

# WROTHAM PARISH COUNCIL

## MINUTES OF THE PARISH COUNCIL MEETING, HELD ON WEDNESDAY 4<sup>th</sup> January 2023. In the Wrotham Pavilion TN15 7AH

**Present:** P Gillin (Chairman), H Rayner (Late Arrival), D Beach, K Denton, S Vick, R Betts (Late Arrival), M Coffin (Late Arrival) & Mrs B Jackson

**In Attendance:** Lesley Cox (Clerk), 3 residents of Courtyard Gardens

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

Cllr Mills

### 2. **Attendance Register**

The attendance register was signed, and declarations of interest duly 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 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

### 3. **Minutes**

The minutes of the meeting held on 7<sup>th</sup> December 2022, proposed by Cllr Denton seconded by Cllr Beach, and agreed and signed as a correct record by the Chairman.

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

No Report

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

Question raised by Brian Bell

*Why was there no reference to St. George's Court on the agenda and why wasn't the Parish Council opposing the application from Clarion to remove the age restrictive convenient on 1-57 St George's Court.*

Cllr Vick informed the public that in the last year since joining the Parish Council the topic of St George's Court had been discussed at every meeting.

Wrotham Parish Council as an entity can't oppose the removal of the covenant but it was agreed that WPC would send a letter supporting eligible residents' objection to the Lands Tribunal in advance of the deadline of the 8<sup>th</sup> January 2023.

## **6. Winter Planning**

During the recent period of snowy conditions, it became apparent that Kevin Holt's vehicle was not capable of towing the village gritter in adverse conditions, resulting in the chairman gritting the village using his own vehicle to tow Alfred the Grit.

The proposal by Cllr Gillin, seconded by Cllr Beach to mandate the clerk to purchase should the necessity arise again this winter a set of snow chains to fit Kevin Holt's van was agreed unanimously. Cost agreed at £180.00 + VAT.

## **7. Precept 2023 – 2024 deferred until the arrival of Cllr's Betts & Coffin**

Based on the budget analysis provided, the proposal by Cllr Rayner, seconded by Cllr Beach to increase the precept by 10% was agreed. Cllr Denton abstained from voting. The precept requirement for 2023 - 2024 will amount to £127,223 which is an annual charge of £130.44 for band D properties an increase of £11.86 on the previous year.

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

County Councillor Harry Rayner

In an effort to balance the 2023-24 budget KCC is proposing a further cut of £1.8 - £2M of bus subsidies. Another area to be impacted is Children/Adult SEND Education (Special Educational Needs & Disabilities) where the current overspend is £50M, this will need to be balanced over the next 5yrs. Asylum Seeker Children are having a huge impact on the budget and although KCC receive some assistance from Central Government the amount is wholly insufficient. NHS funding was to be directed for use within the Social Services budget but due to the overloaded backlog in moving patients out of hospital this money has been utilised elsewhere.

The local elections in May for Tier 2 Councils will mean the suspension of district funding in March for fly tipping from KCC until after the election.

Borough Councillor Martin Coffin

Of the £140K received from Central Government for support for low-income families an initial £90K has already been paid out in Food Bank Vouchers. The remaining £50K will be paid out through the Council Tax system to the families in most need. T&MBC politicians are taking greater control of the budget and although £½M of savings are required next year finances over the long term are improving. The increased income of £1M in business rates generated by the Panattoni development at Aylesford has made a significant difference.

Cllr Coffin was of the opinion that Wrotham Parish Council had been contacted by Richard Cook of Clarion to arrange a meeting. Unfortunately, Clarion has again reneged on their promise as no communication has been received by WPC.

Regular meetings with senior management from both Clarion and T&MBC are not achieving results as Clarion never fulfil their promises. Legal advice received from Counsel is that as Clarion is a housing provider the only legal option open to T&MBC to move St George's Court forward is to compulsory purchase.. T&MBC has informed Clarion of the possibility of taking this option.

Cllr Rayner asked that Tom Tugendhat MP be sent a copy of Counsel's Opinion, and that Kim Tanner T&MBC Cabinet Member for Housing be asked to thoroughly check out the 'No Use Empty' (The Kent Empty Property Initiative) route.

Borough Councillor Robin Betts

Cllr Betts is of the opinion that St George's Court after being empty and left to deteriorate for the last 8 years there should be sufficient evidence to prove on the part of Clarion.

1. Negligence

2. Lack of Duty of Care
3. Loss to the community

to take out a civil action against the organisation.

T&MBC garden waste services suspended after the Christmas period resumed on the 2<sup>nd</sup> January 2023.

Climate Change was on the agenda of the last KALC meeting, with T&MBC being criticised for not communicating with parish councils on the subject. Jenny Bate has produced an excellent Climate Change Strategy Plan for Shipbourne PC. Cllr Betts to ask if this can be used as a template and circulated for use by other parishes.

