

WROTHAM PARISH COUNCIL

MINUTES OF THE PARISH COUNCIL MEETING,
HELD ON WEDNESDAY 6th November 19
IN THE WROTHAM PAVILION, HIGH STREET, WROTHAM

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

In Attendance: Lesley Cox (Clerk)

1. **Apologies for absence:**

Cllr's Betts, Coffin (T&MBC Commitments) & Mrs Parker

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 2nd October 19 were proposed by Cllr Rayner, seconded by Cllr Mills and agreed and signed as a correct record by the Chairman.

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

Wrotham

October 2019

Information

provided by: PCSO Mark Thomas

Crimes of note:

- 2nd Criminal Damage, High Street, car had rear window wiper ripped off.
- 3rd Burglary, West Street, nothing stolen just damage caused inside the property.

- 4th Criminal Damage, Pilgrims Way, Window smashed.
- 8th Theft, West Street, Eggs stolen from the roof of the car as shopping was being unloaded.
- 11th Criminal Damage, Borough Green Road, Motorbike damaged.
- 31st Robbery, London Road, Offenders entered the property and used force to steal belongings.

Anti-social behaviour and other incidents of note:

- Only one reported property reported having eggs thrown at the house on Halloween.
-
-

Items of good work:

-

5. Public Question Time

No members of the public in attendance

6. Invicta Law Parish Council Legal Scheme

Continuation of WPC membership of the scheme was proposed by Cllr Rayner, seconded by Cllr Gillin and agreed unanimously.

7. Multi-Court Lighting

The new lighting scheme has involved since the October 19 meeting, with input from Stuart Vick (SV Electrical), WPC preferred contractor, and will consist of 8 individual columns tied into the main multi-court frame each fed by individual underground cables to increase resilience. The budget requirement for the scheme is £10K. The proposal from Cllr Beach, seconded by Cllr Rayner to authorise the expenditure and to undertake the works in the early part of spring 2020 was agreed unanimously. The clerk to apply for £1,5K from Cllr Rayner's 2020-2021 local members grant.

8. Borough Green Sandpits – Quarrying within Wrotham Parish – HGV movements

Evidence collected by WPC and BGPC of HGV movements well in excess of that permitted under the conditions of the quarry planning consent has been sent to KCC planning. The impact of this breach of condition on local residents and the overload to the road network has been discussed at both BGPC & Platt PC meetings. It was agreed that Cllr Rayner take the evidence obtain to Seal PC as this village is also heavily impacted by the unauthorised increase in HGV movements. The chairman of Seal PC is the newly elected leader of KCC, which could add significant weight to our case if we obtain his support. It is also evident that backfill is going into the site, the environment agency to be contacted to confirm that this is being recorded and regulated.

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

County Councillor Harry Rayner

Cllr Rayner has requested on behalf of the local parishes an extension until the end of November 2019 to respond to the planning application KCC/TM/0152/2019 by Borough Green Quarry Wrotham Road, to increase HGV movements from 180 to 240 per day. This application has highlighted complicated issues bringing into question the deliverability of the Local Plan and on that basis the response drafted by Cllr Gillin will be sent to our legal team for comment.

10. Reports from various Committees

Grounds

Leaf clearance in all areas is currently a priority.

Buildings

The sound acoustic boards have been installed in the ancillary hall in the pavilion.

Highways

The update on the High Street re-paving project received from Neil Tree of KCC has been circulated to all members. Cllr's Beach & Rayner are attending the Parish Seminar on the 20th November 2019.

Crime & Disorder

No Report

Finance

No Report

Planning

No Report

Skate Park

No Report

Website

The site is due to be launched in the next week.

Youth

No Report

KALC

No Report

PPP

An item on how planning applications are called in requested by T&M KALC committee on behalf of local parishes was expected to have been included in the recently published PPP agenda. T&M KALC chairman has requested clarification.

