

WROTHAM PARISH COUNCIL

MINUTES OF THE PARISH COUNCIL MEETING, HELD ON WEDNESDAY 05th September 18 IN THE WROTHAM PAVILION, HIGH STREET, WROTHAM

Present: P Gillin (Chairman), H Rayner, K Denton, C Mills, D Beach, Mrs P Parker & Mrs B Jackson.

In Attendance: Lesley Cox (Clerk)

1. **Apologies for absence:**

Cllr's Coffin & Betts

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 01st August 18, were proposed by Cllr Mills, seconded by Cllr Mrs Jackson and agreed and signed as a correct record by the Chairman. Minutes of the Extraordinary meeting held on the 30th August 18 as amended were proposed by Cllr Gillin, seconded by Cllr Denton and agreed and signed as a correct record by the Chairman.

4. **Public Question Time**

No members of the public in attendance.

5. **Adoption of Revised Standing Orders**

The proposal by Cllr Mills, seconded by Cllr Denton to adopt the NALC revised Standing Orders without amendment was agreed unanimously.

6. **Local Plan – Further Consideration of Solicitors Advise**

Cllr Gillin provided an update on the 4hr long meeting with the solicitor and barrister. The meeting raised a number of points.

Policy objection guidance
Requirement for a planning and landscape expert.
The significance of local knowledge on rejected sites

The late amendment at Regulation 19 to the phasing of the proposed relief road for Borough Green Gardens, will require an additional highways technical appraisal from Les Henry Associates.

7. Parish Insurance Renewal

Based on the 4 quotes obtained, the proposal from Cllr Rayner, seconded by Cllr Mrs Parker to enter into a 3yr agreement with Inspire was agreed unanimously. Members recognised that the quote was slightly more expensive than that received direct from Zurich but the decision was taken based on the service received over the last 6 years from Came and Co.

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

County Councillor Rayner highlighted KCC budget restraints.

9. Reports from various Committees

Grounds

KCC members grant approved for the multi-court resurfacing, works are due to commence in 2 to 3 weeks. The walking football team has raised £800 towards the work. The netball team to be asked for a contribution towards specialist netball posts.

Buildings

The front of the pavilion has been treated with another coat of OSMA UV Protection Oil.

Highways

A meeting has been arranged with Mark Cheverton of KCC to discuss the purchase of the Nepicar Layby and the new lease on West Street Car Park.

Crime & Disorder

No Report

Finance

No Report

Planning

No Report

Skate Park

No Report

Website

No Report

Youth

No Report

KALC

No Report

PPP

No Report

CPRE

No Report

10. Correspondence Received

KALC	Government Consultation – Taking Flight: The Future of Drones in the UK https://www.gov.uk/government/consultations/drone-legislation-use-restrictions-and-enforcement Previously emailed	Online consultation deadline 17 th September 18
	PCC Annual Policy Survey 2018 PCC asks residents “How safe do you feel where you live?” www.kent-pcc.gov.uk/consultations Previously emailed	Short online consultation
	Community Resilience Workshop – Saturday 6 th October 2018 Previously emailed	Use link on original email to book your place.
T&M KALC Patrick Thomas	Local Plan Workshop: To assist parishes in preparing their response to the forthcoming Regulation 19 Consultation Previously emailed	Wednesday PM on 17 th October 2018. Location to be advised Please respond to original email if you wish to attend
West Kent Mediation	Donation Thank You Previously emailed	For Information
CPRE	Countryside Voice Summer 2018	For Information

