

# WROTHAM PARISH COUNCIL

MINUTES OF THE PARISH COUNCIL MEETING,  
HELD ON WEDNESDAY 7<sup>th</sup> June 2023  
In the Wrotham Pavilion TN15 7AH

**Present:** K Denton (Meeting Chairman), H Rayner, D Beach, C Mills, R Betts & T Jacob

**In Attendance:** Jason Butler & Mr & Mrs Savill

1. **Apologies for absence:**

Lesley Cox (Clerk), Cllr's Coffin, Vick & Gillin

2. **Attendance Register**

The attendance register was signed, and declarations of interest duly 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's Mrs Jackson & Vick 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 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 10<sup>th</sup> May 2023, proposed by Cllr Rayner seconded by Cllr Beach and agreed and signed as a correct record by the Chairman.

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

Jessica Jarret Community Warden

Anti-social behaviour can be reported online or via live chat on the 101 platform. Jessica is based at the Fire Station in Western Road, Borough Green direct contact number 07811 271307.

5. **Public Question Time**

Mr & Mrs Savill raised concerns at the youths breaking into St George's Court – WPC received confirmation from Sarah Sedgwick of Clarion yesterday June 6<sup>th</sup> that they have now arranged for a security man and dog to be on site 24/7, with regularly reviews of this arrangement. The security company's details are displayed on the security hording around the site.

Mr & Mrs Savill also raised the question as to why Wrotham has no toilets open to the public. The remote location of the toilets has always caused anti-social behaviour of

various kinds and with limited resources to police the area WPC made the decision to utilise the facility for local events and sporting groups only.

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

County Councillor Harry Rayner

KCC is proposing closing some of the Household Waste Recycling Centres as these closures are mainly in East Kent no local centres are affected.

KCC are struggling financially and requires £145M from local government over the next 5 years to clear their Special Educational Needs Debt. Rough sleepers are a drain on resources but are now being handed over to local authorities.

The traveller site on the parish boundary in Wrotham Heath is up for consultation, WPC planning committee to respond.

Cllr Rayner to write to Clarion on the impact locally of the non-use of the garages in West Street.

Borough Councillor Robin Betts

The latest round of the Green Business Grant has now closed with applications received totalling £65K with only £35K available to give out. The next round will be in December / January 2023/4.

## **7. Reports from various Committees**

### Grounds

The damaged springy horse has been removed from the Children's Play Area, materials have been purchased and rebuild will commence on Friday.

Works to the Church wall are underway and will be completed well in advance of Wrotham In Bloom.

### Buildings

Internal toilet door locks have been replaced.

### Highways

The replacement lighting project is underway, on the recommendation of our consultant Mike Mills, WPC has purchased all equipment directly from the manufacturers and L & K Ltd has been appointed to undertake the installation. Streetlights our usual contractor declined to tender.

### Crime & Disorder

No Report

### Finance

No Report

### Planning

No Report

### Skate Park

Vandalised ramp side panel has been replaced.

### Climate Change Strategy

No Report

### Youth

No Report

KALC

No Report

PPP

No report

## 8. Correspondence Received

Andy Bracey T&MBC	Parking Action Plan Phase 14 Informal Consultation Previously emailed	Comments via email by the 11 <sup>th</sup> June 2023
Sarah Sedgewick Clarion	Following continuing unauthorised access to St George's Court arrangements have been put in place for a security man and dog to be onsite 24/7, this arrangement will be regularly reviews.  Our enquiry in respect of parking on Tower View Estate and the future of the garages in Clarion ownership has been passed to housing colleagues who will be providing an update over the course of the next couple of weeks	For Information
Addington PC	Contribution of £500 towards Moto 200 Truck Stop TM 23/0068 objection	For Information
BGPC	Agreement to pay a proportionate contribution towards Moto 200 Truck Stop TM 23/0068 objection	For Information
KSS Air Ambulance	Donation Thank You Letter	For Information