CPRE

No Report

11. Correspondence Received

KCC William Barfoot	Proposed diversion of part of Restricted Byway MR247B Previously emailed	Suggested response to comments received from the applicant agreed, the clerk to email W Barfoot.
KCC Ann Drury	Tunbridge Wells Boys Grammar School – Consultation Proposal to expand school by increasing the Published Admission Number (PAN) from 210 places to 300 places, facilitated by the establishment of a satellite on the Wildernesse site in Sevenoaks. Previously emailed Local Plan legal team to be made aware of the application implication on traffic in the local area.	Response deadline midday 6 th December 2019 school.consultations@kent.gov.uk
KCC Neil Tree	Update of pavement resurfacing project Previously emailed	For Information
Gatwick Airport	Airspace & Noise Management Board annual public meeting 3 rd December 19, Hilton Hotel, South Terminal Gatwick Previously emailed	Individuals to confirm attendance via LGWNMB.publicmtg@gatwickairport.com
Cricket Club	Letter on condition of outfield Previously emailed	Suggested response agreed Cllr Gillin to reply.
KALC	Notice of the 72 nd AGM, Saturday 30 th November 2019 Distribution of voting papers Please email manager@kentalc.gov.uk to confirm lunch	Attendees Cllr Rayner
CPRE	Notice of AGM 10.30am 22 nd November 2019 Lenham Community Centre Ploughman's Lunch provided at £12.00 per person Please notify the clerk of dietary requirements Kent Voice Autumn-Winter 2019/20	No Attendees For Information
Planning Resource	Planning Issue 2099	For Information
Clerks & Councils Direct	November 2019 Issue 126	For Information

12. Financial Matters

i. Cheques for approval and signature

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

Payable To	Invoice Details	Amount	Cheque No
Tim Powell	CPA Inspections x 3	30.00	BAC
	Village Bins	10.00	07/10/19
	Litter Picking	37.00	
	Burial Ground – General Clearance / Hedgerow	296.00	
	Equipment Fuel – receipt attached *	7.00	
	Total	£380.00	
Gary Cooke	Public Toilets – Security Doors Installation	£375.00	BAC 07/10/19
I Knappett	Pavilion Deposit Refund	£50.00	BAC 07/10/19
Royal Mail Finance *	PO Box No Annual Fee	£342.00	D D 09/10/19
K Vandestreek	Pavilion Deposit Refund	£50.00	14/10/19
Tim Powell	CPA Inspections x 3	30.00	17/10/19
	Village Bins	10.00	
	Litter Picking	27.75	
	Burial Ground Hedgerow	148.00	

	Total	£215.75	
R MacDowall	Pavilion Deposit Refund	£50.00	BAC 21/10/19
Tim Powell	CPA Inspections x 2 Village Bins Litter Picking Burial Ground Hedgerow Leaf Clearance Pavilion Maintenance Open Spaces Maintenance / Glass Clearance / Leaf Clearance Total	20.00 10.00 27.75 55.50 185.00 55.50 £353.75	BAC 25/10/19
Peter Barden	Open Spaces Maintenance / Litter Pick / CPA Repairs / Pavilion Decking / Plant Shrubs / Leaf Clearance / Glass Clearance / Youth Shelter Fire Clearance Burial Ground Maintenance / Hedgerow / Leaf Clearance / Plant Hedgerow Whips Pavilion Maintenance Total	240.00 348.00 120.00 £708.00	BAC 30/10/19
Tim Powell	CPA Inspections x 2 Village Bins Litter Picking Open Spaces Maintenance / Youth Shelter Fire Clearance / Leaf Clearance Equipment Fuel – receipt attached * Total	20.00 10.00 27.75 296.00 7.00 £360.75	BAC 01/11/19
E Hawkins	Pavilion Deposit Refund	£50.00	BAC 04/11/19
Lesley Cox	Salary October 19 deductions include pension contribution Telephone Cricket Field Entrance – Compost Pavilion Fire Retardant Fabric Total	1,921.37 20.00 10.00 76.32 £2,027.69	BAC
HM Revenue & Customs	PAYE / NI October 19	£758.79	BAC
KCC Pension Fund	Pension Contribution October 19	£725.28	BAC
Borough Green PC **	Skate Park Weekdays – Saturday Inspections October 19	£105.84	BAC
Four Seasons Gardens Ltd *	Grounds Maintenance Contract 7 th Instalment 2019/20	£385.51	BAC
Assured Water Hygiene Ltd *	Pavilion Salt x 10 4/10/19 Pavilion Salt x 9 27/10/19	115.00 103.50 £218.50	BAC
NKCS *	Contract Cleaning Services September 19 Total Hall to contribute	 £738.99	BAC
Harrison Grant *	Local Plan Professional Charges Local Parishes to contribute ****	£2,833.60	BAC
TMBC *	Uncontested Parish Council election fee 2 nd May 2019	£452.36	BAC

