

# WROTHAM PARISH COUNCIL

## MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON Thursday 22<sup>nd</sup> June 2022 at 7.00pm at Pilgrims Close, Whitehill, Wrotham. TN15 7RH

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

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

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

Cllr Beach

### 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 26<sup>th</sup> May 2022 were proposed by Cllr Mills, seconded by Cllr Denton, and agreed and signed as a correct record by the Chairman.

### 4. **Public Question Time**

No public participation

### 5. **Planning Committee to Consider**

#### 1. Applications received

Application Number	Address	Details	Parish Council Recommendation
TM/22/01202/FL	Butts Hill Cottage Pilgrims Way	Proposed alterations to boundary wall and fence fronting onto	No Objections

		Pilgrims Way	
TM/22/01223/LDE	Four Seasons Park Labour In Vain Road	Lawful Development Certificate Existing: Change of use of land to use as part of existing caravan site	Attached Refers
TM/22/01265/FL	24 West Street	Part first floor/part two storey side extensions and two storey rear addition	No Objections
TM/22/01275/FL	Owls Lodge 7 Court Meadow	Part first floor side extension/two storey rear extension, conversion of garage to habitable room. Including alterations to fenestration	No Objections

2. Notification of decisions

<b>Application Number</b>	<b>Address</b>	<b>Details</b>	<b>Decision</b>
TM/21/02859/FL	Owls Lodge 7 Court Meadow	Part first floor side extension/two storey rear extension, conversion of garage to habitable room. Including alterations to fenestration	Refused on 6 <sup>th</sup> June 2022
TM/21/03370/FL	Orchard Hill Farm Fen Pond Road	A two part extension to the existing agricultural building along with the erection of a single storey barn to be used for feed storage	Approved on 9 <sup>th</sup> June 2022
TM/22/00970/TNCA	Greenhill House High Street	Thuja conifer (Western Red Cedar) ref: T1 on sketch plan - Works involve the complete removal of existing tree & resulting stump	No Objection on 13 <sup>th</sup> June 2022
TM/22/00909/FL	109 West Street	Construction of new end of terrace, two storey property on land adjacent to 109 West Street	Approved on 16 <sup>th</sup> June 2022

3. Correspondence

T&MBC Planning Applications Lists

The meeting closed at 7.20pm

.....Chairman

.....Date

## Comments by Wrotham Parish Council

22/01223/LDE | Lawful Development Certificate Existing: Change of use of land to use as part of existing caravan site | Four Seasons Park Labour In Vain Road Wrotham Sevenoaks Kent TN15 7PA

The site consists of a caravan park to the east with a green area of trees and grassy shrub to the west. There is a package treatment plant to treat sewage and a water pump and tank in the western area that are ancillary to the caravan site.



There is historic use of the western section as a caravan park which has increased in its intensification of use in latter years. The western section has not been occupied by caravans; please refer to the Google Earth Historic Imagery in Appendix A.

The western boundary of the caravan park has moved further west by around 8 metres in 2014, as evidenced by satellite records. This would not be long enough to establish the use as claimed.

There is no evidence of use of the western green area that can be derived by satellite images. However, it would seem probable that the occupiers of the caravans would use this pleasant area for walking recreation with dogs or otherwise.

It is clear that to put caravans into that area would be a material change of use from a walking recreation area to a caravan park use and therefore require planning consent.

To intensely fill the area with caravans in a similar manner to the eastern side would self evidently by development and require planning consent.

WPC is of the opinion the LDC application should be refused.

