

REPORT TO WOULDHAM PARISH COUNCIL 2nd MARCH 2021

**By the Tonbridge and Malling Borough Councillors for
Burham and Wouldham Ward
Councillors Dave Davis and Roger Dalton**

a.

PARISH PRECEPTS

1. The TMBC budget and Council Tax was agreed at the Council meeting on 23rd February. You will remember that TMBC not only collects its own part of the council tax but also the council tax for KCC, parish council's precepts, the Police and the Fire and Rescue Service. The details of the setting of the council tax are attached in the draft resolution to agenda item 13 of the TMBC Council meeting and the parish precepts for the Borough are also attached.

PETERS VILLAGE FLOODED SWALE

2. As you know we are working on the flooded swale to the west of the Evabourne part of Peters Village development that has caused concern to some residents there.

3. We have visited the site on a number of occasions. Once was with your chairman and he has also provided us with some very useful photographs of the site from another visit he has made with flood levels close to the highest seen.

4. The following agencies have been consulted / informed:

a. The Lower Medway Drainage Board. They made it clear that:

(1). the Environment Agency is responsible for the River Medway and have an interest in all drainage works within 8 metres of the river.

(2). That the LMIDB is responsible for the main drainage channels on Wouldham Marshes to the west of Hall Road and the north of Peters Bridge Road. It is into these channels that the Water from the swale eventually flows and there are no problems here.

b. KCC Highways have been informed of the flooded culvert under Keepers Cottage Lane between the SSI ponds and the swale.

c. KCC Flood and Water Management Department have been informed of the flood. They are interested in it and need to be kept informed but have no responsibilities for it.

5. Trenport, the landowner, is the responsible authority for the whole of the drainage run from the SSI through the swale to the outfall of the storm drain culvert under the playing field that discharges into the open channel that runs along the south side of Worrall Drive.

6. Trenport have confirmed the area concerned, was part of the original overall design for Peters Village, prepared by WSP and in particular the former quarry area, to allow for heavy rainfall to part flood the swale and footpath before gravity leads the water to the playing fields via a storm drain and eventually into the River Medway. The mixture of swales and culverts have fulfilled their original design brief.

7. Trenport are working on this issue at present. It is not envisaged that major work is required but they are seeking advice from their engineering consultant who designed the works and from contractors for possible small works to mitigate problems on the ground.

COUNCIL TAX

DRAFT RESOLUTION

1. It be noted that on 23rd February 2021 the Council calculated:

- (a) the Council Tax Base 2021/22 for the whole Council area as 51,374.86 [Item T in the formula in Section 31B of the Local Government Finance Act 1992, as amended (the "Act")] and,
- (b) for dwellings in those parts of its area to which one or more special items (Special expenses and or a Parish precept) relates as follows:

Tonbridge	13,705.51
Addington	428.64
Aylesford	4,304.64
Birling	202.93
Borough Green	1,680.88
Burham	466.17
Ditton	1,786.27
East Malling & Larkfield	4,994.87
East Peckham	1,299.04
Hadlow	1,523.20
Hildenborough	2,219.38
Ightham	1,104.54
Kings Hill	4,202.92
Leybourne	1,910.59
Mereworth	437.07
Offham	394.97
Platt	887.65
Plaxtol	591.58
Ryarsh	369.94
Shipbourne	271.16
Snodland	3,871.98
Stansted	277.70
Trottscliffe	277.12
Wateringbury	896.21
West Malling	1,138.21
West Peckham	178.54
Wouldham	994.34
Wrotham	958.81

2. £11,276,762 being the Council Tax requirement for the Council's own purposes for 2021/22 (excluding Parish precepts).