Viking *	Toilet Paper / Hand Towel Roll / Refuse Sacks / Diary / Ink Cartridge / Pencils	£172.15	BAC
OTS *	Trees Works – Churchyard / Recreation Ground	£510.00	BAC
Phoenix Fireworks Ltd *	Firework Display 26 th October 2019 Wrotham Committee to donate	£6,048.00	BAC
Came & Co	Skate Park Annual Insurance	£1,123.33	BAC
Royal British Legion	Poppy Wreath	£50.00	BAC
Streetlights *	Column 37 Kemsing Road	£117.30	BAC
Metro Bank Account Transfer	Multi-Court U Clamps	11.83	BAC
	Cricket Ground Entrance Shrubs / Burial Hedgerow Whips *	100.89	
	Litter Picking Equipment – village use *	204.09	
	Nature Camera *	119.99	
	Fasthosts – WPC domain name *	10.79	
	Wrothampc.org		
	Account Charges	5.60	
	Total	£453.99	

* 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 2nd October 19

Royal Mail Finance	PO Box No Annual Fee	£342.00	09/10/19
Eon	Pavilion Electricity	£117.60	15/10/19
Eon	Pavilion Gas	£24.44	
Eon	Multi-Court Electricity	£15.60	16/10/19
Eon	Street Lighting Supply	£339.72	
T&MBC	Burial Ground Rates	£51.00	21/10/19
BT Group	Parish Email	£7.50	22/10/19
T&MBC	West Street Car Park Rates	£125.00	01/11/19

ii. Bank Reconciliation for sign off

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

BANK ACCOUNT BALANCES as at 05th October 19

ACCOUNT	BALANCE
Current	£50.00
Business Reserve	£5,539.79
Business Savings	£47,165.74
Community Skate Park	£1.00
CCLA Parish Fund	£40,025.15
CCLA Community Fund	£126,228.03
TOTAL	£219,009.71

iii. Financial Analysis 30th September 19, for approval and sign off

The analysis for 30th September 19 was agreed and signed by Cllr Rayner – attachment refers

13. Date of next Parish Council Meeting

The date for the next meeting was proposed for the 4th December 2019 at 7.30pm, the date for the interim planning meeting to be advised. As the first Wednesday of January 2020, is New Year's Day, the date for the January 2020 meeting was proposed for the 8th January 2020 at 7.30pm.

