

WROTHAM PARISH COUNCIL

MINUTES OF THE PLANNING COMMITTEE MEETING
HELD ON Tuesday 2nd May 2023 at 3.00pm
at Pilgrims Close, Whitehill, Wrotham. TN15 7RH

Present: Cllr's P Gillin (Chairman), H Rayner, K Denton, D Beach & C Mills

In Attendance: L Cox (Clerk)

1. **Apologies for absence:**

Cllr Vick

2. **Attendance Register**

The attendance register was signed, and declarations of interest duly noted.

All meetings

Cllr's Gillin, Rayner, Beach and Denton 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's Rayner & Gillin member of Friends of St George's

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

Cllr's Gillin, Rayner, Beach and Denton members of the Campaign for the Protection of Rural England – WPC corporate member

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

Cllr Mills chairman of Friends of Wrotham

Cllr Rayner assistant Village Magazine Deliverer

Cllr Rayner Life member of the Royal National Lifeboat Institute

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

3. **Minutes**

Planning Meeting Minutes of 30th March 2023; approved by the Parish Council on 5th April 2023

4. **Public Question Time**

No public participation

5. **Planning Committee to Consider**

1. **Applications received**

| Application Number | Address | Details | Parish Council Recommendation |
|--------------------|--------------|------------------------------|-------------------------------|
| TM/23/00720/FL | 6 Childs Way | Single storey rear extension | No Objections |

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|------------------|--|--|--|
| TM/23/00736/RD | Westlands Farm Borough Green Road | Details of condition 2 (materials) submitted pursuant to planning permission TM/20/02378/FL (Conversion of agricultural buildings into 1no. dwelling with associated landscaping and car parking) | No objection in principle subject to officer approval, although it should be pointed out that contrary to the agreed policy for statutory consultation T&MBC website provides no details of the proposed materials to enable evaluation. |
| TM/23/00779/FL | Potters Mead Borough Green Road | Erection of a single 5 bedroom dwelling with attached garage and associated works | Attached refers, This application would make interesting case law, and WPC are prepared to test T&MBC's decision by JR if necessary |
| TM/23/00887/LDP | Wrotham Hill Park Fairseat Lane | Lawful Development Certificate Proposed: Siting of 3no x mobile homes ancillary to main house for temporary use as accommodation during works to the main house | No Objections |
| TM/23/00681/OAEA | Land Part Of Wrotham Water Farm Off London Road | Outline Application (all matters reserved except access): Construction of a secure 24 hour truck stop facility for up to 200 HGVs incorporating fuel station; amenity building of up to 1100 sqm; creation of a new access to A20 via roundabout; landscaping and other associated works | As this is considered a major development the Clerk to request the proposed timescale for comment. |

2. Notification of decisions

| Application Number | Address | Details | Decision |
|---------------------------|-----------------|--|--------------------------------------|
| TM/23/00350/TPOC | 3 Farthingfield | Beech (T1) Applicant ref - Reduce height and western canopy as indicated in annotated photos attached to agents e-mail dated 5th April 2023. Beech (T2) Applicant ref - Reduce height as indicated in annotated photo attached to agents e-mail dated 5th April 2023. Both standing in | Approved 11 th April 2023 |

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|-----------------|-------------------------------|--|--------------------------------------|
| | | Group G4 of Tree Preservation Order | |
| TM/23/00380/FL | 62 West Street | Demolition of existing front storage space and proposed construction of new two storey side extension and new front porch | Approved 18 th April 2023 |
| TM/23/00582/RD# | St Georges Court West Street# | Details of condition 14 (Ecology Mitigation Strategy) pursuant to planning permission TM/18/02268/FL Demolition and redevelopment of existing buildings to provide 38 residential units with associated parking, refuse and cycle storage# | Approved 24 th April 2023 |

3. Correspondence

T&MBC Planning Applications Lists

The meeting closed at 3.25pm

.....Chairman

.....Date

Wrotham Parish Council

Lesley Cox
Clerk

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PO Box 228
Sevenoaks
Kent
TN13 9BY

Ref: 230502/001

Date: 2 May 23

Planning 23/00779/FL
Apps Ref.

Address Potters Mead

Proposal Erection of a single 5 bedroom dwelling with attached garage

Decision Objection

Comments:

WPC considers that the proposal is disproportionate to the original building and that this recent case law is relevant to this determination.
Guildford Borough Council v Secretary of State for Levelling Up, Housing and Communities & Anr. Case Number: CO/2321/2022

Judge Milwyn Jarman KC ruled that the base line for determining whether a volumetric increase in development was proportionate is to consider the size of the building when the 1947 Planning Act passed into law or the first building as originally consented after that date. In this case the first consented building resulted from application 21/03372.

APPLICATION: TM/21/03372/FL VALIDATED: 29 December 2021 This was approved in accordance with the following submitted details: Site Plan 002 P1 Existing received 29.12.2021, Site Plan 003 P3 Proposed received 29.12.2021, Proposed Floor Plans 004 P3 received 29.12.2021, , Proposed Elevations 006 P3 received 29.12.2021,



Elevation A

Proposed Elevations 006P3



Elevation B



WPC considers that the size and massing of the latest proposal is disproportionately greater than the originally consented dwelling.

As a result the proposal is harmful to the openness of the green belt and no very special circumstances exist to overcome the harm.

The appearance, size and massing is also out of character with the relatively modest surrounding dwellings.

As the architecture is discordant to surrounding buildings and due to its disproportionate size and massing, the proposal is harmful to the beauty of the AONB in which it resides.

