

WROTHAM PARISH COUNCIL

MINUTES OF THE PARISH COUNCIL MEETING, HELD ON WEDNESDAY 8th January 20 IN THE WROTHAM PAVILION, HIGH STREET, WROTHAM

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

In Attendance: Lesley Cox (Clerk)

1. **Apologies for absence:**

Cllr Denton

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 8th January 20 as amended were proposed by Cllr Mills, seconded by Cllr Rayner and agreed and signed as a correct record by the Chairman.

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

A disappointingly generic report with little or no relevance to the majority of parishes within the borough, and certainly not Wrotham. A report that removes the last vestiges of community engagement from our local PCSO's.

Community engagement will be high on the agenda of the meeting between T&M KALC, Matthew Scott Police and Crime Commissioner and Kent Police scheduled for March 2020.

Contacts

csu.tonbridge.and.malling@kent.police.uk Contact your local team (email)

<https://www.kent.police.uk/> Report online, check statistics, information on your area.

<https://www.crashmap.co.uk/> Road Safety Information

January 2020

Information

provided by: PS Turtle, Community Safety Unit

Crime Series or Crimes of Note

There have been several burglary dwelling in the area of North Tonbridge, the modus operandi are similar and police are working hard to identify a suspect.

The pharmacy was broken in to in North Tonbridge and prescription drugs stolen. Police traced the offender who was arrested and remanded to prison for sentencing.

Anti-social behaviour and other incidents of note:

- There are ongoing reports of nuisance cycling and anti-social behaviour in the Tonbridge area. This is linked to national ride-outs. Pc Ballard has been working tirelessly with PCSO Matthew, to engage with the youths, divert them from this activity and educate them. This is one of the key priorities for the Community Safety Unit and further work is underway with residents and local businesses to identify and deal with those involved. Pc Ballard attended an awards ceremony and received an award for her work so far.
- York Parade in Tonbridge has suffered anti-social behaviour and low-level crime over the last month. CSU along with the Community Policing team have showed an increase in visible presence, dealt with offenders robustly and identified ring-leaders.
- Riding Lane in Hildenborough has had an increase in patrolling from the PCSO and officers from the Community Policing Team (CPT). Main areas of improvement have been Riding Lane and the Pavilion in relation to damage and drug issues. CPT stopped two vehicles in Riding Lane car park last week and handed out cannabis warnings, so it's a far less attractive place for them to sit now.
- PCSO Baker has been carrying out ASB Patrol at Branbridges Industrial estate with KCC Warden Sandra EDMONDS following a report of three young males causing issues at the location. All three were identified and left the location on arrival of KCC warden and PCSO. We are continuing to patrol the area to provide reassurance to staff working there and visitors.

Items of good work:

- Police received a report of a planned fight in Tonbridge for 17th January. Officers attended several schools and spoke with students, offering advice and outlining consequences of potential actions. This intervention helped in preventing the fight from taking place.

Crime Prevention Information:

- Residents should be reminded that uPVC doors should be locked properly at night and when properties are unoccupied. It IS NOT sufficient to just close the door. Handle MUST be lifted, and key turned in order to deadlock the door. Otherwise it takes seconds to pop the door and creep in and steal your cars and wallets etc.
- Place your car keys somewhere away from the front door but allow yourself the ability to exit your premises in an emergency.
- Don't leave your engine running and car unattended whilst the car is warming up on icy mornings, it takes a thief seconds to jump in and drive off with your car and house keys.
- Invest in a video door bell, great piece of mind and they can record images and show you who is around your property.

Seasonal Plan Updates

Ward PCSO's continue to work closely with CID's burglary team and will conduct follow up visits and enquiries on those sadly subjected to dwelling burglaries.

An all-out day took place on 29th January utilising staff from neighbouring towns in order to conduct targeted work around the Kent Police Control Strategy. Updates below.

- Multi agency visit conducted on Lucky Star car wash Vale Road Tonbridge after Modern Day Slavery report received. Attended site with DWP, H&S executive and Bulganin interpreter All workers checked and AIO/ registered etc. Owner on site and H&S found some minor issues but also found major issue with electrics so issued a prohibition notice to fix. H&S will be progressing and if not completed prosecution.
- Crime Prevention, Education and engagement by CSU/PCSO in Tonbridge : Visited the following sheltered schemes in North Tonbridge :-Penruddock House, Leslie Tew Court, Frome Court, Visits to victims of a robbery at South Trench with PCSO Allen /Baker – Crime Report updated. Surgery at Tonbridge Baptist Church, which is attended by several vulnerable people.
- York Parade patrolled with High Vis Policing due to recent ASB, VB crime at CO-OP. They have reported a decrease in issues due to the recent weeks of policing in the area and thanks officers for efforts. E/T & L/T patrolling.
- CSU Licensing Officer continuing in visiting Licensed Premises to have compliance visits, drug swabbing and follow up visits where necessary after any reported crime or intelligence linked to that premises. Community Alcohol Partnership (CAP) visits to all premises in Tonbridge and Snodland.