11. Financial Matters

i. Cheques for approval and signature

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

Payable To	Invoice Details	Amount	Cheque No
Peter Barden	CPA Inspections	24.00	BAC
	Litter Picking	36.00	03/08/18
	Open Spaces Maintenance	68.00	
	Burial Ground Maintenance	120.00	
	Total	£248.00	
Stuart Kitt	Pavilion Window Cleaning	£30.00	BAC 06/08/18
Tim Powell	CPA Inspections	20.00	BAC
	Village Bins	10.00	10/08/18
	Litter Picking	37.00	
	CPA Equipment Repair	92.50	
	Total	£159.50	
Tim Powell	CPA Inspections	30.00	BAC 17/08/18
	Village Bins / CPA Bins	19.25	
	Litter Picking	64.75	
	Open Spaces Maintenance	9.25	
	Burial Ground Maintenance	74.00	
	Pavilion Maintenance	125.65	
	CPA Equipment Repair	55.50	
	Total	£378.40	
Tim Powell	CPA Inspections	30.00	BAC

	Village Bins Litter Picking Open Spaces Maintenance St George's Hall Lighting Total	10.00 55.50 92.50 18.50 £206.50	24/08/18
PKF Littlejohn LLP *	External Audit 2018	£480.00	BAC 28/08/18
Tim Powell	CPA Inspection Village Bins Litter Picking Open Spaces Maintenance Pavilion Maintenance Total	30.00 10.00 74.00 111.00 148.00 £373.00	BAC 31/08/18
Peter Barden	CPA Equipment Repair Litter Picking / Rec Bins Burial Ground Maintenance Open Spaces Maintenance /St George's Hall Notice Board St George's Hall Lighting Pavilion Maintenance Total	60.00 66.00 48.00 198.00 12.00 156.00 £540.00	BAC 31/08/18
Harrison Grant	Payment on Account Local Plan – Solicitors Other Parishes to contribute	£2,000.00	BAC 03/09/18
Lesley Cox	Salary August 18 deductions include pension contribution Telephone Equipment Fuel * Pavilion Osma UV Protection Oil x 2 * Total	1,293.68 20.00 7.92 117.44 £1,439.04	BAC
HM Revenue & Customs	PAYE / NI August 18	£334.34	BAC
KCC Pension Fund	Pension Contribution August 18	£436.01	BAC
Borough Green PC **	Skate Park Weekdays – Saturday Inspections August 18	£105.84	BAC
Four Seasons Gardens Ltd *	Grounds Maintenance Contract 1 6 th Instalment 2018-19	£379.81	BAC
NKCS *	Contract Cleaning St George's Hall to contribute	£1,363.34	BAC
Wrotham Music Festival	Donation agreed 1 st August 18	£175.00	BAC
Mark Jeffery	Pavilion Fit 2x new taps	£90.00	BAC
Commercial Services *	Grounds Maintenance Cntr 2 1 st Instalment	£1,720.50	BAC
Assured Water Hygiene Ltd *	Pavilion Salt x 8 Pavilion Salt x 10 Total	80.00 100.00 £180.00	BAC
Parish Online *	Online Mapping Service Annual Fee	£78.00	BAC
Les Henry Associates	Highways Technical Appraisal – Borough Green Gardens Other Parishes to contribute	£2,075.68	BAC
Kent Aluminium (DIY) Ltd *	Skate Park Materials	£26.96	BAC
KCC	West Street Car Park Rent 29 Sept to 24 Dec 18	£1,125.00	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 01st August 18

Eon	Street Lighting Supply	£345.04	15/08/18
Eon	Pavilion Electricity	£116.29	16/08/18
T&MBC	Burial Ground Rates	£50.00	20/08/18
BT Group	Parish Email	£5.00	22/08/18
Eon	Pavilion Gas	£17.82	28/08/18
EoN	Multi-Court Electricity	£13.45	
T&MBC	West Street Car Park Rates	£121.00	03/09/18

ii. Bank Reconciliation for sign off

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

BANK ACCOUNT BALANCES as at 03rd August 18

ACCOUNT	BALANCE
Current	£50.00
Business Reserve	£3,408.64
Business Savings	£21,111.77
Community Skate Park	£1.00
CCLA Parish Fund	£39,687.96
CCLA Community Fund	£83,598.53
TOTAL	£147,857.90