## 9. 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
KALC *	Dynamic Councillor Course – Cllr Vick	£60.00	BAC 11/05/23
A Thomas	Pavilion Deposit Refund	£50.00	BAC 23/05/23
Kevin Holt	Ground Maintenance Works May 2023	£1,390.00	BAC 26/05/23
Peter Barden	Litter Pick Open Spaces Maintenance – CPA Inspection / Pressure Washing / Repairs – Pavilion Bank Hedge Trim – Streetlight Vegetation Clearance – General Clearance Skate Park Maintenance *** Burial Ground Maintenance – Lychgate Clearance Allotment Water Meter Clearance Toilet Door Lock Replacements Total	127.50 517.50    105.00 45.00  15.00 15.00 £825.00	BAC 31/05/23
C Hicks	Pavilion Deposit Refund	£50.00	BAC 31/05/23
Cornerstone Barristers *	Moto 200 Truck Stop TM 23/0068 – Dr Ashley Bowes Objection Letter	£2,400.00	BAC 02/06/23

Lesley Cox	Salary May 2023 deductions include pension contribution. Telephone Total	2,258.83 20.00 £2,278.83	BAC
HM Revenue & Custom	PAYE / NI May 2023	£923.33	BAC
KCC Pension Fund	Pension Contribution May 2023	£1,118.05	BAC
Borough Green PC **	Skate Park Litter Pick / Checks April 2023	£150.00	BAC
Four Seasons Gardens Ltd *	Grounds Maintenance Contract 3 <sup>rd</sup> Instalment 2023/24	£437.77	BAC
NKCS *	Contract Cleaning April 23 St George's Hall to contribute	£765.48	BAC
Astra Security Systems *	1 GB Monthly Data per Router Old London Road / High Street	£ 60.00	BAC
Streetlights *	CPA Quarterly Camera Clean	£49.50	BAC
Pudsey Diamond *	New Streetlight Equipment	£27,104.11	BAC
Michelle Bolger Expert Landscape Consultancy Ltd *	Moto 200 Truck Stop TM23/0068 Objection comments	£2,640.00	BAC
Sovereign Sports Ltd *	Multi-court power wash + weed treatment	£636.00	BAC
Viking *	Toilet Rolls & Black Bags	£74.26	BAC
Les Henry Associates	Moto 200 Truck Stop TM 23/0068 – Highways Technical Appraisal	£400.00	BAC
Metro Bank Account Transfer	Screwfix * Amazon * Fasthosts – Generic Email * Account Fee Microsoft 365 Annual Subscription Total	8.34 35.10 12.00 8.70 79.99 £144.13	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 10<sup>th</sup> May 23

Water Plus	Pavilion Metered Water	£43.79	17/05/23
Water Plus	Allotment Metered Water	£9.44	
Water Plus	Burial Ground Metered Water	£4.88	
Npower	Unmetered Streetlight Supply	£13.37	18/05/23
BT Group	Parish Email	£7.50	22/02/23
T&MBC	Burial Ground Non-Domestic Rates	£56.00	
Engie	Pavilion Gas	£615.31	25/05/23
T&MBC	West Street Car Park Non-Domestic Rates	£134.00	01/06/23
Eon	Pavilion Electricity	£79.03	02/06/23
Opus Energy	Pavilion Electricity	£297.95	05/06/23

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> May 2023**

ACCOUNT	BALANCE
Current	£50.00
Business Reserve	£4,397.10
Business Savings	£64,154.62
Community Skate Park	£1.01
CCLA Parish Fund	£41,171.69

CCLA Community Fund	£123,675.98
Metro Account	£616.43
<b>TOTAL</b>	<b>£234,066.83</b>

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

The date for the next meeting was proposed for the 5<sup>th</sup> July 2023 to be held in the Wrotham Pavilion at 7.30pm. The date for the interim planning meeting to be advised.

