WROTHAM PARISH COUNCIL

MINUTES OF THE PLANNING COMMITTEE MEETING
HELD ON Monday 24th June 2024 at 7.35pm
at Pilgrims Close, Whitehill, Wrotham. TN15 7RH

Present: Cllr's P Gillin (Chairman), H Rayner, D Beach, K Denton & T Jacob

In Attendance: L Cox (Clerk)

1. Apologies for absence:

Cllr's Mills & Vick

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 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 Rayner declared an interest in planning applications KCC/TM/0016/2024, KCC/TM/0017/2024, KCC/TM/0018/2024 & KCC/TM/0019/2024 and left the meeting before consideration of these items

3. Minutes

Planning Meeting Minutes of 28th August 2023; approved by the Parish Council on 6th September 2023

4. Public Question Time

No public participation

5. Planning Committee to Consider

1. Applications received

Application Number	Address	Details	Parish Council Recommendation

24/00874/PA	Wrotham Place High Street Wrotham	Listed Building Application: Part-retrospective application for 5 no. emergency lights attached to building	Attached refers
KCC/TM/0016/2024 KCC/TM/0017/2024 KCC/TM/0018/2024 KCC/TM/0019/2024	Borough Green Sand Pit, Maidstone Road, Platt,	Section 73 application to vary conditions 1, 2, 25 & 30 and remove condition 12 of planning permission TM/20/2400 (the main quarry) to allow an extension of time to extract additional sand reserves identified in the main quarry and to progressively restore the site by 31 December 2030 Section 73 application to vary conditions 2 & 37 of planning permission TM/22/2292 (the eastern extension) to allow sand extraction to continue in the eastern extension area until 31 December 2025 with all other operations to infill and restore the site to be completed by 31 December 2030 Section 73 application to vary conditions 1, 3 & 35 of planning permission TM/20/2397 (the northern extension) to allow for an extension of time to extract additional sand reserves identified in the quarry and the site progressively restored until 31 December 2030 Section 73 application to vary the wording of Condition 1 and 5 of planning permission TM/21/461 to allow for an extension of time in which to re-route the temporary drainage ditch onto its original path and the land restored to its former condition on or before	Wrotham Parish Council is of the opinion that it is far better to maximise safe extraction of sand reserves in a given location utilising existing equipment and existing local expertise, rather than to begin a new quarry elsewhere. Provided that KCC Mineral Officers are satisfied that ongoing works will not have undesirable consequences as follows: 1. Work doesn't compromise the water source protection zone. 2. Can be completed without land collapse or flooding. 3. Doesn't require additional HGV daily trips. 4. Doesn't require and extension to working hours. 5. Doesn't require additional HGV transport tonnage. 6. Doesn't deposit mud on local roads. That being the case Wrotham Parish Council is in favour of extending the life of the quarry to maximise the minerals extracted from the quarry.

		31 December 2030	

2. Notification of decisions

Application Number	*Address*	*Details*	Decision
24/00453/PA	St George's House High Street	Proposed detached garage with off-road car parking	Approved 4th June 2024
24/00244/PA	Cedar House, St Mary's Road	Listed Building Consent: For the removal of the existing leaded windows which are in a poor state of repair, and replace with heritage stepped aluminium frames and diamond lead lights	Application Withdrawn 5th June 2024
24/00393/PA	West View Blacksole Lane	Details of Condition 3 (Archaeology Watching Brief) pursuant to planning permission TM/21/01680/FL (Erection of a 4 bed 2 storey house)	Approved 16th June 2024
24/00497/PA	1 Pilgrims Way	Details of condition 4 (Landscaping and boundary treatment) Pursuant to planning permission TM/19/02493 New 3 bedroom end of terrace house with front porch and dormer, new front porch to existing terrace house	Refused 7th June 2024
24/00498/PA		Details of condition 6 (Noise Assessment) Pursuant to planning permission 19/02967/FL New 3 bedroom end of terrace house with front porch and dormer, new front porch to existing terrace house	Approved 7th June 2024
23/03211	St George's Court West Street	8 x Sycamore and 1 x Beech (applicants ref. T8, T12, T13, T15, T16, T22, T23, T24 and T25) - Cut back branches on the west side by 1.5m to remove overhang from the neighbouring properties and lift to 3.5m above ground level. 2 x Sycamore (applicants ref. T20 and T21) – Lift to 3.5m above ground level. (1 x dead Rowan (applicants ref. T17) – Fell to ground	Approved 10th June 2024

		level). All Standing in Group G3 of Tree Preservation Order.	
24/00365/PA	Wrotham Hill Park Fairseat Lane	Two storey extension to the 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 amend basement, lightwells, patio, bay window to first floor south elevation, new balcony and additional first floor extension to North East corner with roof terrace above)	Approved 14th June 2024

3. Correspondence

T&MBC Planning Applications Lists

The meeting closed at 7.50pm

……Chairman

……Date

Listed Building Consent: Wrotham Place, High Street, Wrotham, TN15 7AE

24/00874/PA: Listed Building Application

Part-retrospective application for 5 no. emergency lights attached to building

The proposal is to keep 5 of the 7 Vicenza emergency lighting units pictured opposite.

The product literature describes the light unit as follows.

"Product Information

The Vicenza CCT LED is a Triple CCT Exterior Bulkhead luminaire focused on the commercial and industrial sector"

Clearly this equipment is designed to be installed in commercial locations, warehouses and factories for example. It is a totally unsuitable design to adorn a Grade II Listed Tudor building.

The Historic England website advises as follows:

> **Can the external lights be discreetly located?**
> It is important to position as many external electric light fittings (luminaires) as possible where they are inconspicuous while still being relatively easy to access for maintenance. It's also crucial that the luminaire fixing locations are respectful of the historic fabric and will leave no permanent scarring. A particular lighting layout may give the desired effect at night **but if the floodlights cannot be hidden or suitably disguised for daytime viewing, the scheme has ultimately failed**.
> **Ref:** https://historicengland.org.uk/advice/

Wrotham Parish Council objects to this proposal as follows:-
It is the view of WPC that 5 of the above units, visibly mounted around external doors on different faces of the building is a failed scheme and should be rethought.

The proposal to use a discretely located alternative spotlight on the north facing elevation could be acceptable in theory but note that there is insufficient detail as to where the unit will be located and just how visible it will be.