

WROTHAM PARISH COUNCIL

MINUTES OF THE PARISH COUNCIL MEETING, HELD ON WEDNESDAY 06th June 18 IN THE WROTHAM PAVILION, HIGH STREET, WROTHAM

Present: P Gillin (Chairman) H Rayner, K Denton, D Beach, R Betts (Late Arrival), C Mills & Mrs P Parker

In Attendance: Lesley Cox (Clerk), 7 members of the public and 2 community wardens

1. **Apologies for absence:**

Cllr's Coffin, Mrs Jackson & Betts (Late Arrival)

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 02nd May 18, were proposed by Cllr Rayner, seconded by Cllr Mrs Parker and agreed and signed as a correct record by the Chairman.

4. **Public Question Time**

Ken Fardell of Wrotham Bowls Club informed the council that the club had received a Notice of Disposal from T&MBC advising of the intention of their landlord to sell the ground, As the ground is registered as a Community Asset, certain relevant bodies of which a Parish Council is one can request to be a bidder for the asset within a period of six weeks from the notification date, a valid request extends the period to six months in total. Following a brief overview of the history of the club and its close association with the village from Brian Wicks, club members requested the help and support of the Parish Council in their efforts to extend the period before disposal can take place and ultimately to bid for the asset. Members of the club were provided with the necessary information to create a Community Interest Company, which would also be in a position to bid for the asset and assured that an item on the disposal would be on the agenda for July 18, if necessary. The club was also given ideas for potential funding opportunities.

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

County Councillor Harry Rayner:

Against a backdrop of ever decreasing funding for local councils KCC want to maintain, and where possible, improve accessibility for those without an alternative means of travel in rural areas, to this aim the council have launched The Big Conversation, a public consultation on rural transport. There is a stakeholder meeting looking for new ways to work with local communities on 5th July between 1-4pm in Hadlow Manor, followed by a public meeting in Borough Green Village Hall between 5-9pm.

In my latest article which is published in 8 parish magazine I have expressed my concerns in relation to the proposal to develop Borough Green Garden City and the potential impact of an additional 3000 homes on the area. A public meeting on the proposal has been arranged for the 15th June 18 commencing at 7.30pm in Borough Green Village Hall.

6. Reports from various Committees

Grounds

Maintenance of Parish Areas is ongoing.

Cllr Beach has confirmed that the netball team is still interested in using the multi-court for practice, but don't require the court surface to be of community netball court standards. The proposal from Cllr Beach, seconded by Cllr Mills to go ahead and arrange for the re-surfacing of the court was agreed unanimously. The cost of a low standard of lighting to cover the entire court area will be assessed as a separate project, Cllr Gillin to liaise with Cllr Taylor of Borough Green PC with the potential aim of obtaining support funding if BGPC is no longer looking at installing lighting on the primary school court.

Buildings

No Report

Highways

Cllr Beach and Gillin have yet to measure up the High Street to accurately cost the repaving project.

Crime & Disorder

No Report

Finance

No Report

Planning

Revision to the draft T&MBC Local Plan to condition the implementation of the road (A Class Standard) from Dark Hill Roundabout to Nepicar after the completion of 200 of the total of 3000 homes is likely to be voted upon at the Planning and Transport Advisory Board (PTAB) on 5th July 18. Local parishes have raised concerns at the limited sustainability analysis of the proposal within the plan. Les Henry Associates has already been commissioned to provide an independent traffic analysis. Borough Green PC has already agreed to earmark £30K for expert representation at the Local Plan enquiry. Funding expert representation to be an agenda item for the July meeting.

Skate Park

No Report

Website

Cllr Gillin and the Clerk have fallen behind with content material for the new site.

Youth

No Report

KALC

NALC has confirmed that a General Data Protection Officer is not required at Parish Council level. Cllr Rayner resigned from being the appointed DPO for Wrotham Parish Council.

PPP

Ian Bailey is attending on the 14th June 18 to discuss the Local Plan

CPRE

No Report

7. Correspondence Received

T&MBC	Notice of Disposal – Wrotham Bowls Club Previously emailed	Covered in public question time
Citizens Advise	Donation thank you	For Information
KCC	Local account for Kent Adult Social Care 'Here for you, how did we do?'	For Information
Planning Resource	Planning Issues 2071, 2072 & 2073	For Information
SLCC	The Clerk Vol 49 No 3 May 2018	For Information
Clerks and Councils Direct	May 2018 Issue 117	For Information