**11. Planning Committee to Consider**

1. Applications received

Application Number	Address	Details	Parish Council Recommendation
TM/23/00835/FL	Grange Park School Borough Green Road	Erection of a single storey modular classroom and toilet facility	Attached refers
23/01041/TNCA	The Old Vicarage Borough Green Road	T1 Purple Leaf Plum, declining - Dismantle to fork at approximately 3ft leaving 2 suckers to regrow. T3 Apple - Reduce top shoots to lessen leverage on decayed stem and reduce risk of failure. Major cavity in main trunk	No Objections

i. Notifications of Decisions

Application Number	Address	Details	Decision
TM/23/00915/NMA	St Georges Court West Street	Non-Material Amendment to planning permission TM/18/02268/FL: Amend the wording of condition 19 (archaeology)	Approved 16 <sup>th</sup> May 2023
TM/23/00736/RD	Westlands Farm Borough Green Road	Details of condition 2 (materials) submitted pursuant to planning permission TM/20/02378/FL (Conversion of agricultural buildings into 1no. dwelling with associated landscaping and car parking)	Approved 16 <sup>th</sup> May 2023
TM/23/00720/FL	6 Childs Way	Single storey rear extension	Approved 16 <sup>th</sup> May 2023

2. Correspondence Received

T&MBC Planning B Lists

**Part 2**

**12. St George's Hall - Secondary Glazing**

Decision delayed until dialogue with the Diocese of Rochester

The meeting closed at 8.35 pm.

.....Chairman

.....Date

# Wrotham Parish Council

Lesley Cox  
Clerk

Telephone – 01732 886139

Email – wrothampc@btinternet.com

PO Box 228  
Sevenoaks  
Kent  
TN13 9BY

Ref: 230615/001

Date: 15 Jun 2023

Planning Appl. Ref.

Address

Address

Post Code

Decision

TM/23/00835/FL

Grange Park School

Borough Green Road

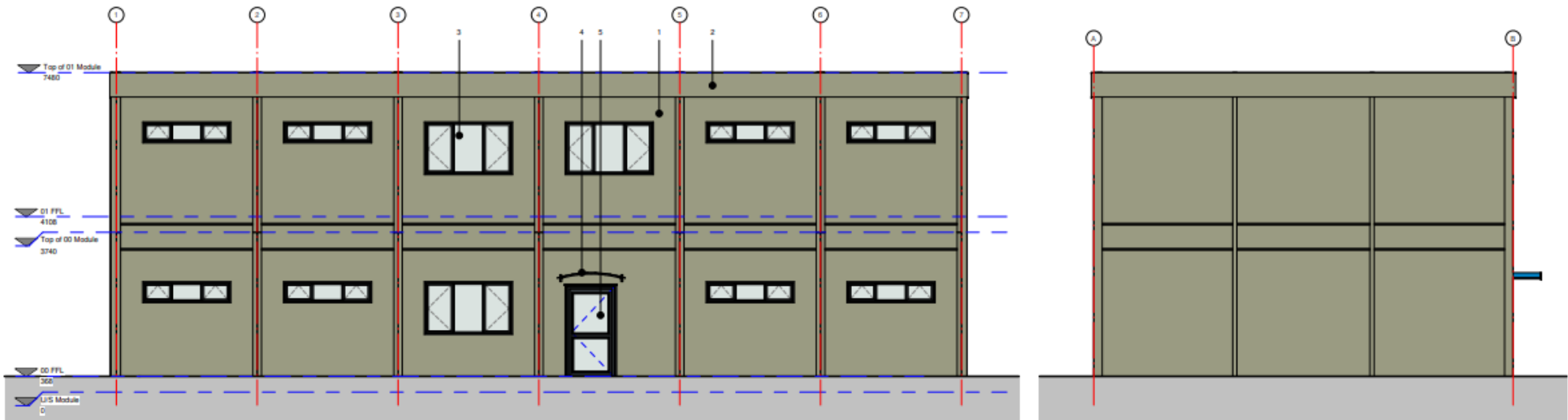
TN15 7RD

Strong objection

## Proposal: - Erection of a single storey modular classroom and toilet facility

### Comments

Although the description states a single storey classroom, Drawing No OPP1290992/P01 is of a 2 storey cabin 7480mm high. The application is confusing and requires greater clarification. On that basis WPC does not consider that the application can be considered legally validated and should be withdrawn and resubmitted with due clarity.



