

WROTHAM PARISH COUNCIL

MINUTES OF THE PARISH COUNCIL MEETING, HELD ON WEDNESDAY 1st June 2022. In the Wrotham Pavilion TN15 7AH

Present: P Gillin (Late Arrival), H Rayner (Meeting Chairman), M Coffin, R Betts, C Mills, S Vick & Mrs B Jackson

In Attendance: Lesley Cox (Clerk), & Jason Butler

1. **Apologies for absence:**

Cllr Denton & Beach

2. **Attendance Register**

Conference participation deemed as being present, the following declarations of interests were noted.

All Meetings

Cllr's Gillin, Rayner, Betts, Beach, Denton & Mrs Jackson members of Keep Borough's Green

Cllr Beach member of the St George's Bell Ringers

Cllr Gillin member of Friends of Wrotham & Wrotham Xmas Lights

Cllr Mills chairman of Friends of Wrotham

Cllr's Rayner, Gillin & Mrs Jackson (committee member) members of Friends of St George's

Cllr Rayner member of St George's Church of England Wrotham

Cllr Rayner retired member of the Baltic Exchange Ltd

Cllr Rayner life member of the National Trust

Cllr's Rayner & Beach members of Kent Association of Change Ringers

Cllr Rayner assistant Village Magazine Deliverer

Cllr Rayner life member of the Royal National Lifeboat Institute

Cllr's Mrs Jackson & Vick member of Wrotham Fireworks

Cllr's Rayner, Gillin, Beach, Denton & Mrs Jackson members of the Campaign for the

Protection of Rural England – WPC corporate member

Cllr Gillin committee member of Tonbridge & Malling branch of the Campaign for the Protection of Rural England.

Cllr Coffin firework provider for Wrotham

Cllr Betts trustee of Tonbridge & Malling Leisure Trust

Cllr Mills committee member of Wrotham Music Festival

Cllr Mills director of charity, Good Food Matters.

Cllr Rayner Conservative Party Member

Cllr Rayner Member of Tonbridge & Malling Conservative Party Executive & Management Committees

Provider of Electrical Services to Wrotham Parish Council – all meetings Cllr S Vick

In the absence of both the Chairman & Vice-Chairman the proposal by Cllr Coffin to nominate Cllr Rayner as Chairman for the meeting was agreed unanimously.

3. **Minutes**

The minutes of the meeting held on 4th May 2022, proposed by Cllr Mills seconded by Cllr Vick, and agreed and signed as a correct record by the Chairman.

4. **Public Question Time**

Deferred until after Borough Councillor's report

5. **Village Gritter – Replacement Tracker Device / Contract**

The proposal by Cllr Rayner, seconded by Councillor Mills to replace the tracker unit and take out a 3-year subscription for continued monitoring was agreed unanimously.

6. **Reports if any from County Cllr and or Borough Cllr**

Both Cllr Coffin & Betts have had a walk around the village with Clarion Officers to discuss the appalling condition of parts of village under Clarion ownership / management.

Points of consensus:

It was agreed that the condition of these areas need to be improved and regularly maintained as they attract anti-social behaviour.

St George's Court has been vandalised beyond repair and needs to be moved forward.

There are legal issues associated with taking back ownership of the damaged property in West Street, however the property has now been boarded up securely.

The adjacent property's garden to be made good and maintained.

Blocked alleyways have been cleared and owners of private properties with overgrown vegetation have been served notice to remove the vegetation. Resident's responsible for fly tipping in the alleys have been made to remove their rubbish which should deter tipping in the future. Regular monitoring required.

The transit van dumped in front of the garages being used as target practice by local youths, with bricks from the adjacent damaged wall has been removed after Cllr Betts pointed out that this was a serious fire hazard.

The walk about was helped by the attendance of a new Clarion Officer; Ongoing meetings are now planned for every 3 months

Jason Butler has concerns with the general state of the garages and that Clarion are not re-letting the garages when they fall vacant, He has also asked for a maintenance schedule from Clarion.

Mr Butler raised a series of questions all of which should have been directed at Clarion Officers

- Why the breach into St George's Court from Blacksole Lane alleyway has not been repaired
- Why rebuild the complex against refurbishment.
- Why has the process to move St George's Court taken so long?

Clarion should be made aware of the safety hazard the damaged fence presents and effect repairs.

Argument is that the building layout is not suitable for modern living. Clarions regional direct has assured T&MBC that funding is in place for the consented planning application. Clarion Officers have indicated that the Covenant has delayed progress, although papers have been drawn up and submitted to the Land Tribunal.

Sovereign Way Tonbridge now has 12 new electric car charging points. These will also help to serve residents of nearby flats who already have parking permits for the car park. More charging points are due to go online in the next few weeks.

Phase 2 at the end of the year in conjunction with KCC will see 100 new rapid chargers installed in the borough.