Staff Updates

- December brought us our new problem solving PCSO who will be tasked to look at specific issues and using our problem-solving model, seek to address them whilst working with our partners.
- Two new PCSO's join the team during the first week of February, they will undergo a tutoring period but will be out and about to meet you.

5. Public Question Time

No Public in attendance

6. Nepicar Layby

The proposed barrier to temporarily close the Nepicar Layby is approximately 200mtrs in length but without the actual specification of the plastic barrier to be used Cllr Beach is unable to calculate the volume of sand required, which could be anywhere between 10 to 40 tonnes. Due to the size of the task it was agreed that WPC would assess the efficiency of the water filled barrier and react if necessary. To date no work has commenced.

7. Consideration of Vectos Data

The recently obtained reports requested from T&MBC strategic planning refer to baseline traffic data in connection with Borough Green Gardens but do not include the necessary data for our Highways Consultant to analyse.

Barton Wilmore Transport Strategy- Vectos-April 2016
Barton Wilmore Transport Strategy- Vectos-June 2016
TMBC Transport Assessment- Mott McDonald- June 2018 Part 1
TMBC Transport Assessment- Mott McDonald- June 2018 Part 2
TMBC Transport Assessment Addendum- Mott McDonald- August 2018
Barton Wilmore Transport Strategy- Reg 19 Submission-Vectos-2018

The 5-parish alliances is aware that the missing baseline traffic data report exists because summaries of it appear in the various published reports above, and because Barton Wilmore tell the Inquiry that they provided it to the Council in their Reg 19 response.
"Vectos, acting on behalf of the BGG Consortium, provided extensive baseline traffic data to allow the assessment related to new housing at Borough Green to be undertaken."

Cllr Coffin has been requested to chase Ian Bailey for the data.
The proposal by Cllr Rayner, seconded by Cllr Gillin that Les Henry Associates Ltd be engaged to re-run the traffic analysis with the new base data once obtained, was agreed unanimously.

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

Borough Councillor Martin Coffin

The decimation of the grounds of Nepicar Oast and subsequent enforcement investigation request has been discussed with T&MBC's chief solicitor and litigation solicitor, both agreed that this could be going in an Article 4 direction.

No update on the enforcement investigation in Blacksole Lane

T&MBC will be setting their budget in the next week, although this has yet to be decided it is likely to result in a £5.00 increase for Band D households.

Borough Councillor Robin Betts

The introduction of the new Urbaser recycling services contract on 30th September 20 has not run smoothly. The Christmas period being very problematic with unsuitable vehicles, staffing problems and plant failure at the Allington recycling depot, making my position as Cabinet Member in charge of waste very challenging. At the height of the problems T&MBC waste services department was receiving in the region of 1000 calls a day, which proved an impossible task for a 3-man team to deal with. Crews leaving the depot on time but then sitting in their vehicles eating their bacon sandwiches, thereby missing the window before rush hour was identified as a major problem, this has now been stopped. The 3 pack vehicles due to varying compartment capacity were resulting in extra trips to the Allington depot, this has now been resolved by reverting to 2 pack vehicles. The use of the 2 pack vehicles will mean that food waste collection will be made via a separate vehicle on recycling week. Refuse week the 2-pack vehicle will handle the food waste collection. This is the 8th week of fully collected rounds, we are now complying a detailed structure of hotspots, households that are regularly missed off the collection round, to address this problem.

County Councillor Harry Rayner

As with T&MBC this is Council Tax setting week, although on a positive note this year KCC has a significantly reduced deficit to deal with than in previous years.

The Lower Thames Crossing Supplementary Consultation 2020 closes on the 25th March 20. Following the initial consultation in 2018 the following changes to the route – South of the river are proposed.

Extract from Highways England consultation site

Removal of the M2/A2 link at M2 junction 1

The link between the A2 eastbound link road and the M2 eastbound has been removed. This has been replaced by the new link road connecting Valley Drive in Gravesend to the M2 eastbound.

M2/A2 narrowing

Alterations to minimise the footprint of the road through the AONB and Shorne Woods Country Park.

On both M2 carriageways, the fourth lane has been reverted to standard width, where possible, through the AONB. The central reservation between the Brewers Road bridge and the Park Pale bridge has been reduced in width. The hard shoulder has also been removed from the eastbound link road along the A2. To mitigate this, it has been replaced with a hard strip and if an incident occurs we will use technology to control the traffic to prevent the link road backing up into the tunnel. A hard shoulder has been retained on the Brewers Road eastbound slip to accommodate broken-down vehicles at this junction.