The next round of the Green Business Grant should commence shortly.

## **9. Reports from various Committees**

### Grounds

No Report

### Blacksole Field Sub-Committee

No Report

### Buildings

The toilet roof is leaking around the old-style fanlights. The proposal from Cllr Gillin to contact a local roofer and get the units removed and tiled over was agreed unanimously. The electrical installation will be completed once the roof is sound.

### Highways

The works to permanently close the Nepicar Layby are due to commence in the next couple of weeks.

### Crime & Disorder

No Report

### Finance

No Report

### Planning

No Report

### Skate Park

No Report

### Website

No Report

### Climate Change Strategy

No Report

### Youth

No Report

### KALC

No Report

PPP

No report

#### 10. Correspondence Received

Jonah Newbold	Duke Of Edinburgh Bronze Volunteering Section Litter Pick around the village once a week for 3 months as part of the DoE course Previously emailed	Support - WPC to supply equipment. Cllr Vick to coordinate and undertake the required certification of task completion
Sustran Kent Community Rail Partnership	Donation request Precept remaining £150.00, previous donation £100.00 Previously emailed	A donation of £100.00 proposed by Cllr Gillin, seconded by Cllr Mrs Jackson was agreed unanimously
KALC	Launch of 2023 KALC Community Awards Scheme Previously emailed	No participation
KCC	Community Transport Grant – deadline extension Previously emailed	For Information
Vigo PC	Response to Derek Jones KCC Public Transport Co- ordinator to the reduction in RedRoute Bus Service 306 & 308 Previously emailed Cllr Rayner is attending on behalf of WPC a multi-parish group attempting to retain a degree of connectivity for Vigo with the regional service centre of Borough Green	For Information
South East Water	Cheque for 2,500 from the summer demand community chest – for the inconvenience caused to the local community of Wrotham	For Information
Michael Fraser	Update on Heras Fenced Area adjacent to West Street Previously emailed	For Information
Clerks & Councils Direct	January 2023 Issue 145	For Information
SLCC	The Clerk January 2023	For Information

#### 11. Financial Matters

##### i. Cheques for approval and signature

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

Payable To	Invoice Details	Amount	Cheque No
DPS Property Services (Mark Jeffery)	Toilet pipework repair and installation	£251.00	BAC 15/12/22
KAS Welding	Village Sign Bracket (Manufacture & Fit) Skatepark Galvanised Steel Sheets x 2 Total	930.00 342.00 £1,272.00	BAC 20/12/22
H Buery	Pavilion Security Deposit Refund	£50.00	BAC 20/12/22
KCC	West Street Car Park Rent 25/12/22 to 24/03/23	£1,125.00	D D 28/12/22
Kevin Holt	Ground Maintenance Works December 2022	£1,100.00	BAC 30/12/22
Peter Barden	Litter Pick Open Spaces Maintenance – CPA Inspection – Tree Planting –Salt Delivery -	112.50 652.50	BAC 30/12/22

	Cricket Ground Hedgerow – Rubbish Burning -General Clearance Equipment Fuel – receipt attached Total	17.31 £782.31	
Lesley Cox	Salary December 22 deductions include pension contribution. Amount includes repayment of NI (Nov reduction in rate) Telephone Postage – Stamps returned for exchange Total	2,296.55  20.00 7.65 £2,324.20	BAC
HM Revenue & Custom	PAYE / NI December 22	£922.93	BAC
KCC Pension Fund	Pension Contribution December 22	£1,087.41	BAC
Borough Green PC **	Skate Park Weekdays – Saturday Inspections December 22	£120.05	BAC
Four Seasons Gardens Ltd *	Grounds Maintenance Contract 10 <sup>th</sup> Instalment 2022/23	£416.93	BAC
S V Electrical *	Public Toilets - supply and install lighting system	£1,570.80	BAC
Streetlights *	Columns 48 & 49 Pilgrims Way – Repair	£148.50	BAC
West Kent Mediation	Donation agreed 7 <sup>th</sup> December 22	£200.00	BAC
Business Stream	Public Toilets – Waste Water Charge 16/11/22 to 31/03/23 Direct Debit to be set up going forward	£29.92	BAC
Robin Betts	The Roof Box Company * – Vehicle Roof Bars as agreed 7 <sup>th</sup> December 22	£96.45	BAC
Metro Bank Account Transfer	Toolstation * Open Spaces Materials including replacement wheelbarrow Screwfix * Replacement Padlock Fasthosts – Generic Email * Account Fee Total	81.15  39.58 12.00 9.30 £142.03	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 7<sup>th</sup> December 22

EDF Energy	Multi-Court Electricity	£21.68	07/12/22
Npower	Unmetered Streetlight Supply	£378.05	19/12/22
Water Plus	Pavilion Metered Water	£43.35	19/12/22
Water Plus	Allotment Metered Water	£9.27	
Water Plus	Burial Ground Metered Water	£4.71	
T&MBC	Burial Ground Rates	£52.00	20/12/22
Eon Next	Pavilion Gas	£94.65	22/12/22
Eon Next	Pavilion Electricity	£143.83	
BT Group	Parish Email	£7.50	
KCC	West Street Car Park Quarterly Rental	£1,125.00	28/12/22
T&MBC	West Street Car Park Rates	£127.00	03/01/23

ii. Bank Reconciliation for sign off

The following account balances were checked, agreed and signed by Cllr Denton external to the meeting.