County Councillor Harry Rayner

It should be noted that T&MBC has a duty of care as the local housing authority to put pressure on Clarion, and to ask the question on the legal advice timeline.

Wrotham Parish Council took over the lease between T&MBC and KCC when T&MBC pulled out. A new lease between WPC & KCC has never been drawn up due to an ongoing legal right of access over the area by a local resident. The legal right of access has now been established and the case lost by KCC. Once the legalities are finalised WPC will be in a position to take over a new lease and progress the potential purchase of the car park.

Claire Venner has indicated that the permanent closure of the Nepicar Layby should be in place by September 2022.

On the agenda of the Regulations Committee as a part 2 item, action is proposed against 3 local extractions pits.

7. Reports from various Committees

Blacksole Field Committee

The lease received from St Clere Estate in no way represents the Heads of Terms agreed between WPC & Eliza Ecclestone. Cllr Beach to return the document with appropriate comments.

Grounds

Pallets have been sourced from H+H Ltd and Beacon No 1 built by Cllr's Betts & Gillin with assistance from Carla Betts.

Wrotham is also to have a 2nd smaller Beacon in St George's Churchyard.

Buildings

No Report

Highways

No Report

Crime & Disorder

No Report

Finance

No Report

Planning

Minutes of the meeting of 26th May 2022 – deferred

Skate Park

No Report

Website

No Report

Climate Change Strategy

No Report

Youth

No Report

KALC

No Report

PPP

No Report

CPRE

No Report

8. Correspondence Received

KCC	KCC – National Bus Strategy Update Previously emailed	The Clerk to ask the question of the team on how the proposed reduction in subsidises to current services marry in with the Service
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		Improvement Plan.
KSS Air Ambulance	Donation: thank you letter	For Information
SLCC	The Clerk Magazine May 2022 Vol 53	For Information
Clerks & Councils Direct	May 2022 Issue 141	For Information

9. Financial Matters

i. Cheques for approval and signature

It was proposed by Cllr Gillin, seconded by Cllr Rayner and resolved that the following accounts be passed for payment:

Payable To	Invoice Details	Amount	Cheque No
Peter Barden	Litter Pick Open Spaces Maintenance – CPA Inspections – Equipment Fuel – Receipt Attached * Burial Ground Maintenance – Lych Gate Skatepark repairs Pavilion – top up toilet rolls / sanitiser etc Total	91.00 110.50 35.65 39.00 91.00 13.00 £380.15	BAC 27/05/22 Paid £381.15 unpymt £1.00 B/fwd
M Wilson	Allotment Duplicate Payment – Repaid	£27.50	30/05/22
Lesley Cox	Salary My 22 deductions include pension contribution. Salary increase agreed 5 th June 2019 applied Telephone Total	2,118.74 20.00 £2,138.74	BAC
HM Revenue & Custom	PAYE / NI May 22	£941.70	BAC
KCC Pension Fund	Pension Contribution May 22	£1,038.22	BAC
Borough Green PC **	Skate Park Weekdays – Saturday Inspections May 22	£98.00	BAC
Kevin Holt	Ground Maintenance Works May 2022	£520.00	BAC
Four Seasons Gardens Ltd *	Grounds Maintenance Contract 3 rd Instalment 2022/23	£416.93	BAC
Assured Water Hygiene *	Pavilion Salt x 10 delivered on 6 th May 22	£115.00	BAC
Viking *	Toilet Rolls / Black Bags	£119.40	BAC
NKCS*	Contract Cleaning April 2022 St George's Hall to contribute	£648.78	BAC
C Mills	Emergency supply toilet rolls / black bags *	£7.48	BAC
Ark Trading Ltd *	Jubilee Street Party Purchases S137 T-Shirts	£28.42	BAC
Metro Bank Account Transfer	Jubilee Street Party Purchases S137 Flags 29.97 Bunting 109.90 Raffle Tickets 6.65 Face Paints Face Painter Insurance Fasthosts – Generic Email * Account Fee	146.52 26.91 30.00 12.00 8.70	BAC

	Total	£224.13	
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* denotes items including VAT

** denotes 22.3% to be reimbursed

*** denotes 73.3% to be reimbursed

Payments made by Direct Debit / Standing Order Since Previous Meeting 04th May 22