3. That the following amounts be calculated for the year 2021/22 in accordance with Sections 31 to 36 of the Act:

- (a) £95,297,298 being the aggregate of the amounts which the Council estimates for the items set out in Section 31A(2) of the Act taking into account all precepts issued to it by Parish Councils.
- (b) £80,693,704 being the aggregate of the amounts which the Council estimates for the items set out in Section 31A(3) of the Act.
- (c) £14,603,594 being the amount by which the aggregate at 3(a) above exceeds the aggregate at 3(b) above, calculated by the Council in accordance with Section 31A(4) of the Act as its Council Tax requirement for the year. (Item R in the formula in Section 31B of the Act).
- (d) £284.26 being the amount at 3(c) above (Item R), all divided by Item T (1(a) above), calculated by the Council, in accordance with Section 31B of the Act, as the basic amount of its Council Tax for the year including Parish precepts.
- (e) £4,211,077 being the aggregate amount of all special items (Special expenses and Parish precepts) referred to in Section 34(1) of the Act.
- (f) £202.29 being the amount at 3(d) above less the result given by dividing the amount at 3(e) above by Item T (1(a) above), calculated by the Council, in accordance with Section 34(2) of the Act, as the basic amount of its Council Tax for the year for dwellings in those parts of its area to which no special items relate (this is the Council Tax for General Expenses to which Special expenses and Parish precepts are added as applicable).

(g) <u>Part of the Council's area</u>	Band D
	£
Tonbridge	258.83
Addington	260.51
Aylesford	263.64
Birling	261.31
Borough Green	326.42
Burham	259.33
Ditton	353.37
East Malling & Larkfield	287.39
East Peckham	315.21
Hadlow	282.72
Hildenborough	246.04
Ightham	314.55
Kings Hill	317.51
Leybourne	318.27
Mereworth	282.02
Offham	257.70
Platt	288.35
Plaxtol	287.59
Ryarsh	271.91
Shipbourne	247.79
Snodland	292.07
Stansted	264.44
Trottscliffe	270.85
Wateringbury	299.76
West Malling	316.16
West Peckham	234.05
Wouldham	273.99
Wrotham	316.29

being the amounts given by adding to the amount at 3(f) above the amounts of the special item or items relating to dwellings in those parts of the Council's area mentioned above divided in each case by the amount at 1(b) above, calculated by the Council, in accordance with Section 34(3) of the Act, as the basic amounts of its council tax for the year for dwellings in those parts of its area to which one or more special items (Special expenses and Parish precepts) relate.

(h)

Valuation Bands

Part of the Council's area	A £	B £	C £	D £	E £	F £	G £	H £
Tonbridge	172.55	201.31	230.07	258.83	316.35	373.87	431.38	517.66
Addington	173.67	202.62	231.56	260.51	318.40	376.29	434.18	521.02
Aylesford	175.76	205.05	234.35	263.64	322.23	380.81	439.40	527.28
Birling	174.21	203.24	232.28	261.31	319.38	377.45	435.52	522.62
Borough Green	217.61	253.88	290.15	326.42	398.96	471.50	544.03	652.84
Burham	172.89	201.70	230.52	259.33	316.96	374.59	432.22	518.66
Ditton	235.58	274.84	314.11	353.37	431.90	510.42	588.95	706.74
East Malling & Larkfield	191.59	223.53	255.46	287.39	351.25	415.12	478.98	574.78
East Peckham	210.14	245.16	280.19	315.21	385.26	455.30	525.35	630.42
Hadlow	188.48	219.89	251.31	282.72	345.55	408.37	471.20	565.44
Hildenborough	164.03	191.36	218.70	246.04	300.72	355.39	410.07	492.08
Ightham	209.70	244.65	279.60	314.55	384.45	454.35	524.25	629.10
Kings Hill	211.67	246.95	282.23	317.51	388.07	458.63	529.18	635.02
Leybourne	212.18	247.54	282.91	318.27	389.00	459.72	530.45	636.54
Mereworth	188.01	219.35	250.68	282.02	344.69	407.36	470.03	564.04
Offham	171.80	200.43	229.07	257.70	314.97	372.23	429.50	515.40
Platt	192.23	224.27	256.31	288.35	352.43	416.51	480.58	576.70
Plaxtol	191.73	223.68	255.64	287.59	351.50	415.41	479.32	575.18
Ryarsh	181.27	211.49	241.70	271.91	332.33	392.76	453.18	543.82
Shipbourne	165.19	192.73	220.26	247.79	302.85	357.92	412.98	495.58
Snodland	194.71	227.17	259.62	292.07	356.97	421.88	486.78	584.14
Stansted	176.29	205.68	235.06	264.44	323.20	381.97	440.73	528.88
Trottscliffe	180.57	210.66	240.76	270.85	331.04	391.23	451.42	541.70
Wateringbury	199.84	233.15	266.45	299.76	366.37	432.99	499.60	599.52
West Malling	210.77	245.90	281.03	316.16	386.42	456.68	526.93	632.32
West Peckham	156.03	182.04	208.04	234.05	286.06	338.07	390.08	468.10
Wouldham	182.66	213.10	243.55	273.99	334.88	395.76	456.65	547.98
Wrotham	210.86	246.00	281.15	316.29	386.58	456.86	527.15	632.58

