

# WROTHAM PARISH COUNCIL

## MINUTES OF THE PARISH COUNCIL MEETING, HELD ON WEDNESDAY 2<sup>nd</sup> October 19 IN THE WROTHAM PAVILION, HIGH STREET, WROTHAM

**Present:** P Gillin (Chairman) H Rayner, C Mills, D Beach, R Betts & Mrs B Jackson

**In Attendance:** Lesley Cox (Clerk)

### 1. **Apologies for absence:**

Cllr's Denton, Coffin & Mrs Parker

### 2. **Attendance Register**

The register was signed and the following declarations of interests 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 Mrs Jackson 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 Mills Village Magazine Editor

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

### 3. **Minutes**

The minutes of the meeting held on 4<sup>th</sup> September 19 were proposed by Cllr Rayner, seconded by Cllr Mills and agreed and signed as a correct record by the Chairman.

### 4. **Reports from PCSO and or Community Warden**

### 5. **Public Question Time**

No members of the public in attendance

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

County Councillor Harry Rayner

On the evidence obtained by WPC & BGPC of excess lorry movements by the operators of Borough Green Sandpits, KCC has committed to making unannounced visits to the site. To prevent the unacceptable levels of mud on the A25 the company has been tasked with improving mitigation measures, which includes wheel washing equipment.

Planning application TM/19/02046/FL, see WPC response below, has received numerous objection comments from neighbours in respect of the lorry movements within the site at

unsociable hours. As this is not a mineral related application it is not under the control of KCC and therefore outside of the quarry consent condition limiting the number of the vehicle movements in and out of the site. WPC to press T&MBC for greater vehicle movement control within the site.

The response from Kent Highways & Transportation to the verge encroachment issue in Wrotham Hill Road was disappointing. Cllr Rayner to pursue.

Borough Councillor Robin Betts

Air Quality Particulate Monitoring is to be undertaken by T&MBC at the Red Lion Roundabout A25 junction with Western Road, Borough Green.

There are indications that a new planning application could be forthcoming on the Oakdene Café site, A20 London Road Wrotham.

The Annual Festival of Light is this Friday 4<sup>th</sup> October 19.

The new recycling contract started this week, with a few initial teething problems.

At the request of Grange Park School, Cllr Betts will be looking into the dangerous parking and queueing on the A227 experienced at the end of the school day.

## **7. Reports from various Committees**

### Grounds

We have received responses from 3 companies for the Multi-Court Lighting that range from £20K to 6K for a partial solution. Looking at the proposals received, it was agreed unanimously that WPC investigate a solution utilising the skills of Tim Powell. Cllr's Beach and Gillin to progress and bring forward to the November 19 meeting.

### Buildings

Metal security doors will be fitted to the public toilets tomorrow.

### Highways

No report

### Crime & Disorder

No Report

### Finance

Details of our proposed use of the Solar Farm Community Fund have been provided to Adam Rickard, Director of Pario Renewables, the company managing the facility.

### Planning

No Report

### Skate Park

No Report

### Website

No Report

### Youth

No Report

### KALC

No Report

## PPP

Excerpt from T&MBC minutes of the meeting held on the 5<sup>th</sup> September 19  
Local Plan Update

*The Cabinet Member for Strategic Planning and Infrastructure (Councillor David Lettington) advised that the Borough Council's responses to the points raised by the Planning Inspector, in a letter dated 23 May 2019, had been submitted in June and July. Both of these could be found on the Local Examination page of the Borough Council's website.*

*At the current time there was no date for the Local Plan Hearing confirmed.*

*The Panel noted the progress being made.*

During the summer there had been several traveller incursions, including unlawful encampments in Ightham and Platt. The use of Section 61 notices had proved effective.

The lack of any provision for Traveller Communities in the Local Plan is considered by WPC to be another weak point in the plan.