The school is in the Green Belt and wholly within the Kent Downs AONB. When Grange Park School was first designed, great care was taken to produce buildings that were compatible with the AONB location. That design was aesthetically pleasing and presented a curving green-roof to the north that minimised damage to views from national footpaths along the chalk scarp. An additional benefit of green planted roofs was stated in the application to be intrinsic sound proofing, which was considered important to minimise traffic noise from the adjacent M26 motorway. An essential aspect as a specialised school for autistic children is considered an extremely sensitive noise receptor.

In contrast this proposal is intrinsically utilitarian and of poor quality design. It would not only cause significant harm to the beauty of the AONB but would detract from the pleasant design of the rest of the school buildings.

Wrotham School which is part of the campus and next door used to be composed of 'horsa huts' which were 1940's prefabricated blocks that were used as classrooms up until the noughties. It would indeed be sad to condemn future generation of pupils to be taught in badly designed huts as before.

The proposal is harmful to the openness of the green belt and there can be no special circumstances to offset this harm, given the depressing nature of this proposal that is devoid of all aesthetic ambition.

The cumulative effect of traffic caused by both schools is currently both serious and dangerous. The A227, part of the national road network, is brought to a halt twice daily due to significant queuing. Drivers who cannot avoid the queue and have other destinations can become frustrated, which may lead to erratic driving and highway safety issues. There have been accidents caused by this standing queue in the past. This is resulting in an escalating highways safety issue which has not been addressed by this application. For these reasons WPC has commissioned a report from our Highways traffic consultants which is attached as Appendix A to this report.

Taking into account the conclusions from the Highways Technical Appraisal it is wholly apparent that this application would exacerbate the already poor highways safety issues around both schools and also be contrary to AONB and Green Belt Policy. On this basis the application should be refused.

## **Appendix A : Highways Technical Appraisal**

**HIGHWAYS TECHNICAL APPRAISAL**

**GRANGE PARK SCHOOL,  
A227 BOROUGH GREEN ROAD, WROTHAM, KENT**

**TONBRIDGE AND MALLING BOROUGH COUNCIL**

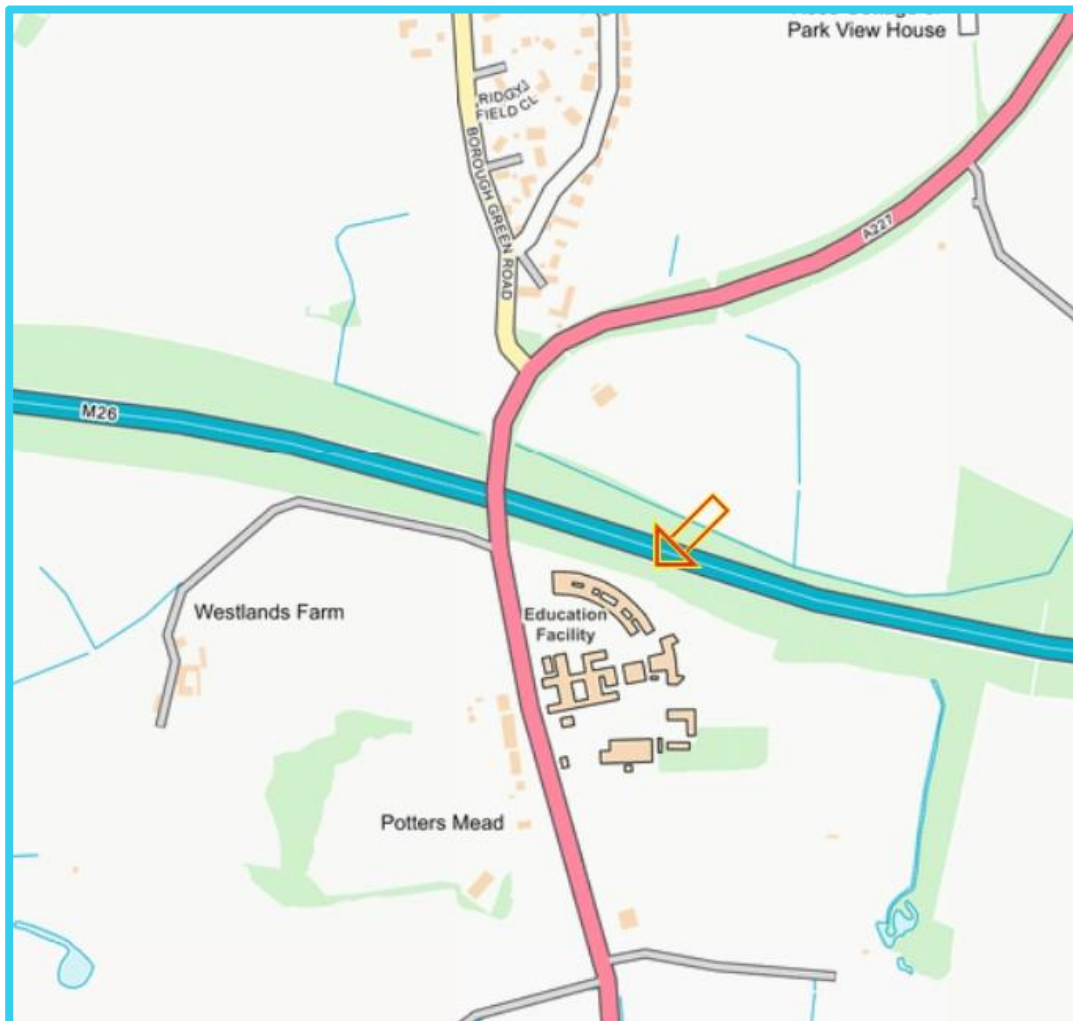
**PLANNING APPLICATION REFERENCE: 23/00835/FL**

