

Minutes

Hever Parish Council meeting was held on Thursday 11th January 2024 in Markbeech Village Hall and commenced at 7.30 pm. The Planning Meeting was at 7.00 pm.

Attendees: Councillor Angela Haydon (AH) Chair, Councillor Stephen Lark (SL) Vice Chair, Councillor Duncan Leslie (DL), Councillor Mark Thomas (MT), Councillor Joanna Wade (JW), Councillor Rick Brookes-Smith (RBS)

Also in Attendance: Rachael Turner (Clerk and RFO), District Councillor James Barnett, and Hilary Jones

- 1) To receive apologies for absence and resolve to approve reasons given. Apologies received from Cllr Roberts, Cllr Lindsay and County Cllr McArthur.
- 2) Public Forum.
Cllr Barnett talked about the 2040 Plan consultation and commented there were concerns over the consultation in terms of timing, it was not ideal to have the consultation period over Christmas and some of the information given at the Pop Up Sessions was unclear. The sessions were well attended and some people left feeling negative about the plan. It was agreed that HPC also had concerns over the consultation, namely on the timing, the complex process to submit online comments and the downloadable form differing significantly from the online version. The Clerk will raise the concerns with SDC.
- 3) No declarations of interest were received.
- 4) The minutes of the meeting held on the 9th November 2023 were duly approved and signed by AH.
- 5) *Planning. Please see attached Planning Minutes.
- 6) Finance
 - a) *The bank reconciliation was unanimously approval signed by SL.
 - b) *Payment for items of expenditure, including payments made between meetings, were ratified.
 - c) *The Budget proposed by FEC for 24-25 with a Precept request of £52,000 was approved. The Precept was increased by £2,000 to achieve this and is to help meet the rising running costs due to inflation. This increase equates to 1.79% and a £1.30 increase per Band D household and was unanimously approved. Clerk to submit Precept Request to SDC.

d) It was duly noted the CIL report for 22-23 has been completed and published on the HPC website.

7) Update reports on:

- a) Pond - Tree maintenance works are required around the back of the pond. Three quotes have been obtained for the works which would cost around £1200. This would come from the pond account. It was duly approved the works should proceed. Cllr Roberts will kindly co-ordinate.
- b) Gatwick – Northern Runway Consultation (SL). An update is awaited from GACC and will cascade this out once it has been received.
- c) Footpaths - Issues have been reported to PROW team by the Clerk regarding path behind the Church in Hever and also one that runs past Chippens Bank. Surfacing issues have been raised and the Clerk has asked how HPC can help to resolve the issues. DL indicated there may be some works happening in the future around the footpath at the back of Hever Church so may possibly be able to assist in improving the surfacing there.

8) Grant Applications:

- a) *We Are Beams requested £1,000 to help provide support to families of disabled children. The Charity currently support families in the Hever area. The request was considered and it was approved to give a donation of £500 to We Are Beams.
- b) *Four Elms Parish Rooms have requested £500 towards a replacement boiler. It was approved to give a donation of £500 for this purpose.

Note – as of 11/1/24 there is still some grant monies left in the budget.

9) Roads

- a) Four Elms Crossroads – unfortunately there was another accident here. Clerk is to request incident number as it is believed emergency services were in attendance.
- b) The potholes on the road near Brocas are really bad. Cones have been placed either side of the holes but there are concerns these are obstructing the road and are a hazard. Everyone is encouraged to report any road and pothole issues direct to KCC.

10) Councillor Vacancies - To consider any applicants for the Councillor vacancy, Four Elms Ward, and to Co-Opt.

One application was received from Hilary Jones. Hilary was invited to give a brief overview of her application. Councillor Haydon proposed HJ be co-opted which was seconded. Hilary Jones was unanimously voted to be co-opted as Councillor, Four Elms Ward, and signed the Acceptance of Office form in the presence of the Clerk.

Edward de Ryckman de Betz is no longer a Councillor for HPC, so there is a further vacancy for Four Elms Ward. SDC are producing the notice of vacancy.

11) Local Flood Risk Management Strategy 2024-2034 consultation. Cllr Thomas is kindly leading this and will circulate his thoughts. The response is due 30/1/24.