## CPRE

No Report

## **8. Correspondence Received**

KCC	Parish Seminar Wednesday 20 <sup>th</sup> November, Salomons Estate Broomhill Road, Tunbridge Wells TN3 0TG 9.50am – 1.00pm Previously emailed  Kings Hill School Nursery Consultation Previously emailed  National Highways & Transport Network – Public Satisfaction Surveys <a href="https://kccconsultations.inconsult.uk/consult.ti/Nationaltransportsurvey2019_20/consultationHome">https://kccconsultations.inconsult.uk/consult.ti/Nationaltransportsurvey2019_20/consultationHome</a> Previously emailed	Cllr's Beach & Rayner to attend. Clerk to send confirmation email  Email responses to <a href="mailto:school.consultations@kent.gov.uk">school.consultations@kent.gov.uk</a> by midday Friday 14 <sup>th</sup> October 2019  Online consultation deadline 29 <sup>th</sup> February 2020 – Individuals to complete
Mike Taylor	Group Planning Training Potters Mede – dependant of sufficient interest.	Interested participants to notify the clerk
Planning Resource	Planning Issue 2098	For Information
SLCC	The Clerk Magazine September 2019 Vol.50 No.5	For Information
Clerks & Councils Direct	September 2019 Issue 125	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
Tim Powell	CPA Inspections x 3 Village Bins Litter Picking Allotment – strim overgrown plots – previous owner to contribute Open Spaces – General Clearance Burial Ground Hedgerow / General Clearance	30.00 10.00 74.00 92.50 55.50 111.00	BAC 05/09/19

	Equipment Fuel – receipt attached *	7.00	
	Total	£380.00	
Tim Powell	CPA Inspections x 3 Village Bins Litter Picking Deliver metal doors to public toilets Skate Park Maintenance Total	30.00 10.00 64.75 27.75 92.50 £225.00	BAC 13/09/19
Creative 8	Pavilion Deposit Refund	£50.00	BAC 16/09/19
Tim Powell	CPA Inspections x 3 Village Bins Litter Picking Burial Ground Hedging / Removal / Burn Skate Park Maintenance Equipment Fuel – receipt attached * Total	30.00 10.00 37.00 148.00 148.00 7.00 £380.00	BAC 20/09/19
S Doe	Pavilion Deposit Refund	£50.00	BAC 23/09/19
Peter Barden	Open Spaces Maintenance / Litter Pick / rubbish burning / general clearance all areas /Metal Doors to public toilets Allotment Strim overgrown plots – previous owner to contribute St George’s Hall – repair damaged door Burial Ground Hedgerow / Cut & Clearance Skate Park Maintenance Total	96.00   60.00 36.00 228.00 156.00 £576.00	BAC 27/09/19
Tim Powell	CPA Inspections x 3 Village Bins Litter Picking Burial Ground Hedgerow Cut & Clear Equipment Fuel – receipt attached * Omitted from previous invoice Total	30.00 10.00 37.00 148.00 7.00  £232.00	BAC 27/09/19
Lesley Cox	Salary September 19 deductions include pension contribution Telephone Dropbox Annual Subscription (secure data storage) Total	1,921.57 20.00 28.28 £1,969.85	BAC
HM Revenue & Customs	PAYE / NI September19	£758.59	BAC
KCC Pension Fund	Pension Contribution September 19	£725.28	BAC
Borough Green PC **	Skate Park Weekdays – Saturday Inspections September 19	£98.00	BAC
Four Seasons Gardens Ltd *	Grounds Maintenance Contract 5 <sup>th</sup> Instalment 2019/20	£385.51	BAC
Streetlights *	Column 40 Kemsing Road	£114.00	BAC
Assured Water	Pavilion Salt x 11	£126.50	BAC

Hygiene Ltd *			
NKCS *	Contract Cleaning Services July 19 August 19 Total Hall to contribute	1,081.58 507.16 £1,588.74	BAC
Ellis & Son Ltd *	Skate Park Material	£88.20	BAC
Metro Bank Account Transfer	St George's Hall Heater – hot surface signage * Multi-Court Materials * Account Charges Total	00.99 21.98 5.90 £28.87	BAC