**ERECTION OF A SINGLE STOREY MODULAR CLASSROOM AND  
TOILET FACILITY**



## 1.0 Introduction

- 1.1 Les Henry Associates Limited have been instructed by Wrotham Parish Council to provide this Highways Technical Appraisal in respect of the planning application submitted to Tonbridge and Malling Borough Council (Reference: 23/00835/FUL dated 9<sup>th</sup> May 2023) for
- 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 40 years in connection with new development and road safety schemes within both the private and public sector.
- 1.4 This Highways Technical Appraisal identifies a number of problems with the traffic and car parking associated with the dropping off and collection of children at the school, discusses the implications and draws its conclusions accordingly.



**Site Location Plan**

## **2.0 Location and Existing Highway Conditions**

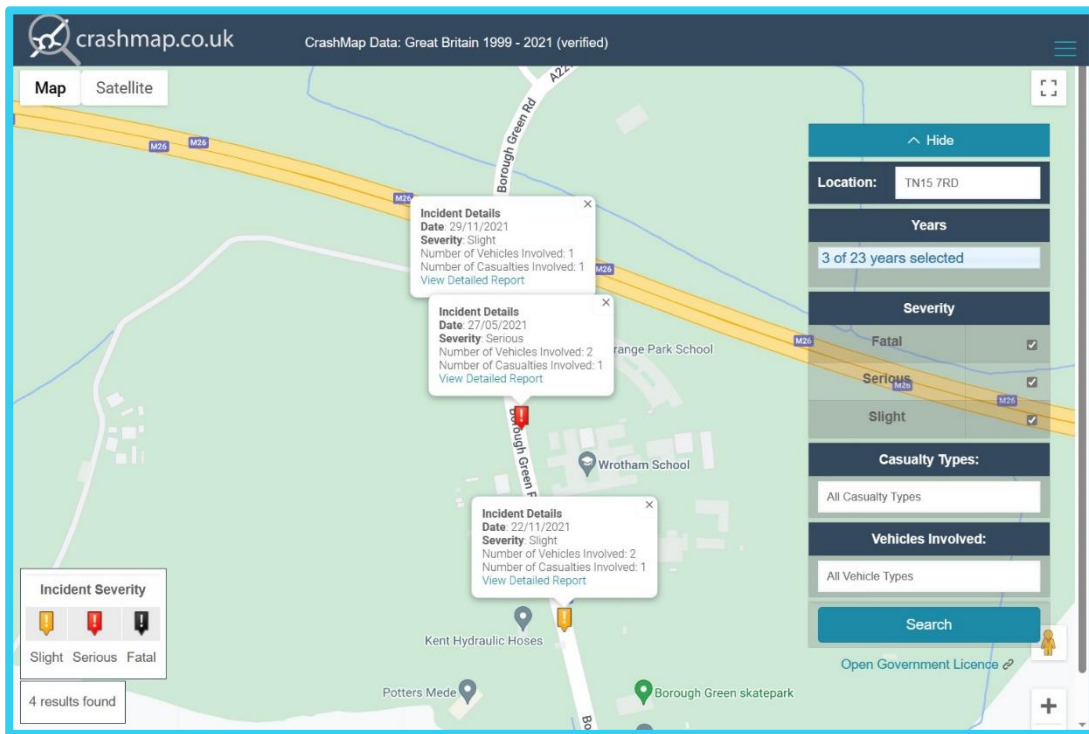
- 2.1 Grange Park School shares a single site access and egress arrangement with the adjacent Wrotham School that are situated on the eastern side of A227 Borough Green Road to the south of the M26 motorway.
- 2.2 The access is located approximately 120m south of the bridge over the M26 motorway with the egress located a further 90m to the south.
- 2.3 A227 Borough Green Road is a classified road and is designated as a Secondary Route within the Kent County Council's Local Transport Plan road hierarchy.
- 2.4 A227 Borough Green Road is a single carriageway 2 lane road with footways on alternate sides of the carriageway and a good level of street lighting.
- 2.5 Double yellow line "At any time" parking restrictions extend from the M26 bridge to the "SCHOOL KEEP CLEAR" road markings between the site access and egress points on the eastern side of Borough Green Road that operate between 8am and 4pm Monday to Friday across both school access/egress points on the eastern side of Borough Green Road.
- 2.6 There is a pelican pedestrian crossing approximately 15m to the south of the school access point and the associated zigzag road marking extend southwards from the crossing point for approximately 30m and northwards to meet the "SCHOOL KEEP CLEAR" road markings.