- 12) Markbeech – works required on the oak tree triangle. The posts are all rotten and are in need of replacement. A quote of £500 has been received for the oak posts. Cllr Thomas is seeking alternative quotes to see if material costs can be lowered. It was agreed the works should be done.
- 13) D-Day 80 Anniversary on 6th June 2024 – Update on potential event which is the Commemoration/Celebration of the 80th Anniversary of the D-Day landings on the five Beaches in Normandy, France, which took place on 6th June 1944. There is national church bells ringing out for peace at 6.30 pm and beacon lighting at 9.15pm. Cllr Wade is going to speak to Hever Castle regarding hosting a community event, although this would be on an alternative date as the Castle is not available on 6th June.
- 14) Environment
- a) Litter Pick date agreed as Saturday 23rd March 2024. Clerk to publicise, check stock of litter picking equipment and gloves and order as necessary.
 - b) Infrared camera to help identify household heat loss. Cllr Wade is to investigate suitable options.
- 15) To receive report from Clerk outlining any actions taken since the previous meeting and any other updates.
- a) Defibrillator update – the new defibrillator and cabinet has been received, which was funded 50% by HPC and 50% by DHSC. Thanks to the Henry Pub for agreeing to house it on the outside wall so it is accessible 24/7. Cllr Roberts is arranging installation by a qualified electrician.
 - b) Edenbridge Post Office – Good news this has now opened in the Costcutter Store in Edenbridge High Street.
- 16) Items for information only and correspondence
- a) Swathe and visibility cuts. KCC have agreed to devolve the swathe cuts (2 per year) so some funding will be available, bringing costs down to below what was expected. It was agreed HPC would want to bring visibility cuts back in house. The Clerk is working with other local parishes on this.
- 17) No items were raised for noting or inclusion on future agenda at the discretion of the Chairman.

Date of next meeting – Full Council Meeting Tuesday 5th March 2024 in Hever Village Hall – 7.30 pm.
Planning Meeting at 7.00 pm.

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

Meeting closed at 8.32 pm

HEVER PARISH COUNCIL PLANNING COMMITTEE

Minutes

11th January 2024, Markbeech Village Hall, 7pm

Present: Councillor Angela Haydon (AH), Councillor Mark Thomas (MT), Councillor Rick Brookes-Smith (RBS), Councillor Duncan Leslie (DL) (arrived 7.07 pm)

Also in Attendance: Rachael Turner (Clerk and RFO), District Councillor James Barnett, Hilary Jones and 1 Member of Public.

Discussed and view agreed at the meeting:

SDC Ref.	Address	Summary of application
23/03557/HOUSE	Boleyn Barn Hever Road Hever Kent TN8 7LE	Erection of single storey side extension
View agreed: object as it is inappropriate development that would harm the openness of the Green Belt through increased bulk, height and mass.		
23/03241/OUT	Hever Stud Farm Hever Road Hever Kent TN8 7NP	Outline application for provision of two new equine isolation units with all matters reserved.
View agreed: Strongly object		
23/03317/HOUSE	Willow Cottage How Green Lane Hever Edenbridge Kent TN8 7NN	Development: New roller shutter door for existing open forestry store.
View agreed: No objection		
23/03495/HOUSE	The Hollies How Green Lane Hever Kent TN8 7NN	Proposed oak framed car port for 3 cars
View agreed: No objection		
23/03678/CONVAR	Harewood Uckfield Lane Hever Kent TN8 7LR	Development: Variation of condition 18 (materials) of 22/00043/RFPLN related to 21/04263/HOUSE to amend materials specified on the application form.

Note* Cllr Thomas declared an interest in this application so did not participate in the discussion or agreeing the view.

View agreed: No objection

Views Submitted since last meeting:

23/02842/FUL	Roughitts Uckfield Lane Hever Edenbridge Kent TN8 7LR	Demolition of existing dwelling and outbuildings and erection of replacement dwelling, therapy pool and landscaping Amendment : The applicant has submitted amended plans and provided an Energy Statement, Sustainability Statement, Overheating Risk Assessment and an Ecological Report.
HPC Comment: Hever Parish Council have considered this amended application and, whilst there is sympathy for the applicant regarding confusion over the size of the original footprint, having now had the size of the original development dimensions confirmed by SDC, Hever Parish Council object on the grounds that the development exceeds the 50% allowable increase in footprint.		
23/03356/FUL	Red Kite Farm Cowden Pound Road Mark Beech Kent TN8 5NR	Erection of a steel framed building
HPC Comment: No objection		
23/02932/HOUSE	How Green Farm How Green Lane Hever Edenbridge Kent TN8 7NN	Development: Single storey extension with associated works. New roof with velux windows. Alterations to fenestration
HPC Comment: No objection		
23/02674/HOUSE	The Mill House Ide Hill Road Four Elms Kent TN8 6NS	New orangery with Roof lantern and rooflight. Infill extension with rooflights. New pool room. Extension to decking area. Landscaping
HPC Comment: Hever Parish Council (HPC) have considered this application and have questioned if the extension that was granted under ref 00/01831/FUL was built? It is not mentioned in the design access statement. If it was not built and the proposed development does not exceed the 50% permitted increase then HPC would have no objection.		
23/03223/FUL	How Green Nursery How Green Lane Hever Edenbridge Kent TN8 7PS	Erection of a replacement polytunnel for the purposes of horticulture

