

# WROTHAM PARISH COUNCIL

## MINUTES OF THE PARISH COUNCIL MEETING, HELD ON WEDNESDAY 04<sup>th</sup> October 17 IN THE WROTHAM PAVILION, HIGH STREET, WROTHAM

**Present:** P Gillin, D Beach, K Denton, Mrs P Parker & Mrs B Jackson

**In Attendance:** Lesley Cox (Clerk), Mike Taylor & John Parker

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

Cllr's Betts, Coffin, Rayner, Mills & Michael Head (Community Warden)

### 2. **Attendance Register**

The register was signed and the following declarations of interests 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 Mrs Jackson 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 Village Magazine Editor

Cllr Betts trustee of Tonbridge & Malling Leisure Trust

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

### 3. **Minutes**

The minutes of the meeting held on 06<sup>th</sup> September 17, were proposed by Cllr Beach, seconded by Cllr Mrs Parker and agreed and signed as a correct record by the Chairman.

### 4. **Report from Community Police Officer / Community Warden**

Email report from Michael Head (Community Warden)

Wrotham has been very busy this month. I am attending a multi-agency meeting involving Circle Housing this Friday regarding neighbourhood disputes in the area. I am working closely with Southern Water aiming to assist vulnerable people struggling with finances linked to their water bill. I am also still responding to several ASB call outs however this has dramatically reduced from what I was receiving in the summer. If anyone would benefit from having a 'no doorstep caller' sticker I am urging people to get in touch with me due to an increase in door knockers in the Borough Green and Wrotham area.

### 5. **Public Question Time**

Cllr Mike Taylor informed the meeting that in his opinion H+H Ltd could be persuaded to remove their land from the emerging T&MBC Local Plan in exchange for support of their proposed application for the Western Extension. The removal of the land would result in the proposed Borough Green Garden City (BGGC) being undeliverable within the current time frame of the plan. Cllr Taylor was made aware that it is WPC policy to consider each planning application on its own merits and as such would not be party to discussion on the matter with H+H Ltd.

The email received from Steve Humphrey T&MBC Director of Planning stating that the proposed BGGC would not progress within the plan, unless a binding agreement was forthcoming signed by all the land owners involved, to build the entire road prior to commencement of any house building, does shed a degree of doubt on the viability of the proposal.

The decision to fund a further transport analysis to include the proposed road in its entirety from the A25 (Dark Hill Roundabout) to the A20 (Nepicar) will be an agenda item for the November 17 meeting.

## 6. Annual Review of Rates of Hire / Charges

It was proposed by Cllr Denton, seconded by Cllr Mrs Parker and agreed unanimously to increase rates by 5% for 2017, rates below will apply from April 17.

### i. Burial

#### To Purchase Right of Burial in New Grave

For an earth grave for a period of 99 years, incl of Entry in Register of Grant	£ 595.00
For an earth grave for a child for a period of 99 years	£ NIL
For an earth grave for a stillborn baby or up to 1year old for a period of 99 years	£ NIL

#### To Purchase Right of Burial in Graves Previously Used for Limited Period Burials

As above

#### Ashes Plots

Single cremated remains plot, incl of certificate of ownership	£164.00
Double cremated remains plot, incl of certificate of ownership	£239.00

#### Where There is More Than one Interment in a Grave

First interment after 10 years purchase	£ 98.00
For second interment	£198.00
Ashes in re-opened grave	£ 50.25

#### For the Right to Erect Memorials etc

		Vat	
Headstone only	£202.00	£40.40	£242.40
Additional inscriptions	£ 51.00	£10.20	£ 61.20
Memorial for ashes	£ 51.00	£10.20	£ 61.20

### ii. Pavilion

It was proposed by Cllr Denton, seconded by Cllr Mrs Parker and agreed unanimously to increase rates by 5% for 2017, rates below will apply from April 17.