- 2.7 The southbound bus stop is positioned approximately 35m south of the site egress within a layby with a waiting restriction for all vehicles other than buses. The northbound bus stop is located approximately 50m north of the site access point with any time waiting restriction excluding buses only.
- 2.8 The statutory speed limit in front of the school site and south of the bridge over the M26 is 30mph but to the north the speed limit is 40mph.
- 2.9 Traffic surveys carried out on 6<sup>th</sup> July 2021 indicate two-way traffic flows on this section of Borough Green Road between 7.30am and 8.30am and between 4.30pm and 5.30pm as being 1345 and 1071 vehicles respectively.

### **3.0 Planning Application and School Details**

- 3.1 Grange Park is a specialist provision for children and young people aged between 8 and 19 with an Autism Spectrum Condition (ASC).
- 3.2 The school is based on four sites, one in Stansted Village for years 5, 6 & 7 (ages 8-12), the main site at Wrotham (ages 12-19) as well as partnership sites for Key Stage 5 at Mid Kent College Gillingham and Mid Kent College Maidstone (ages 16-19).
- 3.3 Grange Park School has approximately 157 students.
- 3.4 The proposals are for the erection of a single storey modular classroom and toilet facility.
- 3.5 The site currently has 79 parking spaces including 73 car parking spaces, 2 Blue Badge Holder bays and 4 mini bus spaces.
- 3.6 The proposals would lead to a reduction of 21 car parking spaces, and I assume the number of car parking bays would therefore be reduced to 52 spaces with mini-bus and Blue Badge Holder bays remaining the same.
- 3.7 The applicant has stated that the number of parking bays required for staff and visitors is 47 and therefore there is an excess of 32 spaces for operational uses.

#### 4.0 Vehicle Collision or Crash Record

- 4.1 An analysis of the “CRASHMAP” website has identified there were 3 vehicle collisions in the latest 3 years of data available up to the end of 2021.
- 4.2 All three collisions involved two vehicles, two each resulting in 1 slight injury and the other resulting in a serious injury.
- 4.3 A snapshot from the Crashmap website is shown below.