8. Financial Matters

i. Cheques for approval and signature

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

Payable To	Invoice Details	Amount	Cheque No
Tim Powell	CPA Inspections Litter Picking Open Spaces Maintenance Skate Park Maintenance *** Machinery Fuel – receipt attached Total B/fwd underpayment Total Payment	30.00 47.00 74.00 222.75 7.00 £380.75 85.50 £466.25	BAC 04/05/18
Peter Barden	Open Spaces Maintenance Skate Park Maintenance *** Total	48.00 120.00 £168.00	BAC 04/05/18
Direct 365 *	Heavy Duty Sacks NAPPI BIN	£37.14	BAC 04/05/18
Soft Surfaces *	Rubber Mulch Repair Kits x 2	£100.80	BAC 08/05/18
Tim Powell	CPA Inspections Litter Picking Skate Park Repairs *** Generator Fuel - receipt attached * Open Spaces Maintenance Burial Ground Maintenance Pavilion Maintenance Total	20.00 29.00 92.50 7.00 175.75 18.50 9.25 £352.00	BAC 11/05/18
Tim Powell	Village Bins	10.00	BAC

	CPA Inspections Litter Picking Open Spaces Maintenance Skate Park Maintenance *** Generator Fuel – receipt attached *	30.00 37.00 92.50 148.00 7.00 55.50 £380.00	18/05/18
Tim Powell	CPA Inspections Village Bins Litter Picking Skate Park Metal Maintenance *** Generator Fuel – receipt attached * Open Spaces Maintenance Burial Ground Maintenance Total	30.00 10.00 37.00 148.00 7.00 37.00 111.00 £380.00	BAC 25/05/18
Peter Barden	Open Spaces Maintenance Burial Ground Maintenance Skate Park Maintenance Total	72.00 252.00 252.00 £576.00	BAC 25/05/18
Tim Powell	CPA Inspections Litter Picking Open Spaces Maintenance Generator Fuel – receipt attached * Pavilion Maintenance Total	20.00 27.75 240.50 7.00 55.50 £350.75	BAC 01/06/18
Peter Barden	Open Spaces Maintenance Pavilion Maintenance Total	156.00 36.00 £192.00	BAC 01/06/18
Lesley Cox	Salary May 18 deductions include pension contribution & back dated April increase Telephone Pavilion replacement disabled toilet seat * Total Addition error £38.72 underpaid	1,323.55 20.00 46.46 £1,351.29	BAC
HM Revenue & Customs	PAYE / NI May 18	£355.02	BAC
KCC Pension Fund	Pension Contribution May 18	£448.79	BAC
Borough Green PC **	Skate Park Weekdays – Saturday Inspections May 18	£105.84	BAC
Four Seasons Gardens Ltd *	Grounds Maintenance Contract 1 3rd Instalment 2018-19	£379.81	BAC
NKCS *	Hall / Pavilion Cleaning St George's Hall to contribute	£1,326.68	BAC
J Blewer & Son Ltd *	Phenolic Ply x 2 ***	£138.79	BAC
D Body	Pavilion Sewage Removal	£140.00	BAC
West Kent Mediation	Donation agreed 02/05/18	£50.00	BAC
Assured Water Hygiene Ltd *	Pavilion water softener salt x 9	£90.00	BAC
KCC	West Street Car Park Rent 24/06/18 – 28/09/18	£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 02nd May 18

Eon	Pavilion Electricity	£83.71	14/05/18
Eon	Street Lighting Supply	£333.90	14/05/18
Eon	Pavilion Gas	£92.24	21/05/18
T&MBC	Burial Ground Rates	£50.00	
BT Group	Parish Email	£5.00	22/05/18
EoN	Multi-Court Electricity	£5.32	
T&MBC	West Street Car Park Rates	£121.00	01/06/18

ii. Bank Reconciliation for sign off

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

BANK ACCOUNT BALANCES as at 04TH May 18

ACCOUNT	BALANCE
Current	£706.00
Business Reserve	£2,382.45
Business Savings	£35,109.39
Community Skate Park	£1.00
CCLA Parish Fund	£39,635.92
CCLA Community Fund	£83,488.92
TOTAL	£161,323.68

9. Date of next Parish Council Meeting

The date for the next meeting was proposed for the 04th July 18, at 7.30pm with the date for the interim planning meeting to be advised.