12. Date of next Parish Council Meeting

The date for the next meeting was proposed for the 03rd October 18 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/17/01793/FL	Rosador London Road	Demolition of the residential bungalow and the erection of 6x B1/B8 units and a 2 storey office building with new estate road and associated parking. Road safety audit received 06.08.2018	Attached refers
TM/18/01830/FL	Wrotham Secondary School Borough Green Road	Proposed new sports hall	Attached refers
TM/18/01876/FL	Key Cottage Kemsing Road	Change of use from agricultural to garden land	No Objections
TM/18/01976/FL	109 West Street	Construction of new end of terrace, two storey property on land adjacent to 109 West Street, Wrotham TN15 7BB	Attached refers
TM/18/02069/TNCA	The Old Vicarage Borough Green Road	G1 3x Damsons and 1x Cherry to reduce by approx 40%; T1 Goat	No Objections, subject to Officer approval

		Willow to reduce by approx 40%; T2 Magnolia to prune away from building to give 2-3 feet clearance. Reduce neighbours side by 1m and crown lift to approx 2m over path; T3 Holly to crown reduce by approx 30%; T4 Cherry to crown reduce by approx 2-3m; T5 Apple to crown reduce by approx 1.5m and sever Virginia Creeper; T6 Cornus to reduce height by 3ft and trim sides; T7 & T8 Purple Plum to crown reduce by approx 3m; and T9 Lime to dismantle to near ground level	
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i. Notifications of Decisions

Application Number	Address	Details	Decision
TM/18/01751/PWC	Edgar House 6 Yaldham Manor Drive	Prior Written Consent: Group of Field Maple - crown raise, remove some ivy and dead wood	Approved on 10 th August 18
TM/18/01358/RD	Land South of Pilgrims Way	Details of condition 2 (archaeology) pursuant to TM/18/00536/FL	Approved on 16 th August 18
TM/17/02669/FL	109 West Street	New three-bedroom detached dwelling on land adjacent to 109 West Street	Application withdrawn 24 th August 18

2. Correspondence Received

T&MBC Planning List 'B' No 18/31, 18/32, 18/33. 18/34 & 18/35

The meeting closed at 8.45pm

..... :Chairman

..... :Date

TM/18/01830/FL Wrotham Secondary School Borough Green Road
Proposed new sports hall

WPC does not object in principal to the proposal.

However, the school has a significant lack of car parking and the resultant traffic queue halts the south bound flow of traffic on the A227 on a daily basis and this additional facility could potentially exacerbate car parking and vehicle turning to the further detriment of traffic flow on the A227.

We note that the pre-application advice asked for additional over flow car parking and this advice appears to have been ignored in the application.

We therefore suggest that Officers ask the school to address the issues of over flow car parking in a meaningful way. It is also the case that the school has repeatedly failed to produce a school travel plan, as required by KCC.

TM/18/01976/FL 109 West Street

Construction of a new end of terrace, two storey property on land adjacent to 109 West Street Wrotham.

Wrotham Parish Council strongly object to this proposal.

Although a new end of terrace property is more in keeping with the surroundings than the previously proposed detached property it still impacts on the openness of the area. The openness of which is already impacted by intensive vehicle parking.

Where end of terrace units adjoin a street corner there is a side garden providing some separation between the flank wall of the house and back edge of the footway. These side gardens are a design feature of the original layout of the estate and break up the built form of the estate and create a sense of spaciousness at key corner locations. WPC is of the opinion that the proposal would result in material harm to the character and appearance of the area.

Wrotham Parish Council

Lesley Cox
Clerk

PO Box 228
Sevenoaks
TN13 9BY

Telephone 01732 886139
Email – wrothampc@btinternet.com

Ref: 17/01793/FL
Date: 06 September 2018

Address Rosador London Road Wrotham TN15 7RR

Proposal To build an office and multiple Business Units on a residential plot within the Green Belt and in the setting of, and adjacent to, an Area of Outstanding Natural Beauty

Decision Strong objection

Comments :

Site Designation

The site is identified within the Metropolitan Green Belt (MGB) and immediately adjacent to the Kent Downs Area of Outstanding Natural Beauty (AONB). It is located outside of any defined settlement boundaries, and therefore is in the open countryside; and adjacent to a business park.