#### **Main Hall**

Cricket Club	per annum	£615.00
Football Club	per annum	£615.00
Flexi-School	per day	£ 45.70
Non Parish Users	per hour	£ 12.30
Non Parish Users	per hour Fri/Sat Evening	£ 13.70
Parish Users	per hour	£ 10.20
Parish Users	per hour Fri/Sat Evening	£ 11.20
Weekend Rate	per weekend	£178.50

(Morris Men Only)

**Ancillary Hall**

Youth Groups	per hour	£ 9.35
Youth Groups	per hour bulk bookings	£ 8.50
Non Parish Users	per hour	£ 10.60
Non Parish Users	per hour Fri/Sat Evening	£ 11.80
Parish Users	per hour	£ 9.35
Parish Users	per hour Fri/Sat Evening	£ 10.30
Weekend Rate (Morris Men Only)	per weekend in conjunction with Main Hall	£ 37.00

iii. Allotments

It was proposed by Cllr Denton, seconded by Cllr Mrs Parker and agreed unanimously to increase rates by 5% for 2017, rates below will apply from April 17.

Full Plot	£43.00
Half Plot	£22.70
Third Plot	£17.70
Quarter Plot	£11.35

iv. St George's Hall

It was proposed by Cllr Denton, seconded by Cllr Mrs Parker and agreed unanimously to increase rates by 3% for 2017 and to amend the charging structure in line with that of the pavilion, rates below will apply from April 17.

Parish Users

	Hourly Rate
Per Hour	£ 12.40
Per Hour	Fri/Sat Evening £ 13.40

Non Parish Users

	Hourly Rate
Per Hour	£ 16.50
Per Hour	Fri/Sat Evening £ 17.50

**7. Reports if any from County Cllr and or Borough Cllr**

No Reports

**8. Reports from various Committees**

Grounds

Following spates of vandalism, St George's Castle has been repaired and reinforced, the pavilion service shed has been repaired and the locks upgraded and reinforced.

Buildings

The flat roof on St George's Hall has been assessed and we have been advised that the whole roof needs replacing. Costings to be obtained for replacement of the roof.

Highways

No further progress on the Nepicar Layby and we are still awaiting a price from KHT on the repaving of the High Street.

Crime & Disorder

We have identified the youths causing the vandalism, but to date have insufficient CCTV evidence to progress.

## Finance

No Report

## Planning

Circle Russet has lost their appeal against the refusal by T&MBC to consent the planning application to redevelopment St George's Court.

We have been advised by our Solicitor that Circle Russet has asked the Lands Tribunal for another adjournment of the hearing to remove the covenant, as they intend to submit a new planning application for the site. This adjournment will be opposed and to substantiate our objection our solicitor has requested a transcript of the last adjournment hearing.

## Skate Park

Maintenance work has resumed following the start of the new school term.

## Youth

No Report

## KALC

No Report

## PPP

No Report

## CPRE

No Report

## 9. Correspondence Received

Correspondent	Details	Action
KALC	DCLG Consultation – Planning for the right homes in the right places Press Release <a href="https://www.gov.uk/government/news/new-planning-approach-to-speed-up-delivering-homes">https://www.gov.uk/government/news/new-planning-approach-to-speed-up-delivering-homes</a> . Consultation document <a href="https://www.gov.uk/government/consultations/planning-for-the-right-homes-in-the-right-places-consultation-proposals">https://www.gov.uk/government/consultations/planning-for-the-right-homes-in-the-right-places-consultation-proposals</a> Previously emailed	Planning Committee to liaise, response to be agreed at the November 17 meeting
	KCC – Highways Tracker Survey 2017 Previously emailed	Survey closing date is Friday 1 <sup>st</sup> December 2017 Cllr Beach to complete.
	Flood Warden Training Day 7 <sup>th</sup> October 2017 Previously emailed	To attend please contact <a href="mailto:krf.events@kent.fire-uk.org">krf.events@kent.fire-uk.org</a>
	NALC Chief Executive's Bulletin 32 Contains information on Council tax referendum principles for town and parish councils Previously emailed	For Information
Heart of Kent Hospice	Request for donation Last donation of £100 made in 2012 Previously emailed	Donation of £100.00 agreed unanimously

