

# WROTHAM PARISH COUNCIL

## MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON Thursday 21<sup>st</sup> December 2023 at 3.30pm at Pilgrims Close, Whitehill, Wrotham. TN15 7RH

**Present:** Cllr's P Gillin (Chairman), H Rayner, K Denton, D Beach & C Mills

**In Attendance:** L Cox (Clerk)

1. **Apologies for absence:**

Cllr's Vick & Jacob

2. **Attendance Register**

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

All meetings

Cllr's Gillin, Rayner, Beach and Denton 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's Rayner & Gillin member of Friends of St George's

Cllr's Rayner & Beach member of Kent Association of Change Ringers

Cllr's Gillin, Rayner, Beach and Denton members of the Campaign for the Protection of Rural England – WPC corporate member

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 Gillin committee members of Tonbridge & Malling branch of the Campaign for the Protection of Rural England.

Cllr Mills chairman of Friends of Wrotham

Cllr Rayner assistant Village Magazine Deliverer

Cllr Rayner Life member of the Royal National Lifeboat Institute

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**

Planning Meeting Minutes of 29<sup>th</sup> August 2023; approved by the Parish Council on 6<sup>th</sup> September 2023

4. **Public Question Time**

No public participation

5. **Planning Committee to Consider**

1. Applications received

Application Number	Address	Details	Parish Council Recommendation
TM/23/03198/PSID	Wrotham Secondary School	Part-demolition of existing school buildings	Attached refers

	Borough Green Road	and erection of replacement school buildings with associated parking and landscaping including the siting of two temporary classroom buildings during construction	
TM/23/03226/FL	Green Leas Pilgrims Way	Details of condition 7 (means of storage and disposal of manure and other waste) submitted pursuant to planning permission TM/23/01824/FL (Construction of a new stable building, hardstanding and paddocks, including the change of use for part of the residential garden to include private equestrian use)	No Objections
TM/23/02054/FL	1 Pilgrims Way	Revised Design of new single dwelling. The changes are as follows: New Side Dormer to No 1a, new Rear Extensions to No 1a & 1b, to include boot room. New Rear Dormer to new attic/conversion to No 1b. Revised Parking Arrangement with shared parking spaces 1 per dwelling. Previous approved application (TM/19/02493/FL)	Attached refers

2. Notification of decisions

<b>Application Number</b>	<b>Address</b>	<b>Details</b>	<b>Decision</b>

3. Correspondence

T&MBC Planning Applications Lists

The meeting closed at 4.05pm

.....Chairman

.....Date

# Wrotham Parish Council

Lesley Cox  
Clerk

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Sevenoaks  
Kent  
TN13 9BY

Telephone – 01732 886139  
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Ref: 231221/001  
Date: 21 Dec 2023

<b>Planning Appl. Ref.</b>	23/03198
<b>Address</b>	Borough Green Road, Wrotham, Sevenoaks, TN15 7RD
<b>Proposal</b>	Part-demolition of existing school buildings and erection of replacement school buildings with associated parking and landscaping including the siting of two temporary classroom buildings during construction
<b>Decision</b>	Supportive of the application

## Comments :

WPC considers the proposal has considerable merit, as follows:

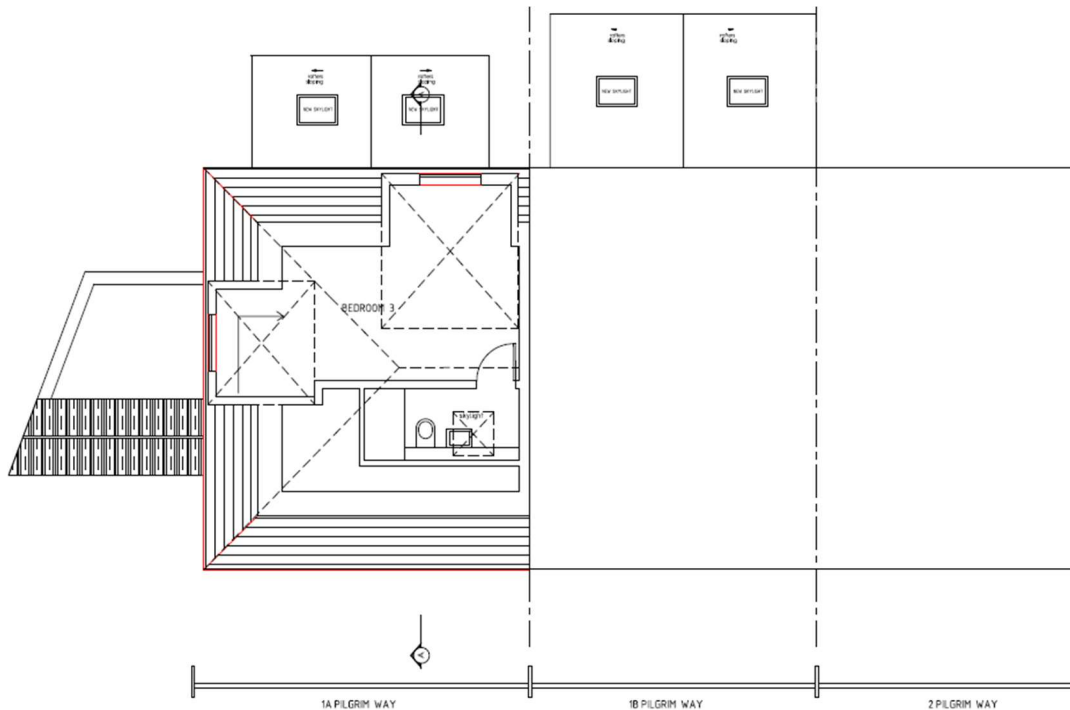
1. The new buildings are well designed with much improved facilities.
2. The buildings are carbon neutral and benefit from the following technology.
  - a. Extensive insulation
  - b. Airsource heat pumps
  - c. PV electrical generation on roofs
3. The new access design will hopefully move the existing traffic queues off the primary road network and improve flow.
4. A new Travel Plan will be brought forward.
5. Excellent sporting facilities, including a MUGA and 7 aside pitch.