The M2/A2 junction

This has been altered significantly to provide a more compact layout. Now, the north-facing slip roads do not extend as far northward up the route which allows the southern tunnel entrance to be moved 350 metres south. The main changes are:

- *A new junction now partially encroaches into the Claylane Ancient Woodland as a result of the southern tunnel entrance move and the new connection from Valley Drive (see below).*
- *The main route of the LTC is located further away from Thong, Thong Lane and the Shorne Woods Country Park.*

A new connection has been added to the junction between the Valley Drive roundabout and the M2 in the eastbound direction to make journeys for motorists travelling from Gravesend more direct. This connection will also provide access to the LTC northbound.

A2 local connections

We have modified the Gravesend East junction, roundabouts and local link roads to reduce

congestion and provide better connections with the existing Marling Cross bridge and Henhurst Road.

We have moved the A2 westbound slip road to Brewers Road slip road further west, from the Halfpence Lane roundabout to the new roundabout west of Thong Lane off the A2, to avoid HS1 land.

The view of KCC members is concern at the level of infrastructure proposed on road connections on the south side of the river, and feel that these need to be addressed to make the project work in Kent, otherwise the majority of traffic will continue to use the M20 and existing crossing.

9. Reports from various Committees

Grounds

No report

Buildings

No report

Highways

Reports of sub-standard repair works following the trial holes in connection with the High Street repaving project were promptly rectified following communications with Neil Tree, KCC co-ordinating on the project.

Following the investigations, the areas around the cellars to both the George and Dragon and Rose and Crown have been identified as problematic in respect of potential block depth.

Crime & Disorder

No Report

Finance

No Report

Planning

No Report

Skate Park

No Report

Website

No Report

Youth

No Report

KALC

Next meeting is scheduled in April 20

PPP

Next meeting scheduled for tomorrow

CPRE

10. Correspondence Received

The Counselling Centre	Donation request Previously emailed 2019-20 S137 precept £3300, currently £1750 remaining £50 donated last year.	Decision Required £50 proposed by Cllr Mills, seconded by Cllr Beach, agreed unanimously.
Heart of Kent Hospice	Donation request Previously emailed Remaining precept information above No previous donation	Decision Required £50 proposed by Cllr Gillin, seconded by Cllr Rayner, agreed unanimously.
KCC William Barfoot	Proposed diversion of part of Restricted Byway MR247B Comments received to previous response Previously emailed	Proposed response agreed
Nicholas Abrahams	Valley Invicta Primary School at Leybourne Chase Specialist Resource Provision Change Previously emailed	Online response deadline 10 th February 2020 office@leybournechase.viat.org.uk
	Valley Invicta Primary School at Holborough Lakes Specialist Resource Provision Change Previously emailed	Online response deadline 10 th February 2020 office@holboroughlakes.viat.org.uk
	Public Notice – Kings Hill School Proposed changes to lower the age range of Kings Hill School to enable the school to establish a nursery class endorsed. Previously emailed	For Information
T&MBC Beverley Emmerson	Y2 Crew Youth Scheme Request for donation Previously emailed 2020 – 2021 Precept £3300 £1000 contributed last year in conjunction with Wrotham Fireworks. Please note that the Fireworks are not in a position to contribute this year	Decision Required £500 proposed by Cllr Gillin, seconded by Cllr Rayner agreed unanimously
Andy Bracey	Off-street parking fees and charges in the Borough of Tonbridge and Malling Proposed alterations to off-street parking charges Previously emailed	Comments if any by 9 th February 20 parking.office@tmhc.gov.uk
	Introduction of new charges for off-street parking – Bailey Bridge (east) and Bailey Bridge (west) car parks, Aylesford Proposing the introduction of charges for parking in the Bailey Bridge (east) and Bailey Bridge (west) car parks in Aylesford Previously emailed	Comments if any by 9 th February 20 parking.office@tmhc.gov.uk
	Introduction of new charges for off-street parking – Martin Square, Larkfield Proposing the introduction of charges for parking in the Martin Square car park in Larkfield Previously emailed	Comments if any by 9 th February 20 parking.office@tmhc.gov.uk
	Phase 11 of the Parking Action Plan – formal consultation Previously emailed	Comments if any by 9 th February 20 parking.office@tmhc.gov.uk Positive response to yellow lines in Borough Green Road Wrotham