KCC	Invitation to Community Transport Awayday Maidstone Hilton ME14 5AA 2 <sup>nd</sup> November 2017 Previously emailed  Ryarsh Brickworks – Related Bus Services Consultation result – No 58 bus to be retained in its current form. Previously emailed	To attend please contact <a href="mailto:ann.clark7@kent.gov.uk">ann.clark7@kent.gov.uk</a> Cllr Rayner attending.  For Information
Gatwick Airport	Invitation to Discover Gatwick on the 21 <sup>st</sup> November 2017 Previously emailed	To register your interest email <a href="mailto:community@gatwickairport.com">community@gatwickairport.com</a> by 30 <sup>th</sup> October 17 Cllr Mills registered
Home Start	Invitation to 2017 AGM Thursday 5 <sup>th</sup> October Previously emailed	To attend please complete and return emailed invitation to <a href="mailto:startswk@btconnect.com">home-startswk@btconnect.com</a>
Planning Resource	Planning Issues 2058 & 2059 Planning Consultancy Services Directory 2017-18	For Information
SLCC	The Clerk Magazine Vol 48 No 5 September 2017	For Information

## 10. Financial Matters

### i. Cheques for approval and signature

It was proposed by Cllr Denton, seconded by Cllr Beach and resolved that the following accounts be passed for payment:

Payable To	Invoice Details	Amount	Cheque No
Tim Powell	CPA Inspections Village Bins Burial Ground Internal Hedging Total	24.00 8.00 99.00 £131.00	BAC 08/09/17
Peter Barden	Burial Ground Internal Hedging	£72.00	BAC 08/09/17
Tim Powell	CPA Inspections Village Bins Skate Park Maintenance *** Quarter Plate from own stock *** Generator Fuel – receipt attached *** Total	24.00 8.00 264.00 20.00 14.00 £330.00	BAC £323.00 15/09/17
Peter Barden	Skate Park Maintenance	£192.00	BAC 15/09/17
Tim Powell	CPA Inspections Village Bins CPA Vandalism Repair to Tunnel Open Spaces General Maintenance Skate Park Maintenance *** Materials – Receipt attached *** Pavilion- Measure loft for wood order for storage units Total	24.00 8.00 132.00 74.25 49.50 26.91 16.50 £331.16	BAC £338.16 22/09/17
Peter Barden	CPA Vandalism Repair to Tunnel Open Spaces General Maintenance Skate Park Maintenance *** Pavilion- Measure loft for wood order for storage units	96.00 48.00 36.00 12.00	BAC 22/09/17

	Total	£192.00	
Tim Powell	CPA Inspections Village Bins Pavilion Storage Units Vandalism Repair to Pavilion Meter Boxes Vandalism Repair to St Georges Castle Replace and Reinforce Locks to Pavilion Meter Boxes Open Spaces General Maintenance / Litter Pick Total	24.00 8.00 66.00 49.50 99.00 33.00 33.00 £312.50	BAC 29/09/17
Peter Barden	Pavilion Storage Units Vandalism Repair to Pavilion Meter Boxes Vandalism Repair to St Georges Castle Replace and Reinforce Locks to Pavilion Meter Boxes Open Spaces General Maintenance / Litter Pick Total	48.00 36.00 72.00 24.00 12.00 £192.00	BAC 29/09/17
Lesley Cox	Salary September 17 deductions include pension contribution Telephone Black Bags * Pavilion Osma UV Protection Oil x5 * CPA Disposable Gloves 2pk 007 sealant x3 * Spax 6 x 80mm Screws x200 007 sealant* 85 litre steel bin liner * Gate Spring Expanding Foam sealant * Skate Park *** 85 litre steel bin liner * Clear Silicone x5 * Open Spaces 85 litre steel bin liner * Builders Band x10m Roll Edge Strap Bend 600mm x5 Total	1,255.75 20.00 18.70 295.30 47.05 53.16 44.25 20.47 44.25 12.45 44.25 13.78 £1,869.41	BAC
HM Revenue & Customs	PAYE / NI September 17	£324.74	BAC
KCC Pension Fund	Pension Contribution September 17	£423.24	BAC
Borough Green PC **	Skate Park Weekdays – Saturday Inspections September 17	£101.92	BAC
Four Seasons Gardens Ltd *	Grounds Maintenance Contract 1 5 <sup>th</sup> Instalment	£374.20	BAC
NKCS *	Hall / Pavilion Cleaning St George's Hall to contribute	£713.80	BAC
Sevenoaks Water Softeners *	Pavilion Salt x 10	£100.00	BAC
J Blewer & Son Ltd	Pavilion Loft Storage Units Pavilion Meter Boxes Total	253.23 11.66 £264.89	BAC

Borough Green Primary School	Swimming Pool Donation agreed 6 <sup>th</sup> September 17	£1,000.00	BAC
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\* 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 06<sup>th</sup> September 17