14. Planning Committee to Consider

1. Applications received

Application Number	Address	Details	Parish Council Recommendation
TM/19/02444/RD	Petropolis Limited London Road Wrotham Sevenoaks Kent TN15 7RR	Details of condition 5 (external lighting) submitted pursuant to planning permission TM/19/00410/FL (Demolition of sales building, canopy, carwash and plant room, new sales building, canopy/forecourt, bin store, delivery bay, 7no customer parking spaces associated with existing petrol filling station)	Wrotham Parish Council objected to the level of proposed lighting and illuminated signage at the application stage, and while noting that the applicant is proposing to use new LED technology, request that due to the location of the site within the AONB, the LPA seek the opinion of the AONB unit.
TM/19/02432/RD	Wrotham Place High Street	Details of Condition 2(i) (specification and written timetable for archaeological field evaluation works) pursuant to planning permission TM/19/00732/FL (Change of use of Wrotham Place and grounds from B1(a) (office) use to a venue for weddings and events, including ancillary overnight accommodation on the first and second floors of the main house, extension of Grade II listed building (The Coach House) to provide function room in association with change of use, infilling of outdoor swimming pool to create an outdoor seating area with a pavilion, retention of existing accesses, creation of new car park area with security hut and associated works. Associated internal and external alterations to Wrotham Place)	No Objections
TM/19/02416/PWC	The Becket 3 Yaldham Manor Drive Kemsing	T1 Beech Tree - to remove	Wrotham Parish Council object to this application as the applicant has failed to provide details of a suitable replacement specimen tree to mitigate the tree's removal.
TM/19/02323/MIN	Park Farm Quarry Maidstone Road	Details of revised agricultural restoration of	Response date exceeded (10 th)

	Platt	planting plans pursuant to condition 3 of planning permission TM/02/2663/MR97/R. KCC reference (TM/02/2663/97/R/R3)	October 2019)
TM/19/02518/TNCA	Sudbury House West Street	G1 Bay and Cherry – to fell, G2 Shrubs by house – to fell, G3 x2 Holly Trees on neighbour’s boundary – reduce b 20% and shape and T4 Elder – to fell	No Objections, subject to officer approval
TM/19/02493/FL	1 Pilgrims Way	New 3-bedroom end of terrace house with front porch and dormer, new porch to existing terrace house	Attachment refers
KCC/TM/0152/2019	Borough Green Quarry, Wrotham Road	Section 73 application for the variation of Condition 7 of planning permission TM/14/2728 to allow for a combined total of up to 240 HGV movements per day (120 in/120 out) to take place associated with all operations and uses at the site (including landfill, recycling and restoration)	Submit request to James Bickle for an extension of time until the 30 th November 19

i. Notifications of Decisions

Application Number	Address	Details	Decision
TM/19/01984/TNCA	2 Greenwood Place	T1 remove to ground Ash tree 2 elder bushes and brambles, T2 and T3 crown lift to just above fence height and reshape crowns 2 Field Maples, T4 side back to boundary overhang from neighbours mixed shrub and T5 Yew prune back small overhanging branches only	No Objections 7 th October 19
TM/19/02214/TNCA	The Old Vicarage Borough Green Road	T1 Golden Conifer - Reduce top to previous pruning points and trim sides. T2 Hawthorn - Reduce laterals over pavement by 1m. T3 Strawberry Tree - Cut back to edge of gravel and alongside of path, leave low section by grass. T4 Purple Plum - Crown reduce to just below	No Objections 22 nd October 19

		previous pruning points. T5 Holly - Trim. T6 Purple Plum - Crown reduce to previous pruning points. T7 Mulberry - Reduce 2 limbs by house by 2m. Remove 2 large low dead branches. T8 Fig - Prune to give 1m clearance from house	
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2. Correspondence Received

T&MBC Planning List 'B' No's 19/40, 19/41, 19/42. 19/43 & 19/44

The meeting closed at 8.30pm

.....Chairman

.....Date

WROTHAM PARISH COUNCIL

FINANCIAL ANALYSIS

2019/20

INCOME

Open Spaces	General Admin	Allotments	Pavilion	West St Car Park	Highways Winter Prov	Street Lighting	Burial Grounds	Section 137	St George's Maintenance	St George's Court Dispute	Local Plan Contribution	Southbeats Licence
4,167.86	94,960.86	794.86	7,447.08				1,239.75	500.00	3,000.00	25,527.64	3,311.47	4,500.00

EXPENDITURE

Open Spaces	General Admin	Allotments	Pavilion	West St Car Park	Highways Winter Prov	Street Lighting	Burial Grounds	Section 137	St George's Maintenance	St George's Court Dispute	Local Plan Contribution	Southbeats Licence
12,673.03	23,271.07	604.90	5,506.46	3,002.05	0.00	2,496.35	3,707.50	2,910.00	2,995.44	25,527.64	5,635.97	5,358.10