Site History

The site was a residential house with no history of industrial use, in common with the residential property next-door 'Excel' that remains in said use. That was the case when the applicant purchased the property.

Subsequently it has been used as an unregistered waste 'recycling' centre whereby skips with unknown contents have been processed in an uncontrolled manner. There has previously been evidence supplied to the LPA of the burning of waste that generated large plumes of acrid smoke and the ground level is now elevated substantially compared with the residential property next door.

Failure to Protect the Kent Downs Area of Outstanding Natural Beauty

Tonbridge and Malling Borough Council has been aware of the change of use throughout the history of the site. Wrotham Parish Council has provided significant evidence over many years, including a cessation of use amid that period. The Local Member has flown over the site and provided ariel photographic evidence of the use.

Having been provided with all the evidence of misuses of the site, Tonbridge and Malling Borough Council did nothing to prevent it occurring, disregarding it's legislative powers to intervene. This has occurred contrary to primary legislation in the CROW ACT that tasks Borough Councils with a duty to protect Areas of Outstanding Natural Beauty..

Inappropriate Development In the Green Belt

The applicant seeks to build a business park in the Green Belt that will massively impact the openness for which the MGB is valued and should be protected from.

In order for that to be acceptable in planning terms it requires a case of Very Special Circumstances to justify what amounts to the very significant harm caused to the openness of the Green Belt

The applicant has advanced what they consider to be a case of Very Special Circumstances (VSC) and WPC comments as follows on each.

1. Rosador remains a perfectly viable modest dwelling. The intentions of another developer are immaterial to this proposal.
2. The applicant would be required to mitigate it's own proposals for development and as such a line of trees are not a VSC.
3. The absence of harm, whether one agrees with it or not, cannot be considered a VSC. It is perfectly possible to improve the appearance of Rosador without building in a highly constrained location.
4. Rosador and Excel have perfectly adequate access to the primary road network at present and do not require additional modification.
5. The AONB and Green Belt are highly protected areas and should not be considered an 'outstanding transport location'.

Ministerial Statement: Intentional unauthorised development within the Green Belt

The Government Minister of State for Housing and Planning made a Written Ministerial Statement on 17 December 2015, bringing into effect changes to National planning policy to make intentional unauthorised development a (negatively weighted) material consideration, and to provide stronger protection for the Green Belt.

This follows previous policy updates whereby the Government has sought to increase controls on development within the Green Belt.

The Statement notes that the Government is particularly concerned about the harm that is caused where the development of land has been intentionally undertaken in advance of obtaining planning permission. This is plainly the case here as the applicant has conducted unconsented business activities that has materially changed the ground levels and caused unknown consequences to the previously uncontaminated land,

Summary of Objections

In summary, it is evident that:

- the Applicant has not demonstrated 'Very Special Circumstances' to justify the building of development of significant size and massing in the Green Belt.
- the building of a Business Park immediately adjacent to the AONB area does not justify the harm caused to the setting of the AONB.
- The intentional destruction of residential garden land should not be considered a means to seek justification for the above proposed development of a business park.

Conclusion

This proposal would require a case of VSP's to overcome the harm to the Green Belt and Exceptional Circumstances to overcome the harm to the AONB and non have been advanced. In Wrotham Parish Councils opinion consenting this application would be unlawful given the lack of planning merit.

WPC has significant concerns regarding the multiple entrances of 'Business Parks' onto the A20 that is detrimental to highway and pedestrian safety. A holistic approach is required to the area. The comments of our Highways Advisers are attached.