South East Water	Burial Ground Metered Water	£26.04	15/09/17
South East Water	Pavilion Metered Water	£319.79	
South East Water	Allotment Metered Water	£210.87	
Eon	Street Lighting Supply	£344.69	
Eon	Pavilion Electricity	£166.30	18/09/17
T&MBC	Burial Ground Rates	£54.00	20/09/17
BT Group	Parish Email	£5.00	22/09/17
EoN	Pavilion Gas	£11.39	26/09/17
EoN	Multi-Court Electricity	£12.05	27/09/17
Vodafone	Pavilion CCTV Data Simm	£15.00	29/09/17
T&MBC	West Street Car Park Rates	£109.00	02/10/17

ii. Bank Reconciliation for sign off

The following account balances were checked, agreed and signed by Cllr Denton

**BANK ACCOUNT BALANCES as at 05<sup>th</sup> September 17**

ACCOUNT	BALANCE
Current	£50.00
Business Reserve	£1,846.37
Business Savings	£3,604.92
Community Skate Park	£1.00
CCLA Parish Fund	£49,540.20
CCLA Community Fund	£41,694.65
<b>TOTAL</b>	<b>£96,737.14</b>

11. Date of next Parish Council Meeting

The date for the next meeting was proposed for the 1<sup>st</sup> November 17, at 7.30pm with the date for the interim planning meeting to be advised.

12. Planning Committee to Consider:

1. Applications received

Application Number	Address	Details	Parish Council Recommendation
TM/17/02436/FL	Hightrees Kemsing Road	Section 73 application for Removal of condition 4 (ancillary use) pursuant to TM/07/01354/FL (Resubmission of previously approved extension TM/03/02877/FL (Demolition of existing double garage and construction of two storey building incorporating triple garage and domestic accommodation) to	Attached refers

		increase the footprint to the front (East) elevation)	
TM/17/02508/TPOC	Four Seasons Park Labour In Vain Road	T1 Goat Willow – remove left stem on side of home, crown lift by approximately 1m field stem. T2 – Cherry – remove 2 lowest branches and prune away from house to give 1m clearance, H1 Hawthorn Hedge – reduce lapsed stems x4 back to hedge height, T3 Hawthorn – fell elder at base and treat stump to prevent regrowth, remove split decayed hawthorn stem plus 3x suckers on suckers/branches to approximately 8ft.	No Objections, subject to officer approval
TM/17/02509/TPOC	Four Seasons Park Labour In Vain Road	T1 Declining Sweet Chestnut – Dismantle to leave a pollard at 10ft. The tree is heavily declining and beginning to be in a poor state structurally. Included a photo taken on 23rd August 17 showing the tree with virtually no leaves.	No Objections, subject to officer approval
TM/17/02556/FL	Allingham House Park Drive	First floor rear extension	No Objections
TM/17/02591/FL	The Keepers Cottage Wrotham Hill Road	Change of use of the existing garage/workshop building to residential annexe/garage	Attached refers
TM/17/02669/FL	109 West Street	New three bedroom detached dwelling on land adjacent to 109 West Street	Attached refers

i. Notifications of Decisions

Application Number	Address	Details	Decision
TM/17/01501/FL	Little Hockenden Labour In Vain Road	Construction of a single stable together with equipment store, storage for feed, hay and bedding and covered area for grooming, shoeing etc. Change of use of land to equestrian	Approved on 07 <sup>th</sup> September 17
TM/17/01951/RD	West Yaldham Farm Kemsing Road	Details of condition 41 (materials) submitted pursuant to TM/15/02819/FL	Approved on 11 <sup>th</sup> September 17
TM/17/01866/FL	The Well House West Street	2 Storey side extension to include	Approved on 12 <sup>th</sup> September 17



		demolition of an existing garage	
TM/17/02149/TNCA	Beech House St Marys Road	Removal of Sycamore and Willow trees together with shrubs and 2 small trees, planting of 10 Beech trees to form a hedge	No Objection on 15 <sup>th</sup> September 17
TM/17/02193/FL	Chalk Lodge Gravesend Road	Proposed single storey east and south side extensions	Approved on 27 <sup>th</sup> September 17
TM/17/02208/TPOC	4 Farthingfield	T3 & T4 Limes, reduce crowns by approximately 25%	Approved on 27 <sup>th</sup> September 17

