

WEST KINGSDOWN PARISH COUNCIL**Minutes of the Planning and Parish Council meeting held on Wednesday 28th July 2021**Planning Committee

Members of the Parish Council: Cllr J Watchorn (Chairman), Cllr I Bosley (Vice-chairman), Cllr Mrs P Bosley, Cllr Gray, Cllr King, Cllr D Land, Cllr Mrs M Richards, Cllr Spiller & Cllr L Spencer.

1. Apologies for Absence: Cllr G Christie, Cllr Miss J Holdstock

2 Declarations of Interest: No declarations declared

3. Plans:**SE/21/01548/HOUSE: 27 Howells Close :**

Re do our driveway to pave front garden and erection of wall, railings and a sliding gate, objection and comment

SE/21/02070HOUSE: Bluebird. Knatts Valley Road:

Alterations and additions to an existing dwelling, with a single storey to rear additions. Internal alterations and the remodelling of the roof, new fenestration. Comment

SE/21/01499/FUL: Hollywood Gardens, School Lane:

Propose permanent change of use to gypsy traveller site for one family including the retention of three mobile homes, one tourer and associated outbuildings - Amended application. Objection

SE/21/02122/FUL Units 9 To 10 West Kingsdown Industrial Estate London Road:

Placement of additional storage shipping container. Currently withdrawn

SE/21/01795/HOUSE Lindale Fawkham Road:

Proposal Erection of a 2 storey extension to the gable, partial demolition of an existing 2 car garage and erection of a 3 car garage, erection of link conservatory between the garage and house. Objection

SE/21/01831/DETAIL 2 Hailwood Place School Lane

Proposal Details pursuant to condition 8 (ecological enhancements) of planning permission. Noted

SE/21/01830/DETAIL 1 Hailwood Place School Lane

Proposal Details pursuant to condition 8 (ecological enhancements) of planning permission 20/02909/HOUSE. Noted

SE/21/02150/FUL Parkwood Knatts Valley Road

Proposal Erection of a 2 bedroom detached bungalow. No objection

SE/21/02247/FUL Field To Right Of The Rising Sun Cotmans Ash Lane Cattle shelter. Comment

SE/21/02352/FUL Stanwell House, Botsom Lane, Change of use of land to allow for the siting of 7 static caravans to be occupied by persons over 55 plus associated hardstanding and ecological enhancements in connection

Appeals

SE/21/00911/CONVAR Knatts Valley Caravan Park, Knatts Valley Road. Noted

Variation of condition 6 (soft landscaping within 3 months) and 7 (surface water, external lighting, internal layout, storage of refuse and recycling, amenity building erected within 6 months of the date of this decision shall be implemented) of 20/02635/FUL to Proposed creation of an additional 3 Gypsy/Traveller pitches.

Future Planning and changes to the way Parishes are consulted:

Cllr Watchorn raised that although paper copies of plans were no longer received it would be good if the Clerk could print several of the planning drawings from the SDC website for Cllr Watchorn before the meeting. It was agreed that the Council would trial this and review and that the Clerks time taken on this would be monitored. The Chairman commented that the Parish Council were aware of the time it was taking Cllr Watchorn to deal with plans since new consultation changes had come into place and that maybe the Vice Chair for planning could take on some of the plans to help share the load. Members would also have to look at plans online to familiarise themselves with the applications that the Parish is being consulted on.

AGREED**Minutes of the Parish Council held on Wednesday 28th July 2021**

Members of the Parish Council: Cllr Mrs P Bosley (Chairman), Cllr G Christie (Vice Chairman), Cllr I Bosley, Cllr S Gray, Cllr D King, Cllr D Land, Cllr Mrs M Richards, Cllr R Spiller & Cllr Mrs L Spencer, Cllr Mrs J Watchorn.
Cllr Brazier, Cllr Fothergill and 2 members of the public

Apologies for Absence: Cllr G Christie, Cllr Miss J Holdstock

Members of the Public**Brands Hatch**

2 Noise complaints received to Brands Hatch, SDC to monitor.

BR292

Request for an update re opening in September after closure notice extended. Clerk to ask KCC for update

Abandoned car in Gamecock:

Awaiting a 15 day notice from SDC to be placed on vehicle before arrangement can be made to have it removed.

Hever Avenue new development by Four Acre Wood .

Developer has left pile of bricks blocking pavement, this has been reported to SDC.

Vegetation:

Overgrown outside The Farriers London Road. Clerk to advise KCC

Hever Road

Metal Plate protruding on pavement Clerk to report.

BR272 Botsom Lane

Over grown vegetation. Clerk to report to KCC.

Burst Water leak:

Outside Goldfinch, running water into Southfields Road will be reported

Declaration of Interests relating to items on the Agenda: Cllr Richards for items relating to Allotments

Minutes of Previous Meetings

The MINUTES of the Planning Committee meeting held on Wednesday 23rd June 2021 were submitted.

It was moved from the Chair that they be signed as a true record.

ALL IN FAVOUR

The MINUTES of the Parish Council Meeting held on Wednesday 23rd June 2021 were submitted.

It was moved from the Chair that they be signed as a true record.

ALL IN FAVOUR

The MINUTES of the Planning Committee meeting held on Monday 12th July 2021 were submitted. It was moved from the Chair that they be signed as a true record. **ALL IN FAVOUR**

The MINUTES of the General Purpose Committee held on Monday 12th July 2021 were submitted. It was moved from the Chair that they be signed as a true record. **ALL IN FAVOUR**

Any Urgent Business

The Chairman ruled that any business received since the despatch of the Agenda, by reason of special circumstances, be considered, in order to avoid any undue delay and have up to date information

Diary Item: No diary items

Footpaths

SD271

SD271 : Goss View. KCC have served an enforcement notice with regard to the wall, gate and fence and have to wait for the allotted time to elapse before they can take further action. We have also advised SDC Planning Enforcement of the none compliance with the condition for reinstating the public right of way following the development and await news from them. Clerk to ask update before next PC meeting **NOTED**

Correspondence

Events – Matts BBQ

This is a large event at Wrotham. The licence was applied for by a third party as detailed below and St Clere has confirmed that this will be a one day event only

St Clere Hill Estate write “ I am writing to you about the licence application that has been submitted by BJP Productions for an event on Wings of the Morning field on 14th August.

