

WROTHAM PARISH COUNCIL

MINUTES OF THE PLANNING COMMITTEE MEETING
HELD ON Thursday 29th June 2023 at 10.30am
at Pilgrims Close, Whitehill, Wrotham. TN15 7RH

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

In Attendance: L Cox (Clerk)

1. **Apologies for absence:**

Cllr's Vick, Denton & 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

Cllr Gillin declared an interest in planning application TM/23/01196/FL and didn't participate in the discussion or subsequent decision on this agenda item.

Cllr Rayner declared an interest in the Kent Mineral Sites Plan and the Kent Minerals and Waste Draft Local Plan 2024-2039 and didn't participate in the discussion or subsequent decision on this agenda item.

3. **Minutes**

Planning Meeting Minutes of 2nd May 2023; approved by the Parish Council on 10th May 2023

4. **Public Question Time**

No public participation

5. **Planning Committee to Consider**

1. **Applications received**

Application Number	Address	Details	Parish Council Recommendation
TM/23/01165/FL	Cedarwood Kemsing Road	Demolition of the existing dwellinghouse (Cedarwood) and outbuildings, creation of an improved vehicular access, conversion of the stable building and barns to provide 5 dwellings and erection of 3 detached dwellings, with associated garden space and parking provision	Attached refers
TM/23/00893/FL	23 Pilgrims Way	Creation of a vehicle access, dropped kerb, vehicle hard standing and new steps to front door	No Objections
TM/23/01122/FL	Wrotham Hill Park Fairseat Lane	Section 73 application to remove condition 2 (Plans List) of planning permission TM/22/01605/FL (Two storey extension to north west corner and construction of additional storey to north west corner along with associated works; Single storey extension to front entrance; construction new entrance portico and basement access stair; repair of existing roof and reinstate chimney; internal alterations including the lowering and extension of existing basement area with associated works; reconfigured driveway with associated landscaping (Revision to TM/22/00484/FL)) to extend the basement area, install 2 lightwells to East elevation, unify the North elevation protection rail, change the windows in the north elevations and remove redundant chimney to	No Objections

		North elevation	
TM/23/01133/FL	Park Head Wrotham Hill Road	Installation of 40 ground mounted solar panels	No Objections
TM/23/01196/FL	Land Off Whitehill Abutting London Road	Conversion and extension to existing stables to create a two bedroom dwelling	Wrotham Parish Council has no objection to the proposal and would suggest that the officer if minded to consent, place an article 4 directive on the site.
TM/23/01218/TPOC	Four Seasons Park Labour In Vain Road	Hawthorn tree- Remove -Large wound on trunk , canopy overhangs applicant's dwelling. Standing in Woodland W1 of Tree Preservation Order	No Objection, subject to tree officer approval and the agreed replacement planting of a suitable semi mature tree in line tree preservation policy.
TM/23/01146/FL	Land West Of Wrotham Heath House London Road Wrotham Heath	Section 73 application to remove planning condition 1 of planning permission TM/21/00209/FL	Attached refers
TM/23/01271/FL	Church Of St George High Street	The proposal is to make alterations to the existing main entrance area (South Porch) to provide a disabled access to the church including the construction of a new landing with stone paving and new stone steps	No Objections
TM/23/01119/PDVLR	30 Pilgrims Way	Prior Notification for Larger Home Extension (Part 1 Class A): Single storey rear extension to a depth of 4m, maximum roof height of 3m and eaves height of 2.4m	For Information

2. Notification of decisions

Application Number	Address	Details	Decision
TM/23/00229/RD	St Georges Court West Street	Details of condition 9 (Contamination) 10 (Site Investigation) pursuant to planning permission TM/18/02268/FL Demolition and redevelopment of existing buildings to provide 38 residential units with associated parking, refuse and	Approved 6 th June 2023

		cycle storage	
TM/23/00589/LB	Post Office High Street	Listed Building Application: Installation of an internal lift	Approved 9 th June 2023
TM/23/00887/LDP #	Wrotham Hill Park Fairseat Lane#	Lawful Development Certificate Proposed: Siting of 3no x mobile homes ancillary to main house for temporary use as accommodation during works to the main house#	Certified 15 th June 2023
TM/23/00486/RD	Old Terrys Lodge Terrys Lodge Road	Details of conditions 3 (Materials) and 4 (Details of levels) submitted pursuant to planning permission TM/22/01767/FL (Replacement dwelling following demolition of existing dwellinghouse, garden outbuilding and detached garage	Approved 20 th June 2023
TM/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 Objection 20 th June 2023

3. Correspondence

T&MBC Planning Applications Lists

Kent County Council

Kent Mineral Sites Plan – Hard Rock Nominated Site

Following a 'Call for Sites' consultation in October 2022, one location was nominated as a potential site for the proposed extraction of hard rock. The location was land to the south and west of Hermitage Quarry in Aylesford. We need your feedback to help inform further detailed work and help determine whether the site should be allocated or not within the Mineral Sites Plan.

Kent Minerals and Waste Draft Local Plan 2024-2039

This consultation is on further proposed changes to the Local Plan in respect of an extended plan period, aggregate mineral requirements, the deletion of the strategic site at Norwood Quarry, Isle of Sheppey, and no longer planning for the provision of waste from London.