Tom Tugendhat MP	Letter to the Secretary of State for Housing, Communities and Local Government in connection with St George's Court Wrotham Previously emailed	For Information Subsequent response received by Cllr Rayner to be sent to Cllr Coffin
Planning Resource	Issue 2102 Planning Consultancy Services Directory 2020	For Information For Information
SLCC	The Clerk January 2020 Vol51 No 1	For Information
Clerks & Councils Direct	January 2020 Issue 127	For Information

11. 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	Village Bins CPA Inspections x 2 Burial Ground – Hedgerow Open Spaces Maintenance – CPA Repairs / General Clearance Total	10.00 20.00 92.50 129.50 £252.00	BAC 10/01/20
Tim Powell	Village Bins CPA Inspection x 2 Litter Picking Burial Ground – Branch Clearance Equipment Fuel – receipt attached * Open Spaces – CPA Repairs / Super Depot / Multi-Court Repairs Pavilion – Loft Reorganisation Skate Park – Clear Entrance Total	10.00 20.00 37.00 18.50 7.00 166.50 55.50 18.50 £333.00	BAC 17/01/20
Wrotham Traders	Xmas Lights Contribution	£100.00	17/01/20
Tim Powell	Village Bins CPA Inspection x 2 Open Spaces Maintenance – Youth Shelter Bin / Branch Clearance / Multi-Court Repairs Generator Fuel Multi-Court Materials – Screwfix * Total	10.00 20.00 296.00 14.00 29.40 £369.40	24/01/20
Tim Powell	Village Bins CPA Inspection x 1 Litter Pick Open Spaces Maintenance – General Clearance Total	10.00 10.00 37.00 111.00 £168.00	31/01/20
Peter Barden	Litter Pick Open Spaces Maintenance – CPA Repairs /General Clearance / Super Depot / Multi-Court Repairs /Branch Clearance / Tree Works / Youth Shelter Bin Skate Park – Gate Entrance Burial Ground Maintenance –	108.00 480.00 12.00 150.00	BAC 31/01/20

	Branch Clearance / Hedgerow St George's Hall – Bulb Replacement Pavilion – Loft Reorganisation Total	6.00 36.00 £792.00	
Stuart Kitt	Pavilion – Window Cleaning	£30.00	BAC 03/02/20
Lesley Cox	Salary January 20 deductions include pension contribution Telephone Total	1,921.57 20.00 £1,941.57	BAC
HM Revenue & Customs	PAYE / NI January 20	£758.59	BAC
KCC Pension Fund	Pension Contribution January 20	£725.28	BAC
Borough Green PC **	Skate Park Weekdays – Saturday Inspections January 20	£105.84	BAC
Four Seasons Gardens Ltd *	Grounds Maintenance Contract 10 th Instalment 2019/20	£385.51	BAC
Assured Water Hygiene Ltd *	Pavilion Salt x 9 30/01/20	£103.50	BAC
Commercial Services Trading Ltd (KCC) *	Operational Inspections x 3 Old London Road CPA Whitegate Field Skate Park ** Total	426.66 324.46 £751.12	BAC
Viking *	Toilet Rolls / Refuse Sacks / Ink Cartridges	£229.58	BAC
Streetlights *	CPA Quarterly Camera Clean	£49.50	BAC
Harrison Grant *	Local Plan Professional Charges 2/11/19 to 9/01/20 Local Parishes to contribute ****	£10,200.98	BAC
Rural Kent Action with Communities	Membership Renewal 2020 – 2021	£80.00	BAC
Metro Bank Account Transfer	Quick Fix Silicone * Triangular Socket Set 5pc Account Charges Total	19.98 14.90 6.20 £41.08	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 8th January 20

Eon	Street Lighting Supply	£351.05	15/01/20
Eon	Pavilion Electricity	£89.01	17/01/20
NatWest	Safe Custody Hold	£25.00	21/01/20
BT Group	Parish Email	£7.50	22/01/20
Eon	Pavilion Gas	£121.53	23/01/20
Eon	Multi-Court Electricity	£19.06	24/01/20

ii. Bank Reconciliation for sign off

The following account balances were checked, agreed and signed by Cllr Denton / Cllr Beach

BANK ACCOUNT BALANCES as at 03rd January 20

ACCOUNT	BALANCE
Current	£50.00
Business Reserve	£3,434.08
Business Savings	£34,185.73

Community Skate Park	£1.00
CCLA Parish Fund	£40,096.48
CCLA Community Fund	£126,452.85
Metro Bank	£219.38
TOTAL	£204,439.52

