

# WROTHAM PARISH COUNCIL

MINUTES OF THE PARISH COUNCIL MEETING,  
HELD ON WEDNESDAY 6<sup>th</sup> March 2024 at 7.30pm  
In the Wrotham Pavilion, High Street TN15 7AH

**Present:** P Gillin (Chairman), H Rayner, K Denton, D Beach, C Mills & S Vick

**In Attendance:** Lesley Cox (Clerk), Roy & Mary Saunders

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

Cllr's Coffin & Betts (T&MBC Meeting) & Jacob

## 2. **Attendance Register**

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

All Meetings

Cllr's Gillin, Rayner, Betts, Beach & Denton members of Keep Borough's Green

Cllr Beach member of the St George's Bell Ringers

Cllr Gillin member of Wrotham Xmas Lights

Cllr's Rayner & Gillin 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 Vick member of Wrotham Fireworks

Cllr's Rayner, Gillin, Beach & Denton 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> February 2024 were proposed by Cllr Rayner seconded by Cllr Mills and agreed and signed as a correct record by the Chairman.

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

No reports

## 5. **Public Question Time**

An explanation as to the reasons why public question time is at the beginning of meetings was provided at the request of Mary Saunders.

## **6. Bus Routes 58 & 70 – Parish Funding**

The proposal from Cllr Gillin, seconded by Cllr Rayner to financially support the funding of these bus routes in the event that no grand aid is received from KCC CTF or National Lottery for 2024-25, was agreed unanimously.

Post Meeting Note – KCC Community Transport Fund Grant Confirmed 14<sup>th</sup> March 2024

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

Borough Councillor's Robin Betts & Martin Coffin – Written Report

### Borough Councillor Report

#### 1. MOTO

Martin and I attended Area 2 last week, as we are friends of the landowner we had to declare an OSI (Other Significant Interest) which had the consequence that we are unable to participate in the debate and unable to vote, but we were given the opportunity to speak on the application for 3 minutes.

I raised concerns over inappropriate development within MGB and that the very special circumstances given "exceptional need of lorry parking" were in my opinion insufficient. The analogy I cited was the "exceptional housing need in TMBC" in my opinion this could not be used as a blanket VPC to overcome inappropriate development in MGB.

I commented on the negative impact on ANOB or as now classified Kent Downs National Landscape.

I then just had time to mention light pollution.

Martin concentrated on the Traffic assessment and the critical error of carrying out traffic modelling based on data taken during COVID lockdown period and that this could therefore not be relied upon. Also highlighted a number of areas that were not assessed along the A20 including the numerous roundabouts.

After long debate the application was refused as per the Officer's recommendations.

2. Full council last week agreed a 3% rise in council tax.
3. Critical funding gap continues and stands at £1.7m over the MTFs.
4. Tonbridge Town Centre development papers released yesterday, exciting plans to be decided by members and a site to be identified for a new state of the art, carbon neutral leisure centre.
5. 180 PV panels starting to be installed at Tonbridge swimming pool. This all helps to secure the future of our leisure services for our residents.
6. More rounds of Green business grants (£40K of grants) and West Kent Rural grants (£125k of grants)
7. Phase 2 of EV chargers starts, with 60+ chargers in and around TMBC.

Kind regards

Cllr Robin Betts  
Cllr Martin Coffin

County Councillor Harry Rayner

KCC has agreed the 2024-25 budget setting a council tax increase of the maximum allowed of 5%.

Significant savings will be required to fill the 84.4m budget gap. Peter Oakfield has described this as the 'toughest year we have ever faced'

Cuts will be made to areas including arts funding, adult and youth services and other non-statutory expenditure.

Water is again running of the Spring Tavern site onto the A20 causing a significant risk to motorists. The situation has been reported to KCC officers along with details of the site owners.

KCC Planning Officers declined to respond to the MOTO application after accepting the applicant's traffic impact analysis without any independent verification. The transport assessment commissioned by local parishes indicates the application will have a significant impact on the local road network. KCC could find themselves being held to account on this decision if MOTO appeal the decision by T&MBC to refuse the application. Kent Downs AONB submitted a robust objection to the proposal. As both the KCC & KALC delegate for Kent Downs AONB, Harry has 2 votes within the organisation.

## **8. Reports from various Committees**

### Grounds

A new storage bin and work bench have been built in the new depot, attached report refers.

### Buildings

St George's Hall gutter downpipe has been cleared and main guttering recited, attached report refers.