being the amounts given by multiplying the amounts at 3(g) above by the number which, in the proportion set out in Section 5(1) of the Act, is applicable to dwellings listed in a particular valuation band divided by the number which in that proportion is applicable to dwellings listed in valuation band D, calculated by the Council, in accordance with Section 36(1) of the Act, as the amounts to be taken into account for the year in respect of categories of dwellings listed in different valuation bands.

4. That it be noted that for the year 2021/22 The Police & Crime Commissioner for Kent, the Kent & Medway Fire & Rescue Authority and the Kent County Council have stated the following amounts in precepts issued to the Council, in accordance with Section 40 of the Local Government Finance Act 1992, for each of the categories of dwellings shown below:

<u>Precepting Authority</u>	<u>Valuation Bands</u>							
	A £	B £	C £	D £	E £	F £	G £	H £
The Police & Crime Commissioner for Kent	145.43	169.67	193.91	218.15	266.63	315.11	363.58	436.30
Kent & Medway Fire & Rescue Authority	53.88	62.86	71.84	80.82	98.78	116.74	134.70	161.64
Kent County Council	945.84	1,103.48	1,261.12	1,418.76	1,734.04	2,049.32	2,364.60	2,837.52

5. That, having calculated the aggregate in each case of the amounts at 3(h) and 4. above, the Council, in accordance with Sections 30 and 36 of the Local Government Finance Act 1992, hereby sets the following amounts as the amounts of council tax for the year 2021/22, for each of the categories of dwellings shown below:

<u>Part of the Council's area</u>	<u>Valuation Bands</u>							
	A £	B £	C £	D £	E £	F £	G £	H £
Tonbridge	1,317.70	1,537.32	1,756.94	1,976.56	2,415.80	2,855.04	3,294.26	3,953.12
Addington	1,318.82	1,538.63	1,758.43	1,978.24	2,417.85	2,857.46	3,297.06	3,956.48
Aylesford	1,320.91	1,541.06	1,761.22	1,981.37	2,421.68	2,861.98	3,302.28	3,962.74
Birling	1,319.36	1,539.25	1,759.15	1,979.04	2,418.83	2,858.62	3,298.40	3,958.08
Borough Green	1,362.76	1,589.89	1,817.02	2,044.15	2,498.41	2,952.67	3,406.91	4,088.30
Burham	1,318.04	1,537.71	1,757.39	1,977.06	2,416.41	2,855.76	3,295.10	3,954.12
Ditton	1,380.73	1,610.85	1,840.98	2,071.10	2,531.35	2,991.59	3,451.83	4,142.20
East Malling & Larkfield	1,336.74	1,559.54	1,782.33	2,005.12	2,450.70	2,896.29	3,341.86	4,010.24
East Peckham	1,355.29	1,581.17	1,807.06	2,032.94	2,484.71	2,936.47	3,388.23	4,065.88
Hadlow	1,333.63	1,555.90	1,778.18	2,000.45	2,445.00	2,889.54	3,334.08	4,000.90
Hildenborough	1,309.18	1,527.37	1,745.57	1,963.77	2,400.17	2,836.56	3,272.95	3,927.54
Ightham	1,354.85	1,580.66	1,806.47	2,032.28	2,483.90	2,935.52	3,387.13	4,064.56
Kings Hill	1,356.82	1,582.96	1,809.10	2,035.24	2,487.52	2,939.80	3,392.06	4,070.48
Leybourne	1,357.33	1,583.55	1,809.78	2,036.00	2,488.45	2,940.89	3,393.33	4,072.00
Mereworth	1,333.16	1,555.36	1,777.55	1,999.75	2,444.14	2,888.53	3,332.91	3,999.50
Offham	1,316.95	1,536.44	1,755.94	1,975.43	2,414.42	2,853.40	3,292.38	3,950.86
Platt	1,337.38	1,560.28	1,783.18	2,006.08	2,451.88	2,897.68	3,343.46	4,012.16
Plaxtol	1,336.88	1,559.69	1,782.51	2,005.32	2,450.95	2,896.58	3,342.20	4,010.64
Ryarsh	1,326.42	1,547.50	1,768.57	1,989.64	2,431.78	2,873.93	3,316.06	3,979.28
Shipbourne	1,310.34	1,528.74	1,747.13	1,965.52	2,402.30	2,839.09	3,275.86	3,931.04
Snodland	1,339.86	1,563.18	1,786.49	2,009.80	2,456.42	2,903.05	3,349.66	4,019.60
Stansted	1,321.44	1,541.69	1,761.93	1,982.17	2,422.65	2,863.14	3,303.61	3,964.34
Trottscliffe	1,325.72	1,546.67	1,767.63	1,988.58	2,430.49	2,872.40	3,314.30	3,977.16
Wateringbury	1,344.99	1,569.16	1,793.32	2,017.49	2,465.82	2,914.16	3,362.48	4,034.98
West Malling	1,355.92	1,581.91	1,807.90	2,033.89	2,485.87	2,937.85	3,389.81	4,067.78
West Peckham	1,301.18	1,518.05	1,734.91	1,951.78	2,385.51	2,819.24	3,252.96	3,903.56
Wouldham	1,327.81	1,549.11	1,770.42	1,991.72	2,434.33	2,876.93	3,319.53	3,983.44
Wrotham	1,356.01	1,582.01	1,808.02	2,034.02	2,486.03	2,938.03	3,390.03	4,068.04

Parish Council Precepts 2021/22

Precept for 2020/21 £	Parish Council	Precept for 2021/22 £	Tax Base	Amount Per Band D Property £	Per Band D Variation %
23,000.00	Addington	23,000.00	428.64	53.66	(1.2)
257,800.00	Aylesford	253,155.00	4,304.64	58.81	0.0
10,913.00	Birling	10,858.00	202.93	53.51	0.6
201,920.00	Borough Green	206,920.00	1,680.88	123.10	2.8
26,588.09	Burham	26,588.09	466.17	57.04	(1.2)
269,231.00	Ditton	269,260.00	1,786.27	150.74	0.3
347,797.00	E. Malling & Larkfield	399,396.00	4,994.87	79.96	15.0
146,000.00	East Peckham	146,000.00	1,299.04	112.39	0.5
119,995.00	Hadlow	122,510.00	1,523.20	80.43	2.2
77,524.00	Hildenborough	97,098.00	2,219.38	43.75	25.0
125,052.00	Ightham	124,000.00	1,104.54	112.26	(0.1)
389,502.00	Kings Hill	484,279.00	4,202.92	115.22	23.4
176,299.00	Leybourne	190,140.00	1,910.59	99.52	8.2
33,475.00	Mereworth	34,814.00	437.07	79.65	4.8
21,592.00	Offham	21,885.00	394.97	55.41	0.0
75,000.00	Platt	75,000.00	887.65	84.49	0.5
50,462.00	Plaxtol	50,462.00	591.58	85.30	0.3
25,769.00	Ryarsh	25,755.00	369.94	69.62	0.0
12,187.00	Shipbourne	12,337.00	271.16	45.50	2.0
317,025.00	Snodland	325,816.00	3,871.98	84.15	2.1
17,260.00	Stansted	17,260.00	277.70	62.15	1.6
16,500.00	Trottiscliffe	19,000.00	277.12	68.56	14.2
93,810.99	Wateringbury	85,185.13	896.21	95.05	(9.4)
126,015.13	West Malling	126,015.13	1,138.21	110.71	(0.0)
5,670.00	West Peckham	5,670.00	178.54	31.76	1.5
62,545.00	Wouldham	66,153.00	994.34	66.53	(5.0)
101,797.00	Wrotham	108,276.00	958.81	112.93	5.0
3,130,729.21	Total	3,326,832.35	37,669.35		