**Extract from "CRASHMAP" website**

## **5.0 Highway and Safety Considerations**

- 5.1 Wrotham Parish Council the police and local residents have expressed concern over traffic queuing at the northern site access/egress point back out onto the A227 Borough Green Road.
- 5.2 Vehicles can often be seen queuing on the A227 from the northern site access/egress back toward the bridge over the M26 and sometimes on the bridge itself during the am and pm dropping off and collection periods respectively.
- 5.3 Vehicles also block the northbound carriageway whilst waiting to turn right into the school car parking and dropping off area.
- 5.4 Southbound vehicles heading toward Borough Green often overtake the southbound queue at the school access and risk collisions with on-coming traffic much of which is composed of heavy goods vehicles.
- 5.5 The queuing traffic seriously reduces visibility for vehicles emerging from the site's vehicle egress.
- 5.6 The on-site car parking and dropping off facilities are therefore inadequate to cope with the level of vehicular traffic associated with the dropping off and collection of pupils attending Wrotham and Grange Park schools.
- 5.7 Generally, the situation is marginally better during the morning dropping off scenario with parents, carers and taxis etc., arriving and departing over a larger timeframe.
- 5.8 However, parents and carers often arrive early in the afternoon to wait for children to be dismissed from school and because of this there are a larger number of vehicles in the vicinity of the school entrance and surrounding area.
- 5.9 My inspections during the am dropping off periods showed some parents dropping off in the unclassified section of Borough Green Road to the north, within the car parking area at Potters Mede and within the bus layby to the south of the school.
- 5.10 However, the pm collection period extends for a much longer time and over a greater distance and involves a larger number of waiting vehicles in the area.
- 5.11 A greater number of vehicles were witnessed as being parked with the unclassified section of Borough Green Road and the Potters Mede car park. In addition, the bus layby was full of vehicles, vehicles were observed in the entrance of the access to Westlands Farm, on the footway area in front of the garage site just to the north of Potters Mede and a handful of cars were parked in Wye Road and adjoining streets to the south.

- 5.12 Nonetheless, the current situation gives rise to conditions prejudicial to highway safety and is unacceptable.
- 5.13 The proposals would therefore exacerbate the current situation as there would be less car parking available for parents/carers dropping off and/or collecting children at the start and finish of the school day and drivers only alternative would be to park illegally, unsatisfactorily or in dangerous positions on the adjoining highway.

## **6.0 Conclusions**

- 6.1 The current arrangements for dropping off and collecting children at these schools are inadequate, give rise to conditions prejudicial to highway safety and are therefore unacceptable.
- 6.2 The proposals would reduce the level of car parking available on site from 71 to 50 spaces whilst retaining 4 mini-bus spaces and 2 blue badge bays.
- 6.3 Whilst the level of car parking would be acceptable for the operation of the school the proposals would result in further congestion within the site, and additional illegal and obstructive car parking on the adjoining highway.
- 6.4 The proposals would therefore adversely affect the safe and free flow of traffic and would be likely to give rise to conditions prejudicial to highway safety.
- 6.5 Subsequently, the proposals should be refused on highway safety grounds.

**APPENDIX A**  
**CRASHMAP DATA**



crashmap.co.uk CrashMap Data: Great Britain 1999 - 2021 (verified)

Map Satellite

Location: TN15 7RD

Years: 3 of 23 years selected

Severity: Fatal, Serious, Slight

Casualty Types: All Casualty Types

Vehicles Involved: All Vehicle Types

Search

Open Government Licence

Incident Details  
 Date: 29/11/2021  
 Severity: Slight  
 Number of Vehicles Involved: 1  
 Number of Casualties Involved: 1  
 View Detailed Report

Incident Details  
 Date: 27/05/2021  
 Severity: Serious  
 Number of Vehicles Involved: 2  
 Number of Casualties Involved: 1  
 View Detailed Report

Incident Details  
 Date: 22/11/2021  
 Severity: Slight  
 Number of Vehicles Involved: 2  
 Number of Casualties Involved: 1  
 View Detailed Report

Incident Severity: Slight, Serious, Fatal

4 results found

Map labels: Kent Hydraulic Hoses, Potters Mede, Borough Green skatepark, Wrotham School, Grange Park School, Borough Green Rd, A227, M26

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