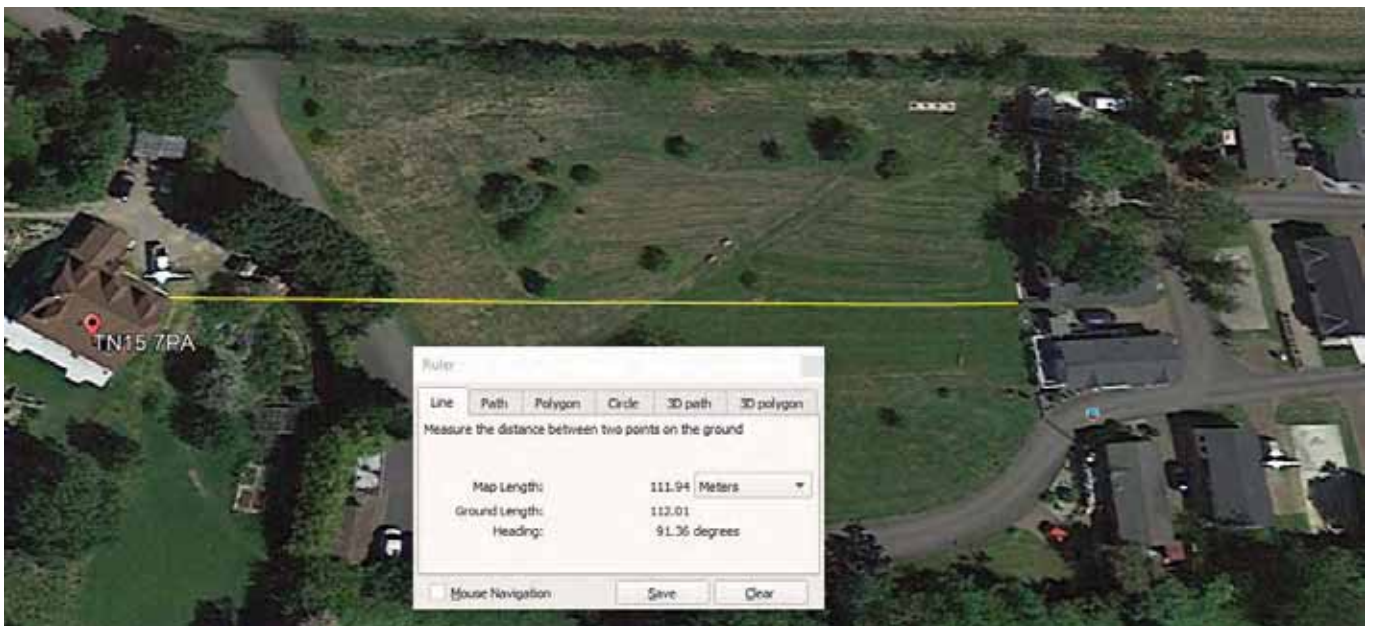
We further advise the LPA to seek Counsels Opinion regarding Marc Willers QC written opinion.