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Tracey Crouch MP



HOUSE OF COMMONS

LONDON SW1A 0AA

Nicky Grimes
Clerk, Wouldham Parish Council
Scarborough Farm
Rochester Road
Burham
Kent ME1 3RD

18 February 2021

Our Ref: ZA23687

Dear Nicky

Thank you for your email outlining the Parish Council's concern regarding estate management fees.

As requested, I have asked for clarification from the Ministry for Housing, Communities & Local Government regarding estate management fees. I have also contacted Tonbridge & Malling Borough Council, asking for their comments on the issue.

I will of course write to you again as soon as I receive their responses and please do let me know should you feel I can be of any further assistance to you in the meantime.

Yours sincerely

A handwritten signature in blue ink that reads "Tracey Crouch".

TRACEY CROUCH MP

Chatham & Aylesford

Tel: 020 7219 7203



Tracey Crouch MP

By email tracey.crouch@parliament.uk

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05 February 2021

Dear Tracey

Thank you for your correspondence with both myself and officers regarding Wouldham traffic issues.

As you know, through your work with the Strategic Transport Review Group (STRG), various measures have been implemented in Wouldham including:

- KCC joint funding a footpath through the recreation ground.
- The implementation of a 20mph speed limit in the High Street.
- Improved pedestrian crossing facilities in Knowle Road.
- The implementation of a 7.5 tonne weight restriction north of the village.
- Enhanced 20mph speed warning signage in the High Street

Meanwhile, ongoing discussions and feedback have highlighted that the opening of Hall Road, as supported by the Parish Council, has been received both positively and negatively by residents in fairly equal measure.

In 2019 the STRG decided that the only viable measure to take forward would be traffic calming measures, and enhanced pedestrian crossing facilities, in the northern part of the High Street.

Following consultation with all the interested parties, plans were developed for such a scheme, which were subsequently not supported by the Parish Council.

Given that the Parish Council take issue with any scheme that necessitates the removal of existing parking places in the High Street, and that any such traffic calming scheme will require removal of some on street parking provision for legal and safety reasons, we have concluded that there are no further actions that can be taken in relation to Wouldham.

Kent County Council will, of course, continue to monitor the situation and respond to any significant change accordingly.

Yours sincerely

Roger Gough
Leader of Kent County Council

WOULDHAM



PARISH COUNCIL

Planning Dept.
TMBC
Gibson Drive
Kings Hill

March 2nd 2021

RE: Planning application TM/21/00273/FL

Wouldham Parish Council object to this application on 3 grounds.

1) The loss of a Community asset for local people. We ask has every effort been made to sell the shop as a business? The applicant himself has referred to the small shop set up in the local pub car park, this indicates a need but the pub is owned by the brewery so the future of this shop is not guaranteed.

2) The loss of parking on the High Street.

The parking spaces on the front of the application fronting numbers 128-132 will need a drop kerb and the removal of vehicles which are at present using the High Street for parking, including a Disabled Bay. It will mean the removal of much needed spaces on the High Street and will block the view from established houses. There is also a case that 4 spaces for 4 flats will not be enough.

The neighbours to this planned development are concerned about additional traffic fumes with the parking being so close.

This will also require some adjustment to street furniture i.e. Post Box, Litter Bin, and Parish Council notice board these would have to be discussed with the various authorities.

3) Wouldham needs a post office and a shop, not more housing. This is the last shop in Wouldham and without it we are concerned that the village will just become a through road to the bridge.

Nicky Grimes
Clerk Wouldham Parish Council

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