12. Date of next Parish Council Meeting

The date for the next meeting was proposed for the 4th March 2020 at 7.30pm, 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/20/00085/FL	Oakdene Café London Road	Demolition of existing building, erection of 7no. units for use within Classes B1c/B2/B8, access, car parking, a new electricity substation, refuse storage and associated works	Attached refers
TM/20/00030/TNCA	Bowyers St Mary's Road	T1 Poplar to remove branches overhanging the summerhouse in the garden. Trees located in the garden of Stepping Stones	No Objections, subject of officer approval
TM/19/02967/FL	1 Pilgrims Way	Application approved under reference TM/19/02493/FL (New 3-bedroom end of terrace house with front porch, new front porch to existing terrace house), to allow for a new side dormer and rear extension to 1a, new rear dormer and rear extension to 1b and revised parking arrangement	No Objections
TM20/00187/TNCA	6 Court Lodge Goring Place	T1 Yew to remove 1 low branch over path and reduce remaining lower-mid canopy by up to 2m to even crown; T2 Weeping Ash to lift by 2m and thin by 20%; T3 Sycamore to lift to 5m; T4 Lawson Cypress to fell	No Objection, subject to officer approval

i. Notifications of Decisions

Application Number	Address	Details	Decision
TM/19/02791/TPOC	Woodland St Marys Road	Fell one Ash tree to allow renewal of retaining wall and fence line	Approved 31 st December 2019

2. Correspondence Received

T&MBC Planning List 'B' No's 20/01, 20/02, 20/03, 20/04 & 20/06

T&MBC Planning Enforcement Investigation at West View Blacksole Lane TN15 7DH.

T&MBC TM/19/00046/REF PP-06176521 Rosador London Road Demolition of the residential bungalow and the erection of 4x B1/B8 units and a 2-storey office building with new estate road and associated parking – notification of appeal against the refusal of permission.

Part 2

14. Grounds Maintenance Contract 3 (Hedgerows) 2020 - 2023

Contract 3 awarded to Landscape Services (KCC)

The meeting closed at 8.35pm

.....Chairman

.....Date

Wrotham Parish Council

Lesley Cox
Clerk

PO Box 228
Sevenoaks
Kent
TN13 9BY

Telephone – 01732 886139

Email – wrothampc@btinternet.com

Ref: 200226/001

Date: 26 Feb 2020

Application Reference: 20/00085/FL

Address: Oakdene Cafe London Road Wrotham Sevenoaks Kent TN15 7RR

Proposal: Demolition of existing building, erection of 7no. units for use within Classes B1c/B2/B8, access, car parking, a new electricity substation, refuse storage and associated works

Comments

WPC is in favour of a business park in principal as there are considerable advantages in having local and successful businesses located close by and providing employment opportunities.

The front of the site has a policy designation of M1 m) Nepicar East and is a Major Developed Site in the Green Belt and is similar in size to the adjacent Nepicar Park. That designation extends to the adjacent four properties to the northwest, which are currently residential but will become commercial when policy prevails. WPC is of the opinion that it is important that a consolidation of development occurs without multiple accesses onto the A20 that are inherently unsafe. This application is capable of providing the future access to the area. We attach our Highways Consultant's opinion that confirms that this orientation of development provides highway safety benefits.

This arrangement also has the advantage that a future layout can be designed more efficiently with less of the site being used for repeated access arrangements and more of the site being used as commercial floor space and landscaping mitigation.

The site is located between the M20 and A20 and is suitable for commercial use due to its excellent connectivity to the primary road and motorway network.

The applicant asked WPC for our views and those of local residents, which we were pleased to provide. One of our concerns is the amount of parked vehicles that the existing business parks generate and we want to encourage workers to use public transport. To facilitate public transport use the applicant is to provide a community infrastructure grant that will be used to replace the elderly lighting with LED technology between the Oakdene Trade Park and the bus stop and shops in Wrotham Village. In addition a much needed bus shelter will be provided.

Fairview is the residential bungalow next door and the residents are keen to maintain their privacy and request a high fence between the properties. They are also in favour of the current orientation of development with the built line abutting the built line of Nepicar Park. This arrangement gives maximum separation between the built development and the residential property next door

It is noted that a grasscrete parking area is proposed beyond the line of development. While this is not ideal it is recognised that off street parking is currently a problem in the area and it is considered therefore necessary. This area should be conditioned for parking use only.

The café currently is the centre of considerable antisocial behaviour by motor bikers who stunt ride to the detriment of highway safety and waste police resources on a weekly basis. It is felt that development of this site will regularise the area and prevent such behaviour in the future.

We note the North Downs AONB Unit objection to the proposals. We agree with them that the red line of the site should encompass the entire site such that all of the land can be properly conditioned and maintained. We also agree with them that the LVIA is correct in stating that medium to long terms views will not be affected due to the proximity of the adjacent development of Nepicar Park. Where we disagree is the effect on short distance views from the A20 for example. Currently there is a view of the back of a line of development of Nepicar Park with its austere dark grey flank that is somewhat depressing. By building in front the new development it will present a much more interesting face to the A20 with a variety of texture, colour and a palate of materials that will be far more visually stimulating. There are also plans to mitigate the intrinsic hardness of the development with trees interspersed with the cars on the car park and a variety of soft shrub planting.

