

Agenda

Members of Hever Parish Council are hereby summoned and members of the Public are invited to attend the Annual Meeting of the Parish Council that will be held in **Four Elms Village Hall on Tuesday 16th May 2023** commencing at **7.00 pm** for the transaction of business as set out below. The **Planning Meeting will commence at 8.15 pm.**

Signed: Rachael, Clerk & RFO Date: 10th May 2023 *are attachments

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.

Please contact the Clerk in advance of the meeting if further factual information is required on an item on the Agenda.

There will be a Public Forum of up to 15 minutes at point 3 of the meeting to hear questions or comments from the public present to draw the attention of the Parish Council to any pre-advised matter, at the discretion of the Chairman.

- 1) a) Election of Chairman. Completion of Acceptance of Office form.
 b) Election of Vice-Chairman.
- 2) To receive apologies for absence and resolve to approve reasons given.
- 3) Public Forum.
- 4) a) Appointment of Finance and Employment (FEC) Committee
 b) Appointment of Planning Committee
- 5) 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.
- 6) Minutes of last meeting - to approve and sign minutes of the meeting held on the 7th March 2023.
- 7) *Planning: applications see Planning Meeting Agenda.
- 8) Finance
 - a) *Approve the Annual Governance and Accountability Return (AGAR) Annual Governance statement (Section 1) by resolution.
 - b) *Consider the Accounting statements (Section 2), (Accounts and

Audit Regulations 2015) and findings on the review by the members meeting as a whole.

- c) Approve the Accounting statements by resolution. Statements to be signed and dated by the person presiding at the meeting.
 - d) *To resolve to approve for payment items of expenditure to include ratification of items made between meetings. (ALL)
 - e) To note that VAT reclaim of £954.61 has been received for 22-23.
 - f) To note CIL Monies have been received of £2,185.87.
 - g) To resolve to approve the continued use of internet banking including payment by transfer, BACS and CHAPS.
 - h) To note LGPS increase in Employer Pension Contributions .
- 9) Review and adopt HPC Annual Policies:

Asset Register	Planning Committee Terms of Reference	Standing Orders
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- 10) Vacancy of the office of Councillor
- 11) Grant Applications – Hever School playground resurfacing.
- 12) To receive report from Clerk outlining any actions taken since the previous meeting and any other updates.
 - a) Insurance Policy renewal – Zurich
 - b) Meeting with Four Elms School
 - c) Defibrillator
 - d) Community Cost of Living Grant Scheme - KCC
- 13) Items for information only and correspondence
 - a) Handyperson update
 - b) Letters of thanks received from Home-Start South West Kent, Samaritans and Edenbridge Foodbank
 - c) Bulk Refuse Freighter – Saturday 20th May
- 14) Roads
 - a) Highways Update
 - b) Four Elms Crossroads
- 15) Kings Coronation events
- 16) Parish Assembly
- 17) Free Family Fun Day
- 18) Items for noting or inclusion on future agenda at the discretion of the Chairman.

Date of next meeting – Annual Parish Assembly Thursday 25th May 2023 – Markbeech Village Hall 7.00 pm.

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

HEVER PARISH COUNCIL PLANNING COMMITTEE – AGENDA

16th May 2023, Four Elms Village Hall, 8.15 pm

Please note: Sevenoaks District Council (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 asked to leave the room for the duration of the agenda item and then invited back in again.

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.

To be discussed and view agreed at the meeting:

SDC Ref.	Address	Summary of application
22/03521/LDCEX	Land Between Hever Road And Ascot Cottage Hever Road Hever Edenbridge Kent	Confirmation of existing use of stable buildings and use for equestrian purposes as a Stud Farm are lawful. Erection of building and use for residential purposes in connection with Stud Farm are lawful.
HPC Comment:		
ref: 23/00874/FUL	- Land North Of Furnace House Farm Roodlands Lane Four Elms Edenbridge Kent TN8	Development: Partial demolition of barn. Replace with erection of new dwelling with a car port. Associated access and landscaping. 5/5/23 Amended Application: The applicant has provided a desktop archaeological assessment following the comments from KCC Archaeology
HPC Comment:		

22/03520/LDCEX	Mobile Home Land West Of Hever Road Hever Kent TN8 7NP	Confirmation of the existing use of the stable buildings and use for equestrian purposes as a Stud Farm. Erection of building and use for residential purposes in connection with Stud Farm are lawful. The applicant is asking for a formal legal determination from the Council as to whether a particular use or development is lawful under planning law. We can only consider matters of fact, such as the historic use of the site or property, rather than views about the possible impact.
HPC Comment:		

Other Planning/Consultations to Note:

None at time of printing	
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To note Appeal(s) made since last meeting:		
23/00018/RFLDCE 21/02541/LDCEX Little Postlings Farm Five Fields Lane Four Elms KENT TN8 6NA	Siting of two porta-cabins. Siting of two lorry backs. Siting of Building 12 a permanent field shelter for horses. Hardstanding. Refusal of LDC (Existing). Appeal lodged 4.23	
22/00089/FUL SDC Appeal Ref: 22/00084/RFPLN Field 200M South East Of Junction With New House Farm Road Hever Road Edenbridge	Installation of the access gate to a plot of land from Hever Road, the formation of parking area and the change of use to personal Agriculture. An appeal has been made to the Secretary of State against the Sevenoaks District Council's refusal of planning permission for the development described above. HPC Comment: Hever Parish Council continue to object to this application. This application has access to the Hever Road, which is very close to an area that has been identified as a road safety concern on the Highways Improvement Plan. In addition, HPC question the suitability of vehicular access on the low-lying ground the site is located on, as it frequently becomes saturated during winter months. HPC also suggest more clarity of exact agricultural usage is sought.	