\* 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 4<sup>th</sup> September 19

Eon	Pavilion Electricity	£57.63	13/09/19
Eon	Pavilion Gas	£18.26	
Eon	Multi-Court Electricity	£14.32	16/09/19
Eon	Street Lighting Supply	£351.05	
Castle Water	Burial Ground Metered Water	£44.28	17/09/19
Castle Water	Pavilion Metered Water	£539.12	
Castle Water	Allotment Metered Water	£227.57	
T&MBC	Burial Ground Rates	£51.00	20/09/19
BT Group	Parish Email	£7.50	23/09/19
KCC	West Street Car Park Quarterly Rent	£1,125.00	30/09/19
T&MBC	West Street Car Park Rates	£125.00	01/10/19

ii. Bank Reconciliation for sign off

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

**BANK ACCOUNT BALANCES as at 05<sup>th</sup> September 19**

ACCOUNT	BALANCE
Current	£50.00
Business Reserve	£2,361.79
Business Savings	£10,159.37
Community Skate Park	£1.00
CCLA Parish Fund	£40,001.39
CCLA Community Fund	£126,153.14
<b>TOTAL</b>	<b>£178,726.69</b>

**10. Date of next Parish Council Meeting**

The date for the next meeting was proposed for the 6<sup>th</sup> November 19 at 7.30pm, 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/19/02046/FL	Development Site Long Pond Works Wrotham Road	Variation of condition 11 (hours of use) pursuant to planning permission TM/18/01402/FL (Demolition of existing	Attachment refers

		industrial building and erection of a replacement industrial building as extension to existing industrial unit (approved under planning reference TM/16/01859/FL); and the provision of parking)	
TM/19/01984/TNCA	2 Greenwood Place	T1 remove to ground Ash tree 2 elder bushes and brambles, T2 and T3 crown lift to just above fence height and reshape crowns 2 Field maples, T4 side back to boundary overhand from neighbours mixed shrub and T5 Yew prune back small overhanging branches only	Wrotham Parish Council has no objections to this revised application.
TM/19/02214/TNCA	The Old Vicarage Borough Green Road	T1 Golden Conifer - reduce top to previous pruning points and trim sides. T2 Hawthorn - reduce laterals over pavement by 1m. T3 Strawberry Tree - cut back to edge of gravel and alongside of path, leave low section by grass. T4 Purple Plum - crown reduce to just below previous pruning points. T5 Holly - Trim. T6 Purple Plum - Crown reduce to previous pruning points. T7 Mulberry - reduce 2 limbs by house by 2m. Remove 2 large low dead branches. T8 Fig - prune to give 1m clearance from house	No Objections

i. Notifications of Decisions

Application Number	Address	Details	Decision
TM/19/01922/TNCA	Malt House Borough Green Road	Malt House Borough Green Road	No Objections 13 <sup>th</sup> September 2019
TM/19/01783/FL	23 West Street	Part first floor/part two storey side extension, single storey rear extension and new front porch	Approved 12 <sup>th</sup> September 2019
TM/19/01764/TPOC	Four Seasons Park Labour In Vain Road	T1 Sweet Chestnut, outside No 3 - Crown reduce whole crown by approximately 3m, top dying, T2 Sweet Chestnut, outside No	Approved 18 <sup>th</sup> September 2019