It has to be accepted that this is a site of major development in a rural area and the primary road and motorway network that surrounds the site makes the location attractive to commercial companies. At the end of the day local people need employment opportunities that this proposal is capable of providing.

In line with the Nepicar Park application it is felt that a very special circumstance case exists due to the community contributions to the replacement pedestrian lighting, a much needed bus shelter and the measures towards the prevention of antisocial behaviour in the area.

Appendix A: WPC Highway Consultant Opinion

Please note that the consultant was asked to comment on a previous orientation of the development that has now been redesigned in line with WPC's preferred option.

WROTHAM, PARISH COUNCIL

HIGHWAYS TECHNICAL APPRAISAL

**PROPOSED BUSINESS PARK AT
OAKDENE CAFÉ, LONDON ROAD, WROTHAM, KENT TN15 7RR**

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1.0 Introduction

- 1.1 Les Henry Associates Limited have been instructed by Wrotham Parish Council to provide this Technical Appraisal of impact of the proposals for the redevelopment of the existing Oakdene Café site at London Road, Wrotham, Kent TN15 7RR to provide a new Business Park
- 1.2 My name is Leslie James Henry. I am an Incorporated Engineer, a Fellow of the Institute of Highway Engineers and a Member of the Chartered Institution of Highways and Transportation.
- 1.3 I have been involved in highway and traffic engineering issues for over 35 years in connection with new development and road safety schemes within both the private and public sector.
- 1.4 I have assisted numerous Parish Councils in Kent with regard to many development proposals and highway improvement schemes since 2007 when I represented and supported Wrotham Parish Council's objections at the Public Inquiry in respect of the construction of a new concrete block manufacturing plant at the existing Celcon plant in Borough Green (Ref: TM/03/2563) which included the provision of the Borough Green by Pass.
- 1.5 I have also more recently assisted Borough Green, Ightham, Pembury and Hildenborough Parish Councils and private individuals and companies in London and Kent with highway safety and development related proposals.
- 1.6 This Technical Appraisal identifies several problems associated with development proposals and makes comments in respect of problems with highway safety and is in support of the concerns raised by the Parish Council.

2.0 Background

- 2.1 Tonbridge and Malling Borough Council are currently considering a proposal to redevelop the Oakdene Café site which lies on the north-eastern side of A20 London Road approximately 200m northwest of the Nepicar Roundabout junction with the M26 motorway.