This licence was brought to my attention before the weekend and I have today spoken to the organisers. They acknowledge that the licence application submitted in no way reflected their agreement with the trustees of St Clere Estate. St Clere had authorised them to submit a license for a one-day event to take place on 14th August whereas the application applied for events across a number of weekends.

The event itself, Matt’s BBQ, has been running in other venues successfully for years. We obtained a glowing reference from the South of England Showground before agreeing the event could go ahead, subject to a license.

As to why this situation has arisen, it is my understanding that as a result of various very difficult factors, not least the extremely unclear easing of lockdown restrictions, BJP Productions were having to make last minute decisions about various events they were managing, and therefore delegated the license application to a third party. The license was not shown to St Clere before it was submitted and as soon as we became aware of the wide ranging application, we took action. You will be aware that despite the number of events mentioned in the application, in reality only Matt’s BBQ, a one day event, is proposed.

I am writing to you to confirm that BJP Productions have agreed to amend their license application as a matter of urgency to refer only to the one day event; Matt’s BBQ. The organisers have offered to meet with a representative of the parish council (and surrounding parish councils) to discuss any concerns. Had there been clarity about the lifting of restrictions (and therefore whether the event would be happening at all), this would have been done in advance of the licence application going in.

Eliza Ecclestone.

This was noted and a thanks would be sent to Eliza Ecclestone at St Clere Estate for keeping Parish Council informed. **AGREED**

MOTO - lorry park : Moto Hospitality is preparing an application for a new HGV park, amenity building, fuelling station with a new roundabout for site access at junction 2A off the M26. Moto is the UK's leading provider of Motorway Service Areas with over 45 locations and 5,000 employees across the UK.

They are keen to hear feedback on the proposals and comments submitted during the consultation will be taken on board wherever possible to help evolve the scheme. Moto are hoping to submit an application to Tonbridge and Malling Borough Council later this year.

The site is within the Green Belt, but outside of the Area of Outstanding Natural Beauty (AONB). There is a specific need for the additional HGV parking in Kent, and this site is uniquely placed to address the identified need. The special circumstances listed below, will be submitted alongside the application to justify the need of the development.

They include:

The need nationally for additional secure HGV parking;

- The identified need by Kent County Council for overnight lorry parking in Kent and within the Wrotham area.
- The site's suitability to meet that need due to a lack of alternative locations.

The proposed site is uniquely placed to address the identified needs with limited social, environmental and highways impacts. Visual impact of the Green Belt will also be limited due to additional planting and landscaping as well as the retention of existing hedgerows and trees where possible. **NOTED**

Finance

The Finance papers were circulated to Members prior to the meeting and it was noted that an income of £12,285.10 had been received. It was proposed by Cllr Gray and seconded by Cllr Land that payments totalling £15,035.37 be paid **ALL IN FAVOUR**

Maws Meadow

The Advert for a vacant socially rented property at Maws Meadow has been placed on the Facebook Resident's page and the Clerk will update Members when a short list has been compiled from applicants. **RECEIVED**

Recreation Ground:

The Clerk had a meeting with Komplan to discuss the project and how we can engage with the community to gauge what people want in the recreation ground. This will ensure that the Parish Council listens to the wants and needs of residents / children within the budget.

A survey with parents and young people was agreed the best way to engage with residents, but with end of term only a couple of days after we met it has been agreed that the survey will go into the school and preschool at the very beginning of the term and that Stuart from Komplan will the device a scheme based on results on survey and will present to a Parish Council Meeting. **NOTED**

Local Plan:

This is a link from the District Council about the local plan, <https://cds.sevenoaks.gov.uk/documents/s44727/09%20Local%20Plan%20Update.pdf?J=2> Link to committee report, Cllr I Bosley gave a summary of the SDC report. **RECEIVED**

Allotments – Vernon Close

A request had been received to take over some land behind the sheds of one of the allotments, the land is a small area that is usually just left and David Diboll used to chop the weeds down twice a year. On this site the allotment holder has asked if a small Polly tunnel could be put on this ground it would make the area tidy and keep weeds down. It would be behind sheds so not scene from road. The Clerk visited the site before the meeting and provided photos for members to see. Members discussed the request and expressed concern regarding access from the neighbouring property

(the allotment holder) through his fence to the land and potential polytunnel, The Clerk was asked to seek legal advise and bring back to the General Purpose Committee. **AGREED**

Village Hall update: Folowing the relaxation of covid regulations all activities are now up and running.

Church Woods: Dormice survey - none were found at the last survey carried out wet weather has not helped

Old school update: bookings are resuming

Matters Arising

Litter picker : Several people have responded to the advertisement and Interviews will take place on Monday 9th August. Members agreed that the Chairman and Clerk proceed to appoint if there is a suitable applicant.

August/September Meetings

Planning and General purpose Committee Meeting: Monday 16th August 2021 Main Hall, Old School, School Lane 7.30pm

Planning and General purpose Committee Meeting: Monday 13th September 2021 Main Hall, Old School, School Lane 7.30pm

Planning and Parish Council Meeting: Wednesday 22nd September 2021 : Main Hall, Old School, School Lane 7.30pm

Meeting closed at 9.18pm