Your ref:

Our ref: 43587/001/ASH/TW/SH/7108



17th August 2018

Parish Clerk
Wrotham Parish Council
PO Box 228
TN13 7BU

Peter Brett Associates LLP
Calgarth House
39-41 Bank Street
Ashford TN23 1DQ
T: +44 (0)1233 651740
F:
E: ashford@peterbrett.com

Attn: Parish Clerk

Dear Sir/Madam

Land at Rosador, London Road, Wrotham. TMBC Planning ref: 17/01793/FL

Peter Brett Associates LLP (PBA) are instructed by Wrotham Parish Council to undertake a road safety and access review in relation to a planning application for B1/B8 development at Rosador, London Road, Wrotham, submitted to Tonbridge and Malling Borough Council (TMBC) under planning reference 17/01793/FL. The description of the proposals is given as:

17/01793/FL | Demolition of the residential bungalow and the erection of 6x B1/B8 units and a 2-storey office building with new estate road and associated parking | Rosador London Road Wrotham Sevenoaks Kent TN15 7RR

Further to our previous review (12th March 2018) the purpose of this report is to review the updated access as outlined and published 6th August 2018.

Appreciation of the proposals

The proposals comprise the creation of 600 square metres internal floorspace B1(a) office, and 1,229 square metres B1/B8 warehousing units (6 No.). These units replace a single bungalow and land, which it is noted in the D&A Statement has been used for some years for commercial uses.

The proposals are accompanied by a design showing a new access arrangement, the latest iteration of which (dated 24 July 2018) is attached at Appendix A of this report. This shows the previous layout has been modified and the existing sub-station access is no longer to be utilised for site entry. The previous site exit has been replaced by a conventional (entry/exit) T junction arrangement, albeit with the existing Rosador service route forming a junction with the new access road. Substation access will be maintained via a vehicular cross over facility on the new access road.

These updated proposals are accompanied by a Stage 1 Road Safety Audit (RSA), carried out by Capital Traffic on 19 July 2018, submitted and shown on the TMBC planning website in conjunction with a Designer's Response provided by MLM Group, dated 31 July 2018.



Road safety review

Generally, we note the proposals have been modified to enable the “pre-planning enquiry” to continue and therefore, the majority of issues raised within our previous review, the essential information (Topo. Survey; Swept Path Analysis; Vehicle Speeds; Accident Data), warranting review within a more formal Audit have still to be appropriately considered.

With respect to the revised layout we note the following in association with the issues raised within the RSA and the related Designer's Statement:

Location A: Strategic Signing

Recommendation and Response appears reasonable.

Location B: Access on to the A20 -

Problem previously identified and, whilst the recommendation is deemed reasonable, the Designer's Response warrants further substantiation to justify the current proposal i.e.

- The following image dated 2015 appears to show that the right turn manoeuvre was not positively discouraged and was feasible.



- The splitter island was subsequently removed as evidenced below right turn manoeuvres are being undertaken, however it would be inappropriate to assume that the previous RSA undertaken in association with the provision of the Nepicar Park access proposals considered the current access to be appropriate for any future material change in use.



- Trip generation and associated movements yet to be substantiated.

LOCATION C: Exit from existing properties onto the new site access road and A20

The revised "K" Type layout with the substantial overrun facility for vehicles exiting the service route enhances the risk of conflict and incidents for all users within the proposed junction area. The proposals warrant consideration with respect to the pedestrian crossing facility and the vehicular swept path manoeuvres, which do not appear to have been submitted for review.

LOCATION D: Proposed egress onto the A20

The provision of the Keep Clear appears reasonable, however with reference to the comments noted above the A20 northbound traffic flows and site entry right turns could result in obstruction to the proposed right turn egress from the site, with a residual risk of side swipes and rear end shunts.

With respect to this latest submission we suggest the feasibility for access to this proposed development has yet to be satisfactorily resolved.

Yours sincerely

Steve Hagree
Associate

For and on behalf of
PETER BRETT ASSOCIATES LLP

+ Enclosure: Drg 618252/SK14 Rev C (as annotated within the Stage 1 Road Safety Audit 19 July 2018)