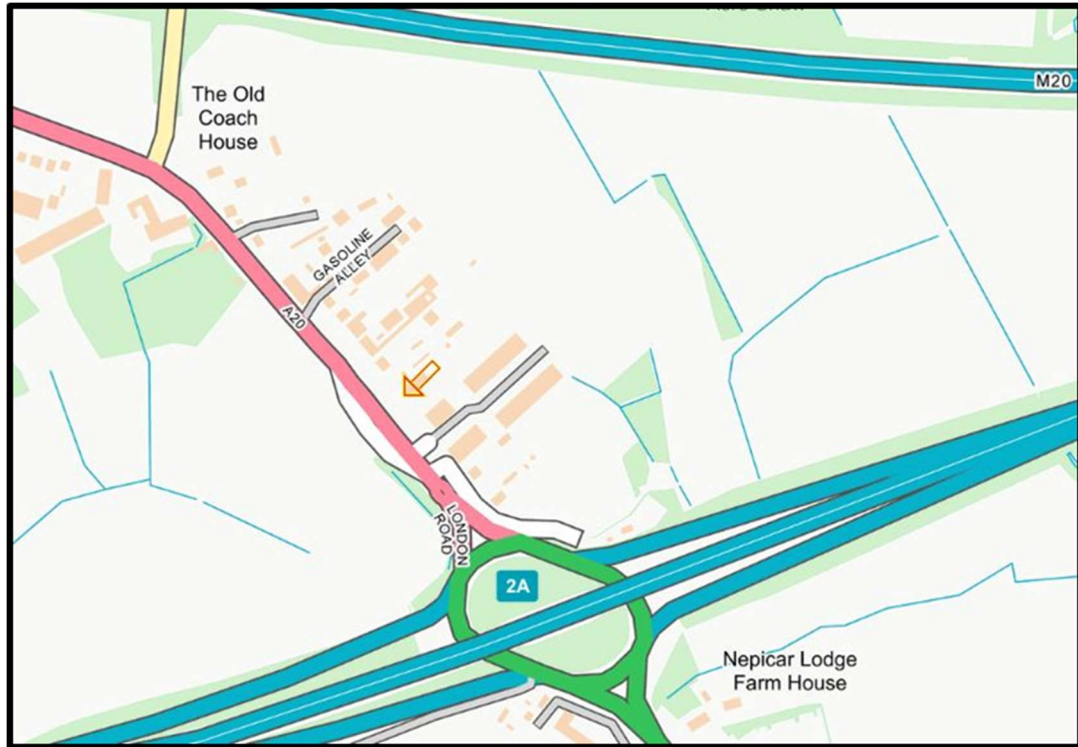


Figure 1: Site Location Plan

- 2.2 Immediately adjoining the proposal site to the southeast is Nepicar Park, an existing business park with a vehicular access centrally positioned within its A20 London Road frontage.
- 2.3 Immediately to the southeast of Nepicar Park is “Rosador” an existing residential site that is currently subject of the Planning Appeal in respect of a redevelopment to provide a further business park. (Tonbridge and Malling Borough Council Planning reference: (17/01793/FL).
- 2.4 The proposals at Rosador include the provision of a new access on to A20 London Road in close proximity the Nepicar roundabout whilst maintaining an existing access to further premises to the southeast.
- 2.5 The Planning Authority (TMBC) have advised the prospective developer of the Oakdene Café site to build the proposed business units to the northwest and provide the vehicular access to the southeast.
- 2.6 Further to the northwest of Oakdene are two residential sites with planning designations for commercial development which are likely to also become business parks in the future.

- 2.7 Wrotham Parish Council does not want each new site to provide a new access onto A20 London Road and feel it is more sensible for the proposed development at Oakdene to have an entrance to the northwest which could be used to service all the future business parks as this would make more efficient use of space.
- 2.8 I would agree with this suggestion as there is merit in promoting a single access on highway safety grounds.

3.0 Highway Characteristics

- 3.1 A20 London Road is a classified road and is designated as a Secondary Route within the Kent and Medway Structure Plan's Inter-Urban Route Hierarchy.
- 3.2 The statutory speed limit is 50mph and on street car parking is prohibited by double yellow line "At any time" restrictions.
- 3.3 The road takes the form of a single carriageway with central hatching forming ghost island right turning facilities at numerous locations. There are also several kerbed islands which provide protection for vehicles waiting to negotiate right turning movements.
- 3.4 On the northeast side of London Road south of the Petrol Filling Station (PFS) the footway is protected by "Trief" safety kerbing and to the north of the PFS by "ARMCO" crash barriers, which are also provided on the southwestern side of the carriageway up to the northern boundary of the PFS.
- 3.5 There is an existing layby and car parking area a short distance to the north of Nepicar roundabout which has an access and egress on the northbound side of the carriageway.
- 3.6 A20 London Road provides access to the M20 and M26 motorways via the Nepicar roundabout to the southeast.



Figure 2: Highway Context Plan

4.0 Vehicle Collision Record

- 4.1 I have interrogated the “Crashmap” website to establish the vehicle collision record for this section of A20 London Road.
- 4.2 The site identifies 8 vehicle collisions between 2016 and 2018 which resulted in 8 slight injuries, 3 serious injuries and 1 fatal injury.
- 4.3 The locations of the accidents appear to be in the vicinity of existing accesses and junctions (Appendix A)