2. Correspondence Received

T&MBC Planning List 'B' No's 17/36, 17/37, 17/38 & 17/39

The meeting closed at 8.22pm

.....:Chairman

.....:Date

TM/17/02436/FL Hightrees Kemsing Road

Section 73 application for Removal of condition 4 (ancillary use) pursuant to TM/07/01354/FL (Resubmission of previously approved extension TM/03/02877/FL (Demolition of existing double garage and construction of two storey building incorporating triple garage and domestic accommodation) to increase the footprint to the front (East elevation)

Planning permission TM/07/01354 had the following conditions attached.

Application TM/07/02436 seeks to remove condition 4 thereby allowing the annex with car parking spaces to become a second hereditament.

*"3. The garage(s) shown on the submitted plan shall be kept available at all times for the parking of private motor vehicles.*

*Reason: Development without the provision of adequate vehicle parking space is likely to lead to hazardous on-street parking.*

*4. The use of the addition hereby permitted shall be ancillary only to that of the main dwelling and it shall not be occupied as a separate hereditament.*

*Reason: To safeguard the amenities and interests of the occupants of other property in the residential area and highway safety."*

The proposed parking arrangement however is shared and in front of the existing garage entrances, which would be contrary to Condition 3.

The applicant states the following about the property.

*"It will remain as one property and if sold will be 'house with annex' as it is not practical to sell as two with shared garage, garden, utilities and car park."*

If the applicant seeks to keep the property as one legal entity for sale purposes then why is it necessary to create a separate hereditament?

Blocking the garages is contrary to Condition 3 and will cause parking outside of the property for the annex and the main house, which would be damaging to the AONB in which it resides.

Objection

TM/17/02591/FL The Keepers Cottage Wrotham Hill Road  
Change of use of the existing garage/workshop building to residential annexe/garage

The Planning History cited by DHA is factually incorrect as the applicant first applied for this change of use in 2005, which was refused and the appeal was later dismissed in 2006. There were many references to PPG 2 and PPS 7, all of which have now been rescinded for many years.

In the 12 years since that decision the NPPF replaced all previous guidance and that too will be revised shortly. The government has made many revisions to permitted development rights that are designed to bring redundant rural buildings back into use.

WPC notes that the application is one of ancillary domestic use within a single hereditament, for family members use. On those terms we have no objection.

**TM/02669/FL 109 West Street  
New three bedroom detached dwelling on land  
Adjacent to 109 West Street**

The four corners of this part of West Street were designed to be spacious. Previously there was an application to build a house next to 81 in the opposite corner of the quadrangle. It was refused and this is what the Officer stated in the Report.

*“However, the siting of the proposed dwelling and its impact must also be considered in context with the sites boundaries and wider impact on the streetscene. The residential development which encompasses the application site has a distinct layout, character and appearance. There are a handful of properties on corner plots which all have larger gardens, with the garden area being close to the corner itself. This layout gives a sense of openness to the development and is a clear intention of the original design. The proposal would erode all sense of openness on this corner ...” Ref: TM/09/01885*

*The application was refused as follows:-*

*“The proposal would, by virtue of its scale, siting and layout, result in harm to the scale and character of the locality through loss of openness and would not respect the site or its surroundings. The proposal is therefore contrary to policies CP13 and CP24 of the Tonbridge and Malling Core Strategy 2007”*

The applicant appealed the decision and the Inspector dismissed the appeal, stating as follows.

### **Reasons**

5. The appeal site is the side garden of an end of terrace dwelling. It is located within a residential area characterised by short terraces of houses arranged in a regular layout. Where end of terrace units, such as the appeal property, adjoin a street corner there is a side garden providing some separation between the flank wall of the house and the back edge of the footway. These side gardens appear to me to be a design feature of the original layout of the estate. They help to break up the built form of the estate and create a sense of spaciousness at key corner locations.
6. The proposed house would take up the greater part of the width of the side garden to No 81. To my mind this would significantly erode the sense of spaciousness that currently exists. Furthermore, the flank wall of the proposed house would be uncharacteristically close to the back edge of the footway to West Street, resulting in a cramped effect. For these reasons, I consider that the proposal would result in material harm to the character and appearance of the area.

**Ref: David Prentice, Inspector**