Clr Gillin to draft response to the above for committee consideration prior to submission

The meeting closed at 11.10am

.....Chairman

.....Date

Wrotham Parish Council

Lesley Cox
Clerk

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Ref: 230629/001
Date: 29 Jun 2023

Planning Application Ref. TM/23/01165
Address Cedar Wood Kemsing Road
Proposal Conversion & redevelopment of stables + new access
Comments :

Currently the site is semi derelict with a ramshackle collection of buildings that sprawl across the area. The access to the east of Melrose suffers from poor site lines, impeded by a high wall.

The site is in the greenbelt and within the North Downs AONB. It is located next to but exterior from the village confines.

Buildings to be demolished are coloured mauve. Removing Cedar Wood House will provide an improved wider access with safe sight lines.

The proposal is to consolidate development into additional dwellings across the south of the site.

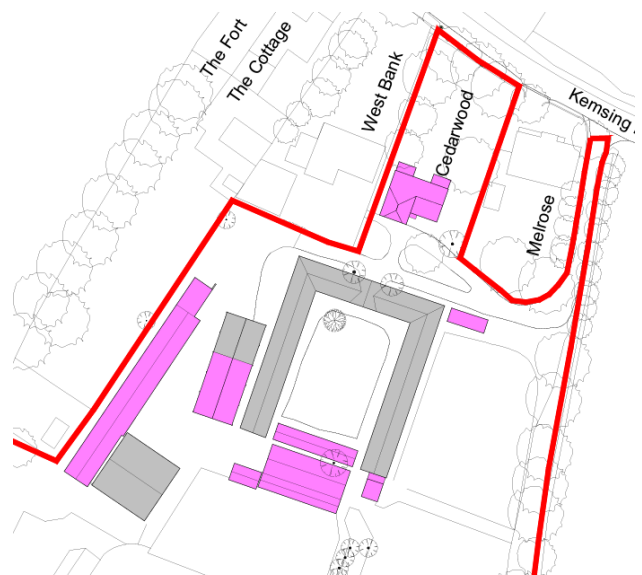
A significant open space with paddocks and orchard will remain to the south of development.

Green Belt policy is there to protect the openness of an area. In this case the

proposal will reduce the existing volume of development and consolidate it within three additional dwellings, giving a modest improvement to the openness of the site.

AONB policy is there to protect the innate beauty of an area. Currently the semi derelict nature of the site with dumped vehicles and redundant equipment does nothing to enhance the AONB.

Local residents are concerned about domestic paraphernalia that will be generated by new housing. All planned dwellings should be provided with a bike and bin store which is large enough to store other domestic paraphernalia, such that it doesn't litter the site. If such storage is provided, then the Parish Council would have no objection to the proposal.



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Ref: 230629/001
Date: 29 June 2023

Planning Application Ref. TM/23/01146/FL
Address Land West Of Wrotham Heath House London Road
Proposal Section 73 application to remove planning condition
1 of TM/21/00209/FL
Decision Objection
Comments :

The decision to allow the appeal reference APP/H2265/W/17/3191362 was made by Inspector Papworth based on entirely different circumstances than those that exist now.

It was a use limited to Ms C Smith and Mr D Dunn and was arrived at on a finely argued planning balance of Green Belt harm and mitigation which no longer exists today. The site is no longer occupied by Smith and Dunn.

“The balance lies in there being other considerations that clearly outweigh the harm to the Green Belt and that consequently very special circumstances exist in order to permit the proposal, but only on the basis of a personal permission in view of the weight attached to the personal considerations put forward.” Ref: Para 37 of Inspectors Report

By granting a personal consent to two named members of the Travelling Community the consent was intrinsically time limited, as the Inspector acknowledged in his report. This application would remove the personal nature of the application which would fundamentally change the result from a time limited consent to a permanent one. This cannot be achieved by a Section 73 application because S73 must not alter the terms of the fundamental consent, it can only vary a condition.

The Inspectors decision was based on a consent for 3 mobile caravans.

“15. The appeal proposal would, as a matter of fact, reduce openness, on what is able to be open garden land, but the degree of that reduction should be tempered by the fact of the proposal being for the readily moveable items of 3 touring caravans, and not all of which would be on the site when travelling takes place. Ref: Para 15 of Inspectors Report

“That view could be further controlled through the location of the touring caravans as a result of a Site Development Scheme secured by condition, their present position being more exposed to view than is necessary and the size and configuration of the site, together with their mobility, allows ready re-location.” Ref: Para 19 of Inspectors Report

The mobile caravans were replaced by statics which completely changes the finely balanced argument for harm to the openness of the Green Belt. The application is inappropriate with no very special circumstances to offset the harm.

A condition prevents the site being used for business, apart from dog breeding. However, the fundamental nature of the site has changed from a mobile home for two travellers to a site

with multiple static homes that are rented out as dwellings and not reserved for the traveller community. There is no consent for this business model.

Inspector Papworth's conclusion stated.

"Other considerations have been found to clearly outweigh the harm such that very special circumstances exist, but only sufficient to allow a personal permission to be granted"
Reference: concluding paragraph 45 of Inspectors Report

Conclusions

If the personal nature of the consent were to be removed, then the balance of harm to the Green Belt changes and the proposal becomes inappropriate development.

A permanent static home site cannot be created by a Section 73 application.

Given that none of the consent conditions are being observed the previous consent falls away and the site should be the subject of enforcement to remove all the additional buildings and hard standing.