HPC Comment: No objection		
23/01605/HOUSE Amended	The Bower Pond Cottage Hever Road Edenbridge Kent TN8 7LE	Erection of single storey side extension to detached dwelling. Provision of shed. Relocation of patio. Alterations to fenestration. Amendment: The adjacent shed is to be included within this application as it does not have permission
HPC Comment: Objected		
23/03261/HOUSE	Summer Hill Uckfield Lane Hever Edenbridge Kent TN8 7LR	Front and rear Infill extension within existing roof line.
HPC Comment: No objection		
23/03310/FUL	Land South West Of New House Farm Bungalow Newhouse Farm Lane Hever Kent TN8 7EQ	Construction of a new stable block with associated landscaping, and new access.
HPC Comment: Objected		
23/03365/LBCALT	The Little Barn Newhouse Farm Lane Hever Kent TN8 7EQ	Replacement french doors and front door and screen
HPC Comment: No objection		
23/03464/HOUSE	Meadow View Uckfield Lane Hever Kent TN8 7LL	Development: Erection of pergola

HPC Comment: Hever Parish Council have concerns that the addition of the pergola adds to the changing character of the area and the conditions attached to previous planning application 19/01110 with respect to further development and external lighting need to be investigated to prevent inappropriate development in the Green Belt and to safeguard the openness and visual amenity of the area. Hever Parish Council would only be able to support this retrospective planning application if a clause in the permission stipulates that the pergola should be classed as a “garden feature” and NOT as a construction within the curtilage that can later result in future residential expansion.

Decisions received from SDC since last meeting:

Ref/Address		Details of application	Decision by SDC
23/02518/FUL	Fields Land North Of Lydens Lane, Lydens Lane, Hever, Edenbridge Kent TN8 7EP	Change of use of land for equestrian purposes and the formation of a sand school	Refused
23/02675/MMA	The Outbuilding Wincots How Green Lane Hever Edenbridge Kent	Amendment to 20/00379/FUL. 30/10/23 - Revised plans have been provided correcting the appearance of the use of land outside of the site red line	Granted
23/02715/HOUSE	2 Crouch Cottage Uckfield Lane Hever Edenbridge Kent TN8 7LQ	Small hip to gable on the single storey rear extension with rooflights. Alterations to fenestration.	Granted
23/02715/HOUSE	2 Crouch Cottage Uckfield Lane Hever Edenbridge Kent TN8 7LQ	Small hip to gable on the single storey rear extension with rooflights. Alterations to fenestration.	Refused

23/02136/FUL	Medhurst Row Farm Prettymans Lane Edenbridge Kent TN8 6LX	Refurbishment works to agricultural barn. Amended 12/10/23 Details of amendment: The applicant has submitted an updated Ecological Appraisal following the comments from KCC Ecology.	Granted
23/02784/HOUSE & amendment	Terrys Barn Rectory Lane Hever Edenbridge Kent TN8 7LH	Conversion of the existing outbuilding stores to home office with rooflight. Construction of new link to main dwelling. Internal alterations. 4/10/23 Plans amended to match the previously approved application for listed building consent. Bat Mitigation strategy	Granted
23/02494/LDCEX &	Land West Of High Stables Roodlands Lane Four Elms Kent	Field management and manure disposal 23/10/23 The description of works has been changed Confirmation that condition 5 of 03/00733/FUL has been breached for a period in excess of 10 years and is now lawful	Granted
23/02954/HOUSE	1 Five Fields Cottages Five Fields Lane Four Elms Edenbridge Kent TN8 6NA	Loft conversion with crown roof dormer on rear roof slope and Velux windows to the front	Granted

Other: Planning Enforcement:

Address	Details of concern
The Bower Farmhouse, Hever Road, Edenbridge, Kent TN8 7LE	Concerns have been raised by residents that there are extensive works going on at The Bower Farmhouse, Hever Road, Edenbridge, Kent TN8 7LE without prior planning permission being granted..
Planning Enforcement comments: Ref: 23/00342/OPDEV - After completion of this investigation, it seems the moved earth from the pond banks can be seen as remedial repair works with the earth to be moved back in due course, as such did not find it expedient for planning enforcement and the case will now be closed	

Fields Land North Of Lydens Lane, Lydens Lane, Hever, Edenbridge Kent TN8 7EP	Notified Planning Enforcement that works had started prior to permission being received. A MOP has concerns this is a business and not for personal use.
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7.31 pm meeting closed. The MOP left the meeting.