WPC notes that the Academy has not produced a school travel plan for over ten years, despite the extensive queuing on the A227, outside the school. We consider that the School Travel Plan should be further considered and updated annually and that this should be conditioned. A free-flowing road network is very important for highway safety and for the local economy. It is therefore important to be conditioned rather than just an informative.

WPC is concerned about the transition arrangements during the demolition and building phases and the effect this will have on the primary road network. We are aware that previously BGPC offered the school some use of their Potters Mead carpark opposite the school if it could be tarmacked and lined. We consider that this option may well be advantageous, on a temporary basis, with the agreement of all parties. WPC would be prepared to contribute some funding to these works if such a scheme could be agreed.

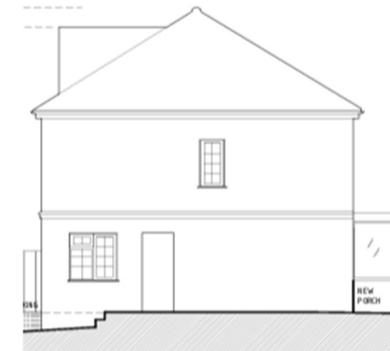
## Views of Wrotham Parish Council on the following application

**TM/23/02054/FL** 1 Pilgrims Way Revised Design of new single dwelling. The changes are as follows: New Site Dormer to No 1a, new Rear Extensions to No 1a & 1b, to include boot room. New Rear Dormer to new attic/conversion to No 1b. Revised Parking Arrangement with shared parking spaces 1 per dwelling.



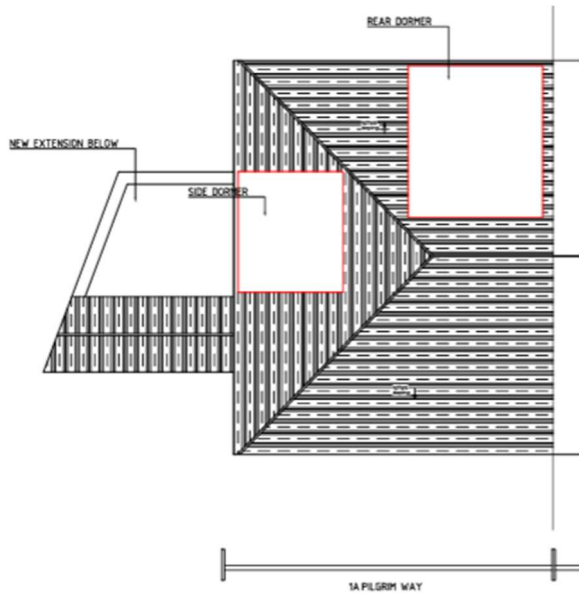
Reference: Second Floor as Proposed – Drawing number P202 – REV A  
Posted on Planning portal on the 14 Nov 2023

The application 19/02493 is the last consented application and this is the proposed elevation of the newly consented dwelling.



The applicant then proceeded to build the house with an additional side dormer that was unconsented and a larger rear dormer than that consented on the plans.

This should have been a retrospective planning application as the house has been completed and according to the neighbours objection comments on the portal, is now occupied.



**Drawing P203A Roof Plan Proposed  
Posted on Planning portal on the 14 Nov 2023**

In the proposed drawing on the left the dormer is drawn square and of 2.3m wide. There is a significant gap between the dormer frame and roof ridge tiles.

It can be seen from the photo on the right that the gable is far larger than the plan No P203A. The gable actually extends past the line of the roof ridge tiles.



**Photo of the dormer taken on 21/12.23**

Given that neither the existing drawing of the dormer or the proposed drawing of the dormer, bear any relation to the construction, then the application is **clearly unlawful**.

Both the constructed end dormer and the proposed boot room are incongruous and ugly and of very poor design. They are contrary to the policy objectives of the National Landscape in which the dwelling resides.

Interim Guidance Note 3 of the Kent Design Guide requires that 3-bedroom houses in rural locations require two independently accessible parking bays per house. The original 2-bedroom property had two parking bays. This proposal is for two houses with only one parking bay per house. From the existing drawings we cannot ascertain whether the proposed two parking bays are independently accessible, but either way the proposed parking is inadequate.

The other dwellings in this line of development do not have off street parking and as a result the road has more vehicles than space and this will exacerbate an already difficult parking problem.

**Conclusion:** This unlawful application should be withdrawn. A new retrospective application should be prepared with accurate drawings that represent the totality of what has been built.