

WROTHAM PARISH COUNCIL

MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON Thursday 26th April 18 at 9.00am in Pilgrims Close, Whitehill, Wrotham

Present: Cllr's P Gillin (Chairman), H Rayner, C Mills & Mrs P Parker

In Attendance: Lesley Cox (Clerk) & Pauline Lee

1. **Apologies for absence:**

- Cllr Mills

2. **Attendance Register**

The register was signed and the following declarations 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 Mills Wrotham Parish Magazine Editor

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

3. **Minutes**

Planning Meeting Minutes of 20th March 18, approved by the Parish Council on 04th April 18

4. **Public Question Time**

Pauline Lee gave a brief outline of the reason behind the retrospective application at Yew Trees.

5. **Planning Committee to Consider**

1. **Applications received**

Application Number	Address	Details	Parish Council Recommendation
TM/18/00550/FL	Yew Trees London Road	Retrospective replacement of wooden outbuilding (keeping same footings)	No Objections
TM/18/00341/FL TM/18/00342/LB	The Bull Hotel Bull Lane	Erection of detached function room and rearrangement and formalisation of car park Revised plans received LBA: Demolition of existing wash room Revised plans received	Attached Refers
TM/18/00536/FL	Land South of Pilgrims Way	Erection of replacement stable and create a fenced ménage area for the (private) exercising of horses; and associated engineering operations	No Objections
TM/18/00783/FL	Gables Park Gravesend Road	Proposed new entrance gates to Gables Park Wrotham, with new brick piers and metal railing to each site	No Objections
TM/18/00868/FL	Potters Mede Pavilion Borough Green Road	Section 73 application to vary planning condition 3 (opening times) of TM/13/01433/FL (Section 73 application to remove condition 4 of TM/11/02766/FL (Rebuilding of changing facilities for 4 football teams) restricting hours of use	No Objections

2. Notification of decisions

Application Number	Address	Details	Decision
TM/18/00149FL	Bower House High Street	Remove ground floor bathroom and bedroom to replace with a kitchen on the ground floor; renovation works to include; removal of the bathroom and two internal walls; removal of decaying ceiling to inspect and repair rotten timbers; installing a new kitchen and the removal of side door to be bricked up with sandstone and lime mortar to blend with surrounding external wall LBA: As Above	Approved on 13 th April 18

TM/18/00150/LB			Approved on the 13 th April 18
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3. Correspondence

T&MBC Planning List 'B' No's 18/14, 18/15 & 18/16

The meeting closed at 9.20am

.....Chairman

.....Date

Wrotham Parish Council

Lesley Cox

Clerk

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PO Box 228

Sevenoaks

TN13 9BY

Ref:

Date: 19 April 2018

Planning Application Reference 18/00341

Address The Bull Hotel, Bull Lane, Wrotham TN15

Proposal Erection of detached function room and rearrangement and formalisation of car park

Decision In principal support subject to appropriate conditioning of works for the creation of the new car park hard surface

Comments :

WPC is, in principal, supportive of this proposal to provide a Courtyard Room to enhance the experience of guests attending events at the buttery. An additional alternative space will allow staff to prepare the buttery for subsequent phases of an event, a wedding for instance.

It is also noted that the structure is simple but elegant and will complement the setting of the listed building without detracting.

The proposal is to utilise the area leading up to the bowls green for parking such that the overall numbers of parking spaces remains similar as at present.

The application states the following.

“Pot holes to entrance of car park to be repaired”.

“Top of car park to be cleaned of soil, leaves, and building materials to create additional parking “.



The Design and Access confirms that 'the lining of bays will enable the efficient use of the area for parking'.

The proposed parking area at present is a sub-standard strip of tarmac surrounded by soft earth full of weeds and is totally unsuitable for parking.

This proposal will greatly intensify this areas use and the line painting will only be possible on a robust continuous surface.

The topsoil needs to be suitably excavated and replaced with crushed stone and then topped off with new tarmac across the whole car park.

WPC is supportive of this application provided there is a condition requiring the applicant to provided details in writing of the method of constructing the sub-strata and surface of the car park and that the works be completed and lined out prior to the use of the new building.