### Highways

No works have been undertaken in the last month by UK Power Networks, we therefore still have 10 outstanding dangerous connections to be completed and the 2 paid for connection to lights in Bull Lane and at the Lychgate. The attendance of the crew on the 27<sup>th</sup> February to connect the light in Bull Lane was cancelled by UK Power Networks however the traffic management team and digger driver attended, consequently the newly dug hole had to backfilled immediately and the traffic management measures removed. Following this incident Matt Larney of UK Power Networks has been assigned to our project and after a walk around Wrotham with our consultant Mike Mills has promised to have all works completed by the end of March 2024.

### Crime & Disorder

The Crime Diary has resulted in a proactive positive response from the Community Safety Unit. WPC has been notified that 2 Community Protection Warnings have already been issued. Failure to comply with the warning will result in the issuing of a Community Protection Notice

to stop doing specified things and/or  
to do specified things and/or  
to take reasonable steps to achieve a specified result

Continuing activities following the receipt of a Community Protection Notice can result in a fine or the confiscation of goods.

### Finance

No Report

### Planning

The Moto application was refused by T&MBC Area 2 Planning Committee in line with officer's recommendation on the following grounds.

Impact on National Landscape Area  
No Special Circumstances in overcome harm to the above  
Insufficient analysis of Alternative Sites.

As friends of the land owner, Martin Coffin & Robin Betts were not permitted the right to participate in the debate or vote on the proposal. They were permitted the same rights as any member of the public to speak to the application for 3 minutes. Mike Taylor and Wendy Palmer as both their parishes are members of the Parish Alliance were also excluding from voting.

Although the officer didn't cite traffic implications as a reason for refusal our barrister Ashley Bowes has confirmed that we can produce and bring forward our analysis of the traffic implications as a Rule 6 Party should the application go to an Inquiry.

Skatepark

No Report

Climate Change Strategy

No Report

KALC

ReferKent is an online directory of groups and services. It aims to strengthen referrals across Kent for adults and families, and:

- allow users to refer to organisations directly
- help those who are experiencing or are at risk of hardship.

As many organisations as possible including Parish Councils are being encouraged to sign up to the directory.

PPP

No Report

**9. Correspondence Received**

T&MBC	Funding for Community Groups Previously emailed  Local Green Space Information & Methodology 2024 Previously emailed	Applications close 1 <sup>st</sup> May 2024  Potential sites can be submitted for consideration during the Regulation 18b consultation on the Local Plan
KALC -TM Area	Carbon Literacy Training Grant The grant will fund any Carbon Literacy training course accredited by the Carbon Literacy Project up to £130.00 per person Previously emailed	Application submitted for funding towards two places
KCC	Helping Hands – Parish Council Winter Support Scheme Confirmation of approval of our application for £1,000 towards the COGS food bank. Previously emailed	For Information
NALC	Newsletter	For Information
Clerks & Councils Direct	March 2024 Issue 152	For Information

**10. 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
Suffolk Life Annuities Ltd	Storage Depot Monthly Rental	£400.00	BAC 19/02/24
ZG Lighting (UK) Ltd *	Thorn Street Light Lanterns	£436.34	BAC 20/02/24