5.0 Highways Implications

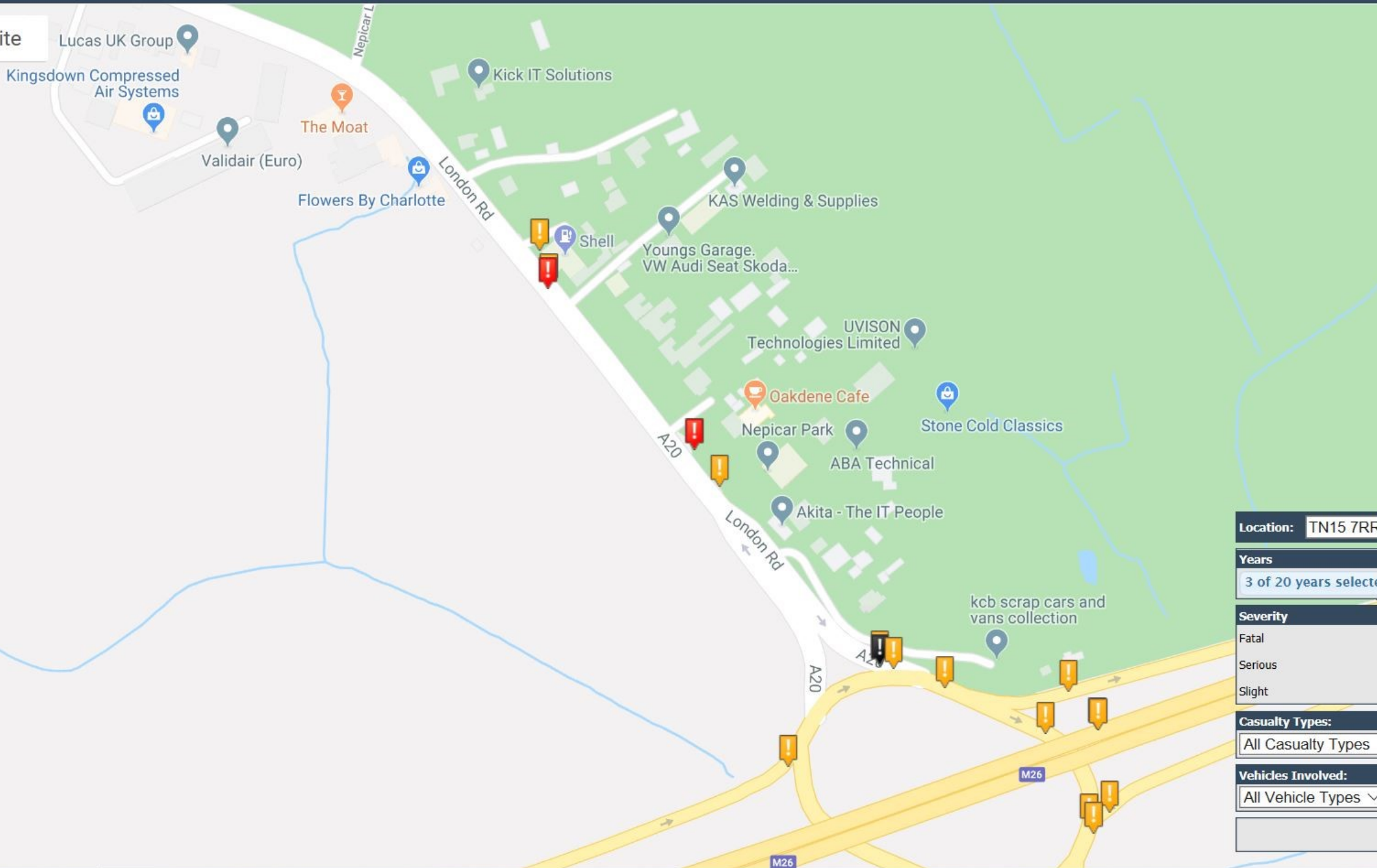
- 5.1 The recently constructed Nepicar Business Park has created a commercial use into what previously was residential and subsequently attracts heavy goods vehicles for deliveries and servicing.
- 5.2 The proposals for the “Rosador” site to the southeast which are currently at appeal with the Planning Inspectorate will, if allowed, provide further commercial development in a previously substantially residential area that will be serviced by larger vehicles. The access to the site is also “very well engineered.”
- 5.3 The possible future business/commercial development at Oakdene and at existing residential sites to the northwest will add further vehicle movements by articulated vehicles.
- 5.4 These larger vehicles (HGV) will generate a higher number of right turning manoeuvres into and out of these commercial sites and are unable to accelerate into small gaps in traffic flow along the A20.
- 5.5 The classification, designation and speed limit for this section of highway does not promote an environment for numerous access points, especially those being used by HGV’s.
- 5.6 Whilst the planning land use designations of the possible future development sites is for business uses this continual form of development should not be promoted without suitable changes in highway layout, speed limits and other highway safety features.

6.0 Conclusions

- 6.1 The existing A20 London Road is a classified Secondary Route linking towns in Kent with each other and the National Motorway Network.
- 6.2 This route with a speed limit of 50mph is not conducive for multiple accesses in close proximity.
- 6.3 As suggested by Wrotham Parish Council, it would be beneficial if future development sites at Oakdene and on existing residential sites to the northwest were to be combined into a single location onto A20 London Road.
- 6.4 This proposal would reduce the number of potential vehicle conflict points.
- 6.5 I would suggest a study of the existing and possible future accesses on this section of A20 London Road is undertaken possibly in the form of a Road Safety Audit.
- 6.6 Any amendments to the highway layout could then be promoted with highway safety in mind, constructed in a coordinated manner and reduce the risk of vehicle collisions.

APPENDIX A

CRASHMAP VEHICLE COLLISION LOCATIONS



Location: TN15 7RF

Years
3 of 20 years selected

Severity
☐ Fatal
☐ Serious
☐ Slight

Casualty Types:
☐ All Casualty Types

Vehicles Involved:
☐ All Vehicle Types