Balance Sheet

	<u>Balances at 01 April 19</u>	<u>Balances at 30 September 19</u>
Current Account	50.00	-1,202.90
NatWest Reserve Acct	3,383.63	2,362.30
NatWest Business Savings	5,133.27	57,165.74
Community Skate Park Fund	1.00	1.00
CCLA Fund 1 WPC Savings	39,873.34	40,025.15
CLLA Fund 2 Community Projects	125,749.47	126,228.03
Metro Bank Debit Card	1,000.00	993.11
	175,190.71	£225,572.43

WROTHAM PARISH COUNCIL

FINANCIAL ANALYSIS

30 September 19

<u>COMMITMENTS - expenditure</u>	<u>Description of work</u>	<u>Contractor</u>	<u>Anticipated Payment Date</u>	<u>payable pre 15 Sept</u>	<u>payable post 15 Sept</u>
				<u>ex VAT</u>	<u>ex VAT</u>
				(estimate)	(estimate)
	Skate Park Improvements	T Powell / P Barden	Various	£200.00	
	Skate Park Maintenance	T Powell / P Barden	Various	£4,000.00	
	Skate Park Safety Inspection	RoSPA / KCC		£380.00	
	Skate Park Insurance			£1,200.00	
	Internal and External Audit	Various	Various	£700.00	
	S137 Donation	Various		£500.00	
	Insurance			£0.00	
	Subscriptions / Training / PO Box No Etc			£1,200.00	
	Childrens Play Area Safety Inspection	RoSPA		£400.00	
	Provision for Street Light Repairs			£2,600.00	
	Provision for Street Furniture ie Litter, Cigarette Bins, Multi CRT Lighting			£1,000.00	
	Provision for CCTV Pavilion, Multi Court, CPA			£1,000.00	
	Provision for maintenance works to Pavilion			£2,000.00	
	Provision for maintenance work to CPA / Multi-Court			£10,000.00	
	Provision for planting / general gardening maintenance			£3,000.00	
	Arboreal works cricket ground / burial ground / churchyard			£1,000.00	
	Provision for maintenance work to burial ground			£3,000.00	
	West Street Car Park Lease			£5,000.00	
	Winter Maintenance - Salt Purchase			£600.00	
	St George's Hall Financial Assistance			£5,000.00	
	Local Plan - Legal Representation			£60,000.00	
	Contingency			£1,000.00	
				£0.00	£103,780.00
					Total £103,780.00

<u>Other Regular payments</u>				<u>payable pre 15 Sept</u>	<u>payable post 15 Sept</u>
Energy Charges - Street Lighting	Eon	monthly		£2,100.00	
Energy charges - pavilion / electricity	Eon	monthly		£1,000.00	
Energy charges - pavilion / gas	Eon	monthly		£1,000.00	
Water supply - burial ground	Business Stream	half yearly		£50.00	
Water supply - allotments	Business Stream	half yearly		£200.00	
Water Supply - pavilion	Business Stream	half yearly		£300.00	
Rates - pavilion	Tonbridge + Malling BC	monthly			
Rates - cemetery	Tonbridge + Malling BC	monthly		£250.00	
Rates - West Street	Tonbridge + Malling BC	monthly		£500.00	
Salary	Ms L Cox	monthly		£12,000.00	
Pension	KCC Pension Fund	monthly		£4,500.00	
Office Allowance	Ms L Cox	quarterly		£300.00	
Telephone Allowance	Ms L Cox	monthly		£120.00	
Mileage	Ms L Cox	business trips		£20.00	
Inland Revenue	Tax and National Insurance	monthly		£4,800.00	
Village Litter Picking	Various	monthly		£1,600.00	
Grounds Maintenance Charges	Various	various		£3,500.00	
Skate Park Daily Inspection	Cast Trading Ltd / BG PC	monthly		£1,600.00	
				£0.00	£33,840.00
					Total £33,840.00