Castle Water	Burial Ground Metered Water	£32.56	12/05/22
Castle Water	Allotment Metered Water	£34.53	
EDF Energy	Multi-Court Electricity	£6.79	16/05/22
Eon Next	Pavilion Gas	£56.30	18/05/22
Eon Next	Pavilion Electricity	£73.43	
T&MBC	Burial Ground Rates	£52.00	20/05/22
BT Group	Parish Email	£7.50	
Npower	Unmetered Streetlight Supply	£348.59	23/05/22
T&MBC	West Street Car Park Rates	£127.00	01/06/22

ii. Bank Reconciliation for sign off

The following account balances were checked, agreed and signed by Cllr Rayner

BANK ACCOUNT BALANCES as at 05th May 2022

ACCOUNT	BALANCE
Current	£50.00
Business Reserve	£4,550.63
Business Savings	£48,223.13
Community Skate Park	£1.00
CCLA Parish Fund	£40,292.03
CCLA Community Fund	£121,033.85
Metro Account	£632.70
TOTAL	£214,783.34

10. Date of next Parish Council Meeting

The date for the next meeting was proposed for the 29th June 2022 to be held in the Wrotham Pavilion at 7.30pm, with the date for the interim planning meeting to be advised.

11. Planning Committee to Consider

1. Applications received

Application Number	Address	Details	Parish Council Recommendation
TM/22/01096/FL	Lea Croft Pilgrims Way	Proposed two storey extension to replace existing garage - amended scheme to approval under planning permission TM/18/01151/FL	Attached refers
TM/22/01152/FL	Pilgrims St Marys Road	Demolition of the existing single storey extension to the rear. Replace with two-storey extension to the rear of the property and single storey extension to the existing utility. New single storey porch to the front of the property. Minor fenestration amendments. Associated hard and soft landscaping	No Objections

TM/22/01161/FL	Ockley House High Street	Replacement of all windows on the property, those street facing will be wooden framed, with Georgian bar (apart from the second bedroom). Those at the back of the house will be UPVC with Georgian bar	Wrotham Parish Council consider for uniformity that all windows visible from the High Street on both the West and North face of the property should be matching wooden framed with Georgian bar, since this doesn't appear to be proposed with this application, WPC object on this basis
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i. Notifications of Decisions

Application Number	Address	Details	Decision
TM/22/00729/FL	Butts Hill Cottage Pilgrims Way	Proposed alterations to boundary wall and fence fronting onto Pilgrims Way	Application Withdrawn 27 th May 2022

2. Correspondence Received

T&MBC Planning B Lists

The meeting closed at 8.50pm

.....Chairman

.....Date

Views of Wrotham Parish Council

22/01096/FL Proposed two storey extension to replace existing garage - amended scheme to approval under planning permission TM/18/01151/FL

Proposed Elevation



Previous Elevation



Andrew

This dwelling is particularly prominent as it is the first building in that built development when approached from the east along the Pilgrims Way.

From the previous planning history listed below, it can be seen that the original building has been considerably extended.

Planning Applications (10)

1. Preliminary Application for Gardeners Cottage. Ref. No: 48/10168/OLD | Status: GRCON
2. Cottage for gardeners. Ref. No: 49/10346/OLD | Status: GRCON
3. Extensions and alterations to elevations. Ref. No: 87/11839/FUL | Status: GRCON
4. Two storey extension to enlarge existing kitchen and bedroom Ref. No: 96/00663/FL | Status: Grant with Conditions

5. First floor extension to create enlarged bedrooms and study area Ref. No: 02/00884/FL | Status: Grant with Conditions
6. Minor amendment to TM/02/884/FL (First floor extension to create enlarged bedrooms and study area) to create a hipped roof on the front elevation Ref. No: 02/02096/ORM | Status: ORMAPP
7. Replacement conservatory and removal of existing garage and construction of new attached garage Ref. No: 08/01349/FL | Status: Approved
8. Replace rear conservatory with orangery Ref. No: 09/02998/FL | Status: Approved
9. Demolition of existing garage to create new single storey side extension to form enlarged living space to ground floor. Ref. No: 18/01151/FL | Status: Approved
10. Demolition of garden room and erection of single storey garage and garden room Ref. No: 22/00806/FL | Status: Pending Consideration

Officer's comments on the previously consented application 18/01151/FL.

*'A key consideration is the location within the Green Belt, where new buildings are inappropriate and should be refused unless specifically excepted, or where there are very special circumstances. One of the specific exceptions cited in the NPPF is in para 145(c): 'the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building.' **The original dwelling has been significantly extended with a number of additions and any further substantial extension would be likely to amount to 'disproportionate additions'.** (WPC Emphasis) However, the current proposal would add very little new floorspace, although slightly more volume, and would have little greater impact on the openness of the Green Belt. Ref: Officer's Report on TM/18/01151/FL*

This property has benefited from considerable previous additions and it is now proposed to further extend the living accommodation by incorporating an existing attached garage/workshop and build a second storey above. This results in doubling the size of existing double bedrooms.

It is considered that this proposal will certainly result in disproportionate additions as the original building has significantly increased in size, as set out in the Planning History.

Given the Officer's previous comments WPC considers that this proposal is detrimental to the openness of the Green Belt and there are no special circumstances to offset the harm caused.