RG Distributors Ltd *	Additional Oven Shelf – St George's Hall to contribute	£261.00	BAC 23/02/24
Highgate Planning & Development Ltd *	Moto Lorry Park – Area 2 Planning Meeting attendance/committee speech Parish Alliance Members to Contribute	£300.00	BAC 26/02/24
Kevin Holt	Ground Maintenance Works February 2024	£1,240.00	BAC 27/02/24
Peter Barden	Litter Pick Open Spaces Maintenance – CPA Inspection – Storage Facility Equipment Container / Work Bench Manufacture General Clearance Burial Ground Maintenance Hedging - General Clearance Pavilion – Key Safe Repair Skatepark Repairs *** Total	120.00 397.50    225.00  7.50 75.00 £825.00	BAC 28/02/24
Haymarket Publishing	Planning Magazine Annual Subscription	£495.00	D D 05/03/24
Lesley Cox	Salary February 2024 deductions include pension contribution.. Telephone Quarterly Office Allowance Total	2,502.90  20.00 150.00 £2,672.90	BAC
HM Revenue & Custom	PAYE / NI February 2024.	£1,016.41	BAC
KCC Pension Fund	Pension Contribution February 2024.	£1,232.74	BAC
Borough Green PC **	Skate Park Litter Pick / Checks February 2024	£145.00	BAC
Astra Security Systems *	1 GB Monthly Data per Router Old London Road / High Street	£60.00	BAC
NKCS *	Contract Cleaning January 2024 St George's Hall to contribute	£683.06	BAC
Glasdon UK Ltd *	Manual Salt Spreader	£215.11	BAC
J Blewer & Son Ltd *	Skatepark Materials *** Open Spaces Materials Total	75.94 23.27 £99.21	BAC
Assured Water Hygiene Ltd *	Pavilion Salt X9 Delivered 8/12/23 X6 Delivered 12/01/24 x 7 Delivered 5/02/24 Total	145.35 96.90 113.05 £355.30	BAC
Les Henry Associates	Moto Lorry Park – Amended Highways Technical Appraisal	£400.00	BAC
Samsian Ltd *	Pavilion Annual Boiler Service & Certificate AO Smith Water Heater Service St George's Hall Annual Boiler Service & Certificate Total St George's Hall to contribute	144.00 222.00   140.00 £510.00	BAC
Streetlights *	CPA CCTV Quarterly Camera Clean	£49.50	BAC
Metro Bank Account Transfer	Screwfix * Skatepark ***– Drill Bits Open Spaces – Equipment Materials Burial Ground - Materials Fasthost * - Generic Emails Screwfix * Open Spaces Materials F H Brundle * Burial Ground Fencing	 25.54 129.99 30.36 19.98 12.00 20.49 208.08	BAC

	Monthly Account Fees	9.60	
	Monthly Transfer Total	£456.04	

\* 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> February 2024

EDF Energy	Multi-Court Electricity	£30.28	07/02/24
Water Plus	Pavilion Metered Water	£47.87	19/02/24
Water Plus	Allotment Metered Water	£10.02	
Water Plus	Burial Ground Metered Water	£4.94	
BT Group	Parish Email	£7.50	22/02/24
Engie	Pavilion Gas	£372.66	22/02/24
SSE Energy	Street Light Unmetered Supply	£802.67	04/03/24
Opus Energy	Pavilion Electricity	£80.34	
Haymarket Publishing	Planning Magazine Annual Subscription	£495.00	05/03/24

ii. Bank Reconciliation for sign off

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

**BANK ACCOUNT BALANCES as at 5<sup>th</sup> February 2024**

ACCOUNT	BALANCE
Current	£50.00
Business Reserve	£1,906.20
Business Savings	£30,191.32
Community Skate Park	£1.03
CCLA Parish Fund	£42,713.65
CCLA Community Fund	£76,963.26
Metro Account	£43.52
<b>TOTAL</b>	<b>£151,868.98</b>

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

The date for the next meeting was proposed for the 3<sup>rd</sup> April 2024 to be held at the earlier time of 7.00pm in the Wrotham Pavilion, following immediately by the Annual Parish Meeting at 8.00pm. The date for the interim planning meeting to be advised.

**12. Planning Committee to Consider**

1. Applications received

Application Number	Address	Details	Parish Council Recommendation
TM/ 24/00244/PA	Cedar House, St Mary's Road	LBA: For the removal of the existing leaded windows which are in a poor state of repair, and replace with heritage stepped aluminium frames and diamond lead lights	No Objections
TM/ 24/00190/FL	Potters Mead Borough Green Road	Erection of a single dwelling with an attached single storey double garage and associated works	Attached refers

i. Notifications of Decisions

Application Number	Address	Details	Decision
TM/24/00008	Hallsfield St Mary's Road	12 x Leylandii reduce height by up to 2 meters along the length of the fence.line. 1 x Leylandii nearest house on the left needs reduction of up to 3m to prevent impact on house foundation as within 3m of the house. 1 x Leylandii in south-east corner of rear garden - Reduce by up to 2m. 1 x Eucalyptus tree bottom rhs of garden requires crown reduction of 3m and 30% reduction/reshaping of large limb to reduce risk of limb loss in high winds. 2 x Conifers to the rear rhs of garden, 2m maximum crown reduction. 2 x conifers to the rhs of the garage 0.5m crown reduction to keep them below cables.	An Appeal was lodged regarding this planning application and a Decision of No Objection was subsequently reached on the 16th February 2024
TM/23/02033/RD	West View Blacksole Lane	Details of Condition 5 (noise report) pursuant to planning permission TM/21/01680/FL (Erection of a 4 bed 2 storey house)	Approved 23 <sup>rd</sup> February 2024
TM/22/01223/LDE	Four Seasons Park Labour In Vain Road	Change of use of land for the siting of an existing site office, access track, parking areas, package sewage treatment plant, water pump structure and the siting of caravans at the eastern site boundary for use as part of existing caravan site to the east known as Four Seasons, and use of the remaining land as a recreational area, meeting point and play area including picnics and family visit	Certified 29 <sup>th</sup> February 2024

2. Correspondence Received

T&MBC Weekly Planning Lists

The meeting closed at 8.35pm.