10. Planning Committee to Consider

1. Applications received

Application Number	Address	Details	Parish Council Recommendation
TM/18/00990/FL	Highwood Fairseat Lane	Proposed outbuilding to rear garden and formation of shingle courtyard	Attached refers
TM/18/01151/FL	Lea Croft Pilgrims Way	Demolition of existing garage to create new single storey side extension to form enlarged living space to ground floor, alteration of exiting window opening to rear elevation and creation of new window to side elevation	No Objections in principle, but Wrotham Parish Council has concerns over the amount of expansion and increasing footage of this property over the years.
TM/18/01194/FL	Wrotham Hill Farm Wrotham Hill Road	Proposed agricultural storage building	Attached refers
TM/18/01046/PDVAR	Cedar Cottage Wrotham Hill Road	Prior Notification: change of use of agricultural cowshed to residential (Part 3 Class Q)	Attached refers
TM/18/01198/TNCA	The Old Vicarage Borough Green Road	G1 Leylandii x10 – Dismantle to near ground level, T1 Yew –	No Objections, subject to officer approval

		Crown reduce whole crown by approximately 1.5m, remove dead branches near base, T25 Ash – Remove 1 small lowest branch over Cerria and T4 Yew – Reduce height by 3m and sides by 1-2m in proportion to the new height	
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i. Notifications of Decisions

Application Number	Address	Details	Decision
KCC/TM/0196/2017	Wrotham Quarry Trottiscliffe Road Addington	Section 73 application to vary condition 2 of TM/07/2545 to allow the completion of extraction and restoration work not later than 21 st July 2022	KCC has granted permission on 3 rd May 18
TM/18/00884/AGN	Land Part of Wrotham Water Farm Off London Road	Prior Agricultural Application: Partial demolition of a fire damaged building and the subsequent partial re-erection of an agricultural building with the addition of a steel box profile cladding to support the essential farming need	Prior Approval Not Required 10 th May 18
TM/18/00438/LDE	Unit 7 Invicta Business Park London Road	Lawful Development Certificate Existing NEW	Certifies 9 th May 18
TM/18/00550/FL	Yew Trees London Road	Retrospective replacement of wooden outbuilding (keeping same footings)	Approved 16 th May 18
TM/18/00476/FL	6 Battlefields Road	Demolition of side extensions, construction of new detached 3 bed house with ancillary parking and the construction of a single storey rear extension to existing property as an amendment to application TM/16/03033/FL	Approved 16 th May 18
TM/18/00972/NMA	Oast House Cottage Kemsing Road	Non-material amendment to TM/17/03309/FL to change the approved slate tiles to Kent clay peg tiles to	Approved 22 nd May 18

		match the existing dwelling	
TM/18/00536/FL	Land South of Pilgrims Way	Erection of replacement stables and create a fenced ménage area for the (private) exercising of horses; and associated engineering operations	Approved 4 th June 18

2. Correspondence Received

T&MBC Planning List 'B' No's 18/18, 18/19, 18/20, 18/21 & 18/22

The meeting closed at 8.48pm

.....Chairman

.....Date

TM/18/00990/FL Highwood Fairseat Lane
Proposed outbuilding to rear garden and formation of shingle courtyard

Wrotham Parish Council objections to the application for the following reasons;

The application is for a quadruple garage with workshop and log store and a separately detached gymnasium.

Kent Highways advises against enclosed garages for car parking as they tend to be put to other uses in the long term and recommend open car barns as an alternative.

It is considered that the amount of building, with their scale and massing would be disproportionate and therefore detrimental to the openness of the Green Belt and be harmful to the beauty of the AONB in which it resides.

TM/18/01194/FL Wrotham Hill Farm Wrotham Hill Road
Proposed agricultural storage building

It is noted that the redundant silo detracts from its AONB setting and the proposed agricultural store is of simple form. However, the proposed building will provide 126.7 square meters of storage, the size of a detached house, for a relatively small plot of land.

Wrotham Parish Council questions why it is necessary to store a John Deere tractor, a roller, a flail mower, a spreader, a sprayer and a Gator utility vehicle to maintain such a small piece of agricultural land. The Planning Statement appears to suggest that it is to help the neighbouring farmer, but surely the farmer who owns such a large amount of equipment already has storage for it on his own land and would not wish to be under lock and key of a neighbour. How would he adequately insure the equipment given these circumstances?

WPC is not in principal opposed to the replacement of the silo with a store, but objects to the size of the proposed store as it is disproportionate to the amount of agricultural land it is required to service.

TM/18/01046/PDVAR Cedar Cottage Wrotham Hill Road
Prior Notification: change of use of agricultural cowshed to residential (Part 3 Class Q)

Wrotham Parish Council has the following concerns in respect of the PDVAR.

The application is to convert an isolated shed into a poor quality dwelling with very little living space over and above the kitchen. The building poorly relates to other residential dwellings in the area being remotely located across two fields.

The location is unsustainable being remote from shops and local transport which will encourage car use.

There is no garaging or storage which will result in residential paraphernalia littering the location within the MGB and in the immediate setting of the AONB