**BANK ACCOUNT BALANCES as at 05<sup>th</sup> November 2022**

ACCOUNT	BALANCE
Current	£50.00
Business Reserve	£4,854.58
Business Savings	£60,302.77
Community Skate Park	£1.01
CCLA Parish Fund	£40,593.77
CCLA Community Fund	£121,939.87
Metro Account	£365.21
<b>TOTAL</b>	<b>£228,107.21</b>

## 12. Date of next Parish Council Meeting

The date for the next meeting was proposed for the 1<sup>st</sup> February 2023 to be held in the Wrotham Pavilion at 7.30pm, with the date for the interim planning meeting to be advised.

## 13. Planning Committee to Consider

### 1. Applications received

Application Number	Address	Details	Parish Council Recommendation
TM/22/02669/RD	Unit 1 Gasoline Alley	Details of conditions 6 (site investigation) submitted pursuant to planning permission TM/20/01982/FL (Demolition of existing motor vehicle workshop, erection of new motor vehicle workshop and MOT Test Centre, provision of associated signage at site entrance and on new building, retention/replacement/addition to existing car and van parking spaces, provision of cycle spaces, provision of internal and external storage for waste materials, refuse and recycling, modifications to existing retaining wall and access road, removal of existing hedge and fencing, provision of new boundary fencing, gate and steps, and minor modifications/repair of existing hard landscaping and associated utility services)	No Comments
TM/22/02720/FL	62 West Street	Demolition of existing front storage space, construction of new two storey side extension and new front porch	No Objections
TM/22/02840/TNCA	Ivy Hall Farmhouse St Mary's Road	G1: Group of mixed Conifers on roadside boundary - reduce in height to approx 5 metres from ground level (garage apex height). T4: Large Holm Oak adj drive entrance - trim back from footpath and include holly underneath - Lift off road, clear by lines and crown inspect	No Objections

### i. Notifications of Decisions

Application Number	Address	Details	Decision
TM/22/01415/LRD	Wrotham Place High Street	Details of condition 2 (Repairs: Part (b) Windows and (c)	Approved 12 <sup>th</sup> December 2022

		Doors) and part condition 4 (New windows and doors: internal doors) submitted pursuant to Listed Building Consent TM/20/02900/LB (Listed Building Application: Change of use of Wrotham Place and grounds from B1(a) (office) use to a single dwelling house, associated internal and external alterations to Wrotham Place)	
TM/22/02411/FL	Wrotham Transmitting Station London Road	Installation of 2no. transmission dishes onto existing mast at 106m	Approved 15 <sup>th</sup> December 2022
TM/22/02412/FL	Wrotham Transmitting Station London Road	Installation of 2no. transmission dishes fixed to existing mast at 105m together with 1no. equipment cabinet	Approved 15 <sup>th</sup> December 2022
TM/22/02516/TNCA	Maryland St Mary's Road	General maintenance and Applicants references: T4 has outgrown the location and massively overshadows the house and garden. T1 Beech - Remove 1 low branch over the road. T2 Beech - Crown lift by approximately 2m over road. T3 Sycamore - Crown lift by approximately 2m over road. T4 Cypress - Dismantle to near ground level. T5 Irish Yew - Crown reduce whole crown to approximately 12 feet (3.5-4m), leaving rounded. T6 Purple Leaf Plum - Crown reduce the unbalanced side to re-balance by approx 1-2m. T7 Portugal Laurel - Remove dead stem. T8 Beech - Crown lift right side by approximately 1-2m to allow light under	No Objection 18 <sup>th</sup> December 2022
TM/22/02524/TNCA	Stone Cottage St Mary's Road	Fell a dying crab apple tree (Malus sylvestris) situated in the applicant's back garden (identified as T5 on Tree Location Plan drawn by Connick Tree Care)	No Objection 21 <sup>st</sup> December 2022
TM/22/02381/FL	The Cottage 16 West Street	Single Storey Rear Extension	Approved 3 <sup>rd</sup> January 2023

2. Correspondence Received

T&MBC Planning B Lists

The meeting closed at 9.10 pm.

.....Chairman

.....Date