SE/21/02890/FUL APP/G2245/W/22/3303974 Seven Acre Farm, Hever Road, Edenbridge	Enlargement of Gypsy travellers site, by way of additional 5 mobile homes and 5 touring caravans. SDC Appeal Ref: 22/00071/RFPLN - An appeal has been made to the Secretary of State against the Sevenoaks District Council's refusal of planning permission for the development described above.	Informal hearing 16/5/23
22/00074/ENF Seven Acre Farm, Hever Road, Edenbridge	Appeal against issue of Enforcement Notice: Without Planning Permission, the carrying out of unauthorised engineering operations, including excavation, changes to land levels and the importation and excavation of material such as rubble, waste and soil , and the change of use of the land to residential use (gypsy and traveller) and for the stationing of caravans.	Informal hearing 16/5/23

Planning Enforcement:

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To note Planning Applications received and views submitted since last meeting:

23/00739/FUL	- Land East Of Churchyard St Peters Church Church Road Hever Kent TN8 7NH	Construction of a part buried plant room, with an integrated fuel storage silo, to house a woodchip 200kW biomass boiler and back-up oil boiler to supply heat to the Primary School, the Church, King Henry VIII Pub, Gyll Cottage, Church Cottage, 1-4 Gymnasium Cottages and the newly built Village Hall.
HPC Comment: No objection		
23/00954/HOUSE	Rose Cottage Cow Lane Mark Beech Edenbridge Kent TN8 5NX	Demolition of porch, erection of part single, part two storey side and rear extension, relocation of entrance to house.
HPC Comment: No objection		

23/00990/FUL	Prettymans Paddock Land North Of The Stables Prettymans Lane Edenbridge Kent	Change of use of existing agricultural store/workshop to residential, including small rear extension and private drainage system
HPC Comment: Hever Parish Council have considered this application and whilst there is no objection, would like further clarification as to how the proposed conversion to a residential dwelling will benefit the development of a small scale business when the existing agricultural workshop/store will no longer exist. In addition Hever, Parish Council would urge that Highways consider the entrance onto Four Elms Road from the location as there are safety concerns on that section of road.		

Decisions received from SDC since last meeting:

Ref/Address	Details of application	Decision by SDC
SE/21/03671/ADV The Elms Nursery Bough Beech Road Four Elms KENT TN8 6ND	The signs provide advertisements for the mixed use of the Elms Nursery. Appeal Type Refusal of Advert Consent Requested Procedure Written Representation	Appeal allowed 4.23
23/00252/LDCEX Coach House Edells Blowers Hill Mark Beech Kent TN8 5PB	The conversion/rebuild and use of The Coach House as an independent dwelling house	Granted
23/00129/LBCALT Polebrook Hever Road Hever Edenbridge Kent TN8 7NJ	Internal works to Grade II listed oast to create more sleeping and bathing facilities and replacement of 1990's solid timber doors with part glazed units	Granted
23/00130/FUL Holiday Let Building Pigdown Plantation Pigdown Lane Hever Kent TN8 7LX	Change of use of single storey contemporary outbuilding formerly used as home yoga studio to provide holiday let accommodation.	Granted
23/00074/HOUSE How Green South How Green Lane Hever Edenbridge Kent TN8 7NN	Conversion of garage for ancillary habitable accommodation	Granted
23/00162/LDCEX Single Storey Outbuilding Pigdown Plantation	Development: Use of building No. 2 (Lotte's House) as a dwelling house	Granted

Pigdown Lane Hever Kent TN8 7LX		
23/00026/FUL The Dyehurst Stud Dyehurst Lane Hever Edenbridge Kent TN8 7LB	Extension to existing tennis court changing room building to include glass link and converted car port (relocated as per 20/03755/HOUSE); to create 1 bedroom dwelling with associated works	Refused
23/00119/LDCEX Two Storey Outbuilding Pigdown Plantation Pigdown Lane Hever Kent TN8 7LX	Use of building No. 3 (Megan's House) as a dwelling house	Granted
22/03573/HOUSE Pigdown Plantation Pigdown Lane Hever Edenbridge Kent TN8 7LX	Single storey ancillary residential outbuilding. Amended application received 24/1/23 : The original plans were for a separate building. The plans for the correct building have now been provided.	Granted