**Appendix A Google Earth Historic Satellite Imagery** – Note: Google Earth uses American format dating

Imagery Date 9/6/2021

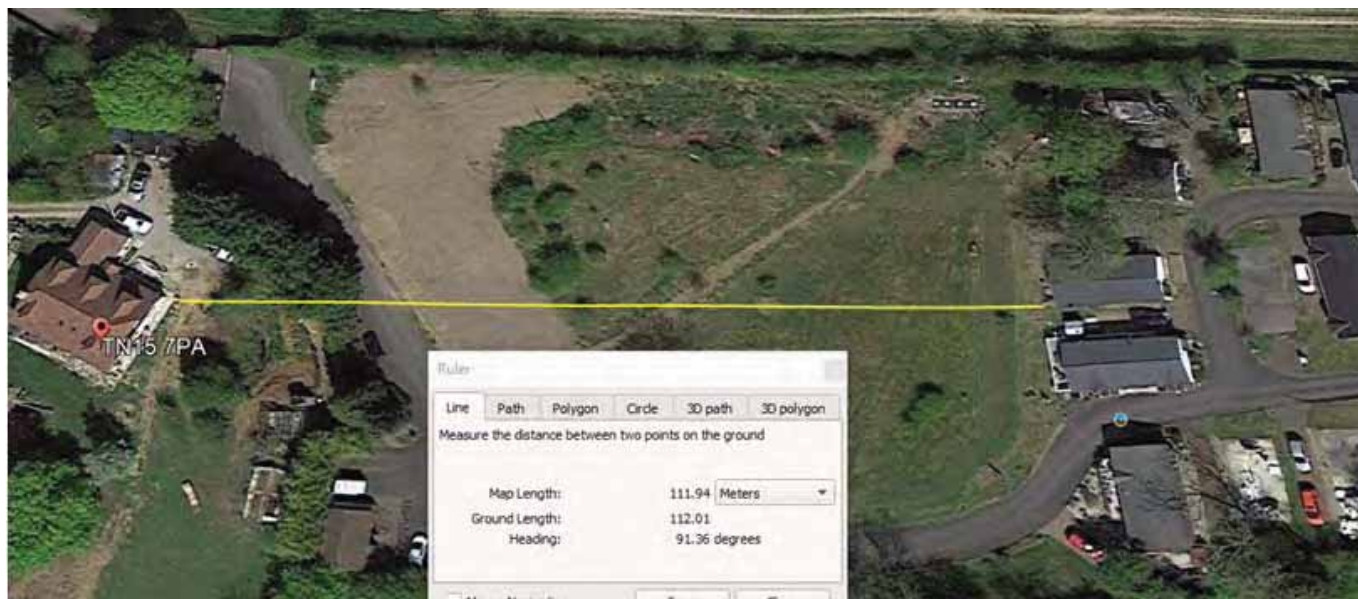


Imagery Date 9/6/21 – Distance is 112m