WROTHAM PARISH COUNCIL

FINANCIAL ANALYSIS

30 September 19

Notes

COMMITMENTS - income

	Half Yearly	<u>payable pre 15 Sept</u>	<u>payable post 15 Sept</u>
Precept			
Rechargeable Accounts - Skate Park Project			£4,200.00
Rechargeable Accounts - Local Plan Legal Representation			£48,000.00
St George's Hall Repayment			£4,000.00
Flexi-School			£6,000.00
VAT - Refund			£1,379.29
		£0.00	£63,579.29
		Total	£63,579.29
		<u>payable pre 15 Sept</u>	<u>payable pre 15 Sept</u>

PROJECTED - Income

Pavilion			£1,000.00
Burial Ground			£1,000.00
		£0.00	£2,000.00
		Total	£2,000.00

BANK BALANCES

Bank Balance as at 30 September 2019	£225,572.43
Committed expenditure to 31 March 2020	£137,620.00
Anticipated income before 15 Sept 2019	£0.00
Anticipated income after 15 Sept 2019	£65,579.29
Estimated balance at 01 April 2020	£153,531.72

Notes ***

No account has been taken of the cost of stationery and other consumables used by the Clerk, Cleaner, Burial Clerk etc
 No allowance has been made for items such as light bulbs, keys and other ad hoc expenditure i.e. uninsured losses, additional insurance premium costs etc

WROTHAM PARISH COUNCIL

FINANCIAL ANALYSIS

2019/20

30 September 19

INCOME

Open Spaces	General Admin	Allotments	Pavilion	West St Car Park	Highways Winter Prov	Street Lighting	Burial Grounds	Section 137	St George's Maintenance	St George's Court Dispute	Local Plan Contribution	Southbeats Licence
4,167.86	94,960.86	794.86	7,447.08				1,239.75	500.00	3,000.00	25,527.64	3,311.47	4,500.00
8,000.00	94,294.00	620.00	12,000.00				1,500.00	500.00				

EXPENDITURE

Open Spaces	General Admin	Allotments	Pavilion	West St Car Park	Highways Winter Prov	Street Lighting	Burial Grounds	Section 137	St George's Maintenance	St George's Court Dispute	Local Plan Contribution	Southbeats Licence
12,673.03	23,271.07	604.90	5,506.46	3,002.05	0.00	2,496.35	3,707.50	2,910.00	2,995.44	25,527.64	5,635.97	5,358.10
31,600.00	50,390.00	1,200.00	13,150.00	7,000.00	1,300.00	7,000.00	8,590.00	3,300.00				

Wrotham Parish Council

Comments on Application TM/19/02493

1 Pilgrims Way Wrotham TN15 7DE

20 November 2019

Objection regarding the loss of parking in a parking bay deprived area.

Pilgrims Way is a very narrow lane where currently vehicles obstruct the pedestrian footway in order to facilitate vehicles using the lane in one direction only. In situations when two vehicles meet in opposing directions, then one is forced to backup a distance to allow passing.



Towards the actual site it is possible to drive down the incline to existing garages that allows parking for two vehicles. Immediately to the west the houses become significantly lower than the carriageway, which prevents parking on front gardens. Due to this significant height differential, which is apparent on all of the applicant's sectional drawings, all the existing houses cars are parked on the lane apart from No 1 which uses the existing site for parking.

This proposal will create two parking bays for the new dwelling but then deprive the existing dwelling of any parking, forcing two vehicles overall onto the carriageway.



Vehicles from the existing housing already significantly impact the carriageway.

WPC is already concerned that residents are being forced to walk in the middle of the road by the current sub-standard parking arrangements. This proposal will exacerbate an already hazardous situation to the detriment of highway safety.

Unless the applicant can put forward significantly improved parking arrangements for four vehicles, the Parish Council objects.