.....Chairman

.....Date

## WPC Grounds and Buildings Report February 2024

### New Depot Preparation Works

The new depot is an ex-apple store with metal lined walls that can't be drilled. Therefore, all installations must be free standing.



Pete constructed this workbench and shelf to provide a work surface with a metal vice. (Not yet purchased)

It was made largely out of 2x4 and ply salvaged from next doors skip (with permission).

Four pallets have been joined with salvaged 4x4 to create free standing storage. The centre compartments will be used to vertically store our numerous chestnut pale stakes, stock timber carcassing and green oak posts.

The on-edge pallets make useful storage for rakes, spades, forks, and brooms etc.



Some heavy-duty garage type shelving will be ordered and installed soon.



Following some complaints that youths were using the Churchyard to access the ex-bowls club building, we have installed some 1.1m, 3 wire chestnut pale fencing across the gap.



The stone wall is listed so the fencing has been installed behind the wall between two trees, but using chestnut stakes driven into the ground. We did not want to screw into the ancient yew tree.

The guttering above St George's Hall emergency exit was leaking and the down pipe was blocked.



Pete stripped down guttering and down pipe and cleared all detritus accumulation in the ground socket. It was reassembled using guttering mastic on all joints.

A leaf guard has been screwed into place at the top of the downpipe.

The wall climbing deterrent agreed at the last meeting is on order.



**Wrotham Parish Council**  
**Lesley Cox**  
**Clerk**

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**PO Box 228**  
**Sevenoaks**  
**Kent**  
**TN13 9BY**

**Ref:** 240507/001  
**Date:** 7 March 24

**Planning Apps Ref.** TM/24/00190/FL  
**Address** Potters Mead  
**Proposal** Erection of a single 5-bedroom dwelling with attached single storey double garage  
**Decision** Objection

### Comments:

This is the 10<sup>th</sup> planning application on this site and the proposal has steadily expanded in height, width and overall scale such that, if consented, it would appear to be of similar massing to the line of 3 three adjacent dwellings. This is harmful to the character of the rural locality which is contrary to Policy CP24 of the 2007 Local Plan. The proposed expansion of built development south erodes the gap between the line of residential development and the industrial site adjacent, such that it would appear from the street view to merge into a single line of mixed development.



The proposed building, by virtue of its size, location, orientation, form and massing would fail to respect the site and its surroundings and would not conserve or enhance the natural beauty of the National Landscape in which it would be located.

Areas of Outstanding Natural Beauty have been renamed “National Landscapes”, and from the 26th of December 2023, a new statutory duty has come into force. This duty says that all “relevant authorities” (including local planning authorities), “must seek to further the purposes” of the designated landscape; for National Landscapes, this purpose is conserving and enhancing natural beauty.

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



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

APPLICATION: TM/21/03372/FL VALIDATED: 29 December 2021

This was approved in accordance with the following submitted details: Site Plan 002 P1 Existing received 29.12.2021, Site Plan 003 P3 Proposed received 29.12.2021, Proposed Floor Plans 004 P3 received 29.12.2021, Proposed



Proposed Elevations 006P3 received 29.12.2021



Elevations 006 P3 received 29.12.2021



The applicant suggests that this new proposal is mere infill. However, if you apply the caselaw criteria then clearly there has been a steady increase in size over the previous 10 applications such that the size of this latest proposal is a volumetric increase of a completely disproportionate amount. The application is therefore harmful to the openness of the Greenbelt and inappropriate development and no very special circumstances have been advanced to overcome the harm.

## Conclusions

WPC objects to this proposal for the following reasons.

1. It is harmful to the character of the rural locality which is contrary to Policy CP24.
2. By virtue of its size, location, orientation, form and massing it would fail to respect the site and its surroundings and would not conserve or enhance the natural beauty of the National Landscape in which it would be located.
3. Due to the amount of volumetric increase from the original consent, it is inappropriate development that is harmful to the openness of the Greenbelt.

In the event that the LPA is minded to consent this proposal then an Article 4 Direction should be used to remove all permitted development rights.