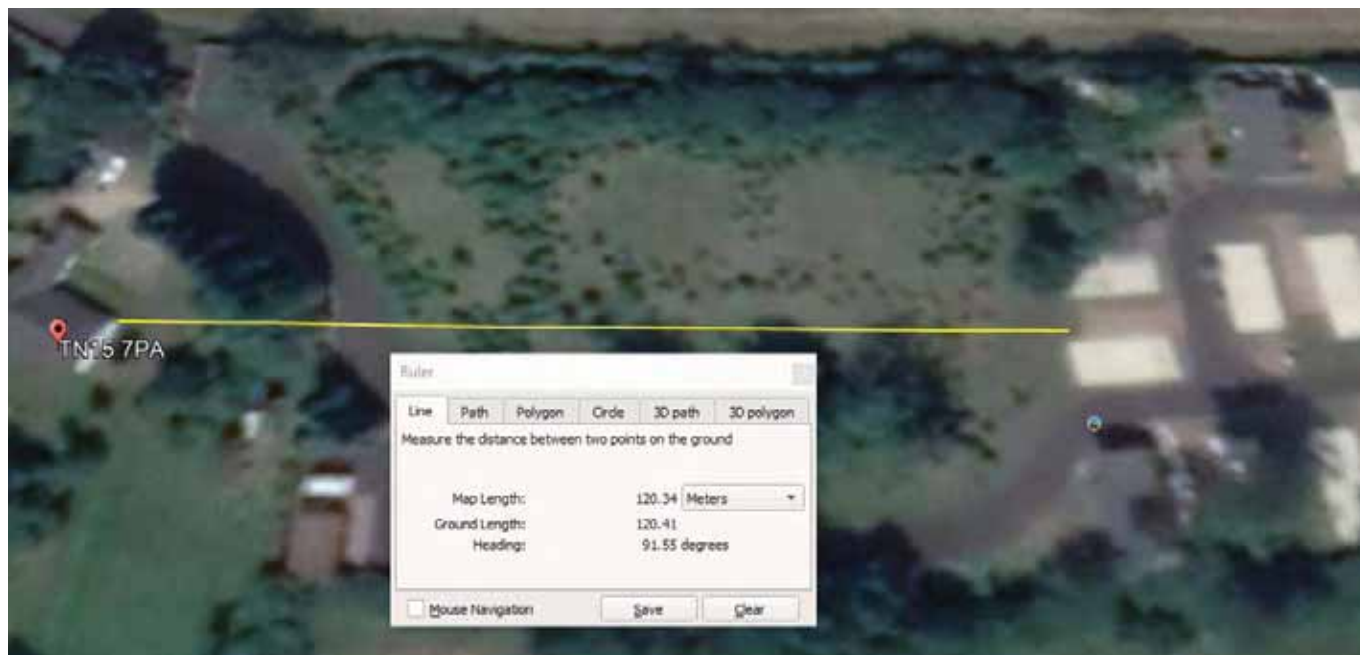
Imagery Date 23/4/2020



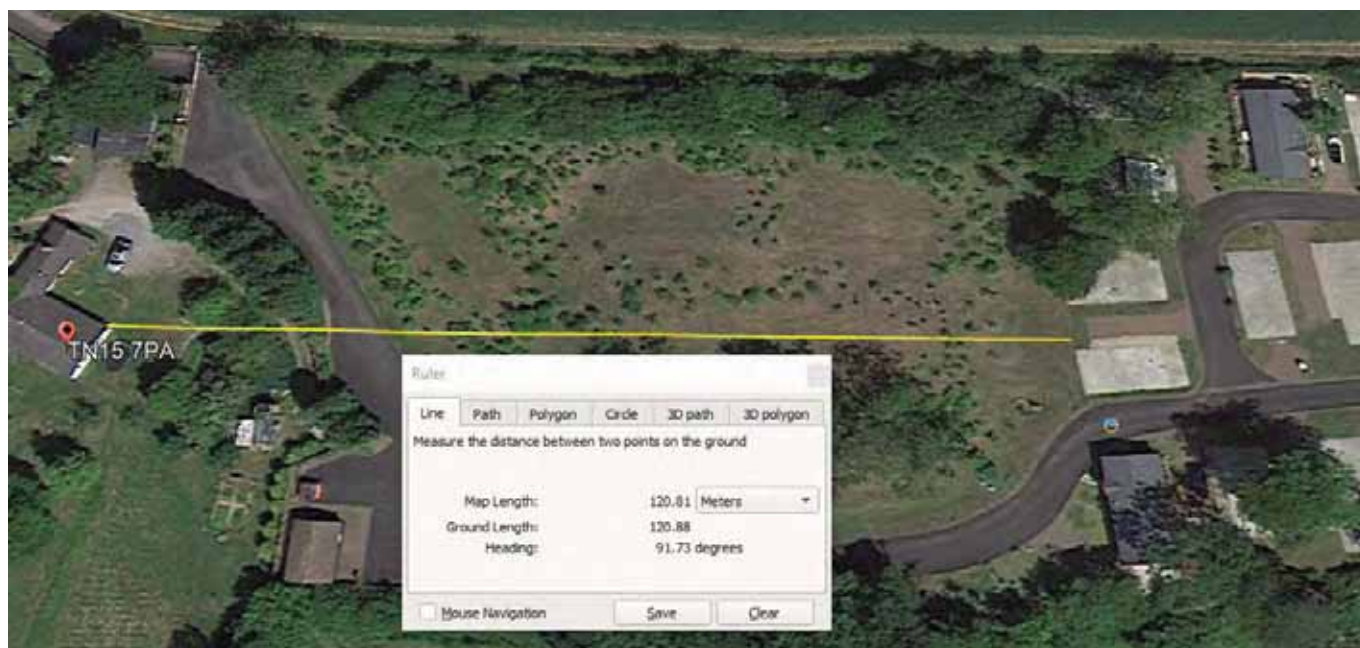
Imagery Date 5/5/2018



Imagery Date 26/7/2014 – Distance is 120m



Imagery Date 7/9/2013 – Distance is 120m





Imagery Date 21/4/2007