		<p>5 - Crown reduce the right hand stem over home, stem declining, T3 Field Maple, outside No 2 - Crown reduce whole crown by approximately 3m, T4 Field Maple &amp; Hawthorn Stems grown together - Crown lift to gutter height, T5 Cherry - Crown lift off roof of No 2 to give approximately 2 feet, T6 Ash, left of No 14 - Remove major deadwood, reduce right hand stem with bark damage by approximately 50%, T7 Ash, right of No 14 - Extensive dieback, dismantle to near ground level, T9 Birch behind No 17 - Cut hedge and low branches back away from home and T10 Birch between No 17 &amp; 18 - Remove 2 or 3 low branches to crown lift away from homes Sweet Chestnut west of No.5-remove dead to top of live wood and remove small low stem</p>	
TM/19/00447/MIN	Park Farm Quarry Maidstone Road Platt	<p>Details of Interim Restoration (Conditions 2b and 22), Working, Restoration and Aftercare Scheme for the area marked in yellow on drawing P1/1782/2 (Condition 8), a Woodland Management Scheme (Condition 24), Aftercare Scheme (Condition 27) and an Archaeological Watching Brief (Condition 30) pursuant to planning permission TM/02/2663/MR97, which allows for clay and sand extraction from the quarry (KCC Ref: KCC/TM/0017/2019)</p>	Approved 19 <sup>th</sup> September 2019
TM/19/01560/FL	Old Bank House High Street	Conversion of existing barn to self-contained	Approved 27 <sup>th</sup> September 2019

TM/19/01561/LB		residential dwelling with associated landscaping.  LBA: As above	Approved 27 <sup>th</sup> September 2019
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2. Correspondence Received

T&MBC Planning List 'B' No's 19/36, 19/37, 19/38 & 19/39

Update on the following application : Details of Interim Restoration (Conditions 2b and 22), Working, Restoration and Aftercare Scheme for the area marked in 'yellow' on drawing P1/1782/2 (Condition 8), Woodland Management Scheme (Condition 24), Aftercare Scheme (Condition 27) and Archaeological Watching Brief (Condition 30) pursuant to planning permission TM/02/2663/MR97, which allows for clay and sand extraction at Park Farm Quarry, Platt Industrial Estate, Maidstone Road, Platt, Borough Green - TM/02/2663/MR97/R

Following concerns raised at the planning application committee meeting by Cllr Rayner in particular to the substandard road arrangements, the Planning Committee agreed to the addition of three Informatives to the recommendations. These were that the applicants should consider the potential for further measures to reduce the noise levels arising from the defined temporary operations to below 70dB <sub>LAeq</sub>; that they should explore the potential for an alternative access route through Nepicar Farm Quarry; and to encourage them to form a liaison group with the local community.

The meeting closed at 8.45pm

.....Chairman

.....Date



TM/19/02046/FL Development Site Long Pond Works Wrotham Road  
Variation of condition 11 (hours of use) pursuant to planning permission TM/18/01402/FL  
(Demolition of existing industrial building and erection of a replacement industrial building as  
extension to existing industrial unit (approved under TM/16/01859/FL); and provision of parking)

Tonbridge and Mailing Borough Council granted Planning Permission ref: TM/ 16/01859/ FL as follows.

*'Demolition of 6 industrial buildings and construction of a replacement industrial unit and a flexible change of use within Use Classes B1, B2 and B8 as well as use by Robert Body Haulage for parking and maintenance of vehicles and office use as an administrative base.'*

In relation to this the LPA granted Planning Permission under Application ref: 18/01402 and Condition (11) states.

*'The premises shall not be in use (including for any deliveries to or from the site) outside the hours of 07:00 to 19:00 Mondays to Fridays, with no working on Saturdays, Sundays or Public and Bank Holidays, unless otherwise agreed in writing by the Local Planning Authority'.*

The applicant seeks to extend these times to include Saturday mornings.

The Parish Council is aware of complaints from residential quarry neighbours of noise and disturbance that is caused by tippers arriving at the site and leaving outside of these hours. It is considered that this is due to the conditioning only referring to movements caused by 'deliveries'. The original application allows haulage related parking and vehicle maintenance and yet the conditioning does not refer to these vehicle movements.

WPC is not opposed to the extension of hours to Saturday morning as long as the rest of the conditioning is tightened to prevent all vehicle movements rather than just deliveries. The other part of Condition 11 that restricts the use of the premises outside of hours should also be maintained.