rear, new interior layout and roofline alterations. We have received the above application and would welcome your views on the proposals.</p> <p><b>HPC Response submitted:</b> Hever Parish Council have reviewed application 21/04263/HOUSE for Harewood, Uckfield Lane Hever Edenbridge Kent TN8 7LR and assuming size of proposal is within ANOB requirements HPC have no objection.</p>
21/03210/ FUL AMENDED CONSULT ATION	The Elms Nursery Bough Beech Road Four Elms	<p>Enlarged external canopy to exercise studio to provide safe distance exercise. Change of hours operating hours for exercise studio. Removal of green house and poly tunnels. This application has now been amended, and a summary of the main changes are set out below;</p> <p><b>Visibility splays have been provided by the applicant following the initial comments from KCC Highways.</b></p> <p>Any comments you made on the original submission will be considered when the decision is made on the amended application.</p> <p><b>HPC Response submitted:</b></p> <p>HPC has reviewed the latest information with respect to 21/03210/FUL. We note that the current hours of operation, which have already been approved, have not been extended, instead a request has been made to move to 7.00 - 20.00, with the first two hours of the day only being utilised for <b>indoor</b> personnel sessions. If written as a condition of operation, HPC would support this change.</p> <p>We note the most recent responses from KCC Highways and the Environmental Protection team and concur with their findings.</p> <p><b>Application Granted</b></p>
Proposed diversion of Public Footpath SR577 (part) Edenbridg e and Hever		<p><b>Highways Act 1980 – Section 119</b> <b>Kent County Council</b> <b>Proposed diversion of Public Footpath SR577 (part) Edenbridge and Hever</b></p> <p>Please find attached an extract from the Definitive Map of Public Rights of Way (Network Copy) (Appendix A) showing Public Footpath SR577, a larger scale map (1:2500) (Appendix B) showing the proposed diversion and a plan showing the proposed development (Appendix C).</p> <p>The application to divert the path was made by the owner of Oast Farm in May 2021, however since applying the owner has now applied for planning permission (ref: 21/03474/FUL) for the conversion of redundant agricultural barns to 6 residential dwelling houses. Public</p>

		<p>Footpath SR577 is directly affected by one of the barns to be redeveloped (as shown with the letter X at Appendix B and in more detail at Appendix C) and as such it is necessary to divert the path to enable the development to take place. However, due to the length of the diversion proposed, it has been decided to proceed under the Highways Act 1980.</p> <p>The current route of SR577 passes in close proximity to the applicants' house and runs through the garden of Lydens Barn East and around the side of their property. The path then continues along the access drive in close proximity to several other properties. Diverting the path will not only enable the development to take place but it will also increase the privacy and security for the owners of Oast Farm, Lydens Barn East and the other residents at Lydens Farm.</p> <p>The length of path to be diverted is shown on the attached plan (Appendix B) by a solid black line between the points A - B and the proposed new route is shown by bold black dashes between the points A-C-D-E-F-G. The proposed route will be clearly waymarked and will have a width of 2.0 metres. There will be pedestrian gates at points C, D, E and F which will be authorised under section 147 of the Highways Act 1980.</p> <p>I should be pleased to receive your views on this proposal – using the form provided – before 25<sup>th</sup> February 2022. Forwarded to Cllrs 26/1 <b>Deadline 25/2/22</b></p>
21/03842/ HOUSE	The Bower Farmhouse Hever Road Edenbridge KENT TN8 7LE	<p><b>Development:</b> Works to enclosed walls of outbuilding within curtilage of dwelling used for purposes incidental to the house. <a href="http://www.sevenoaks.gov.uk/online-applications">www.sevenoaks.gov.uk/online-applications</a>. – Reworded: To enclose walls of oak framed gazebo with oak cladding, for use as home office and fishing lodge, adjacent to fishing lake.</p> <p><b>Deadline 8/3</b></p> <p>Proposed response: No objection to the granting of retrospective permission SUBJECT TO requirement to include suitable planning conditions restricting number of visitors for TO ANY INDIVIDUAL recreational entertaining EVENT within and surrounding the enclosed gazebo incidental to the enjoyment of the existing dwelling and gardens to ensure the amenity of surrounding residential properties is maintained AT ALL TIMES.</p>
22/00282/ FUL	Roughitts Uckfield Lane Hever Edenbridge Kent TN8 7LR	<p><b>Development:</b> Demolition of existing dwelling, and outbuildings. Erection of replacement dwelling, home office and shed.</p> <p>Deadline: 1<sup>st</sup> March 2022</p> <p><b>HPC Response submitted: Not supported</b></p>

		Hever Parish Council does not support the application 22/00282/FUL - Roughitts. The proposal fails to maintain openness in the green belt. Whilst the contemporary design is well founded, on such a high visibility site within the conservation area the inclusion of two outbuildings including a home office duplicating the sizeable office space within the proposed barn results in over development of the plot.
21/04198/ FUL	Medhurst Row Farm Prettymans Lane Edenbridge Kent TN8 6LX	<b>Development:</b> Conversion of existing stables to provide ancillary accommodation to main house.  Emailed to Cllrs 10/2/22 .Deadline for comments: <b>3rd Mar 2022.</b>  2 comments so far – 1 for and 1 against
21/04199/ LBCALT	Medhurst Row Farm Prettymans Lane Edenbridge Kent TN8 6LX	<b>Development:</b> Conversion of existing stables to provide ancillary accommodation to main house.  Emailed to Cllrs 10/2/22 .Deadline for comments: <b>3rd Mar 2022.</b>  1 query on road access and increase in traffic  1 comment on access for machinery and heavy vehicles
21/04235/ PAC	Medhurst Row Farm Prettymans Lane Edenbridge	Prior notification for a change of use from agricultural use to Dwelling houses (Class C3) proposed use and associated operational development. This application is made under Class Q of The Town and Country Planning (General Permitted Development) (England) Order 2015  Application withdrawn
21/02512/ LDCEX	Mark Beech Village Hall Cowden Pound Road Mark Beech	<b>Development:</b> Continuation of Village Hall (F2 use) to host an ancillary educational Nursery school  <b>Application Granted</b>