

**MINUTES OF TROTTISCLIFFE PARISH COUNCIL MEETING  
HELD ON THURSDAY 6 NOVEMBER 2025 at 7.30pm IN THE VILLAGE HALL**

**PRESENT:**

Cllrs David Gaunt (DG), Richard Vallance (RV), Alan Palmer (AP), Ian Mills (IM), Oliver Shaw (OS), Robin Betts (RB), Clerk, 22 members of the public.

**97/25 APOLOGIES FOR ABSENCE**

Louise Leyden (LL), Alison Prountzos (ALP), Dodger Sian (DS), Martin Coffin (MC) the reasons for absence were accepted.

**98/25 DECLARATIONS OF INTEREST**

None received.

**99/25 INTENTION TO RECORD THE MEETING**

There have been no requests to record the meeting.

**100/25 APPROVAL OF MINUTES**

It was **resolved** that DG sign the minutes of the Parish Council Meeting held on the 2 October 2025 as a true and accurate record of the meeting.

**101/25 PRESENTATION FROM QUARRYPLAN UK LTD**

Steve Lamb advised that Wrotham Quarry produces high quality silica sand and building sand which have a variety of uses in specialist foundry casting, refractory products, block paving, leisure uses, adhesives, brickmaking, and construction both locally in Kent and further afield. Approximately 80% of the silica sand is dried and bagged in special processing plant located in the quarry.

The quarry has only 2 years supply of sand remaining. Consequently, a planning application is being prepared to provide additional reserves of sand. The quarry extension will support the continued direct employment of 12 staff at the quarry and an additional 3 staff within Ferns Group as well as a further 20 people indirectly employed providing services such as haulage, and specialist contracting. The annual expenditure at Wrotham Quarry is over £7 million per year on haulage, fuel, business rates, wages, servicing and consumables, a substantial percentage of which is spent within Kent.

The proposed quarry extension area consists of a single agricultural field of about 6 hectares (14.5 acre) lying to the immediate north of the current extraction area which is located to the north of Addington Lane. The extension area contains 1.2 million tonnes of silica sand and 170,000 tonnes of building sand which would be worked over a period of 8 to 9 years. The sand deposits lie beneath Gault Clay overburden which will be removed and transported through the existing tunnel beneath Addington Lane where it will be used to restore part of the main quarry void. The building sand lies above the silica sand.

The extension area will be progressively worked in a northerly direction from the current extraction area and once the sand has been removed the extension area will be backfilled with imported inert construction and excavation waste to restore the site back to original ground levels and back to agricultural use.

There are 2 Public Rights of Way which cross the extension area and these would be temporarily diverted around the edge whilst the extension works are undertaken. The Footpaths will be re-instated along their original routes during restoration. The restoration will deliver a minimum 10% increase in biodiversity in terms of new hedgerows, tree planting and small wildlife ponds.

The planning application will extend the permitted lifespan of the quarry by 9 years, from the current end date of 2035 to 2044. Other than that there are no changes proposed.

The method of operation at the quarry will not change. The existing tunnel beneath Addington Lane and the existing processing plants will continue to be used. There will be no increase in quarry production or traffic movements above those currently permitted. The working hours will not change. The application proposes a continuation of current quarrying activities.

The extension area contains substantial amounts of silica sand which is a mineral of national importance due to its particular physical and chemical properties, uses and restricted distribution. Silica Sand resources in Kent come from the Folkestone Beds, most of which lie within the National Landscape area. The proposal would ensure a 10-year supply of silica sand which is fully in accord with the policies and requirements of the Kent Mineral Plan as well as national industrial minerals policy.

The proposals have been discussed with Kent County Council Planning Officers. The planning application will include a detailed Environmental Statement containing numerous technical assessments. The Site has been the subject to a number of ecological surveys including for newt, dormouse, reptiles, badgers, birds and bats. Archaeological surveys have been carried out, which have confirmed no significant remains underlying the Site. Groundwater boreholes have been installed with water levels and water quality regularly monitored.

A Landscape Assessment has been prepared which examines views from the surrounding area including the wider Kent Downs National Landscape. Potential impacts on Ryarsh Wood have been assessed together with Air Quality, Noise and Traffic impacts. All of the assessments have confirmed that there would be no unacceptable impacts likely to arise from the development. It is proposed to submit the application

### **102/25 OPEN SESSION:**

IM raised concerns about potential blasting at the Quarry site following a conversation it was noted that silica sand is not blasted but used excavators to remove.

AP raised a concern over the movement of the public footpath from middle of the proposed site to the edge, a conversation took place and the responsibility of the path is Kent County Council (KCC).

AP and DG raised concerns about extra staff and haulage and queried how the roads will cope and concerns over the Ford Lane access and if there would be an increased traffic into the site, Ferns representative said this would not be likely.

DG raised concerns over the silica dust pollution and Ferns representative stated they are not expecting pollution.

RB queried the hours of operation and was informed by Ferns there would be no change.

DG raised concerns over the expansion and what this could mean as Ferns initially started off as a small tree cutting business and now a huge quarry.

A member of the public raised concerns of how close the industrial area is getting to residential areas in the village and how this is going to cause a lot of light pollution.

A member of the queried how many lorries enter and exit, Ferns representative confirmed it was a maximum 56 vehicles in and out a day.

A Ferns representative stated that Ferns care about the Village and that no woods would be demolished to expand the quarry.

A member of the public raised concerns over light and noise pollution.

A member of the public raised concerns over the industrial area slowly creeping towards the Village.

A member of the public raised concerns over the contact light pollution coming from the current site which Ferns representative said this was for security and safety.

RB queried if Ferns could start mitigating the visual disturbance pollution and planting trees and hedgerows to act as a barrier.

A member of the public asked if Ferns were adhering to the 56 vehicle limit, Ferns will look into this.

A member of the public raised concerns over air pollution and Ferns stated that there are fixed monitoring points around the site and levels are predicted to be low.

Ferns also stated that they are often visited by environmental agencies.

A member of the public queried how they know the sand will be there, Ferns representative stated they boreholes were placed and they have taken a sample.

IM informed that the Parish Council had previously raised concerns over some exploration works taking place at the site and that the Parish Council were told this was for looking for archaeological items.

A member of the public asked how the Village benefit from this expansion and a Ferns representative states that Ferns help when required and that they pay a lot of aggregate and landfill tax.

RB mentioned that there could be S106 funding available which helps areas affected.

DG advised that the Parish Council will give a response and members of the public are entitled to voice their concerns when the planning application is submitted and comments can be submitted.

20:10 10 members of the public left the meeting

### **103/25 REPORTS**

- a) **County Councillor**: No update.
- b) **Borough Councillors**: MC will be absent for a while. Local plan consultation is in a similar place to last time. Now local plan support government borough requirement 1100 homes every year. TMBC are legislated to go forward on local plan. Concerns over infrastructure of the local plan. Consultation on local plan and is asking residents to respond.  
20:40 RB – left the meeting
- c) **Kent Police**: on 1 October 2025 there was an attempted burglary on Pinesfield Lane. Nothing was stolen.

RV and 2 member of the public left the meeting

### **104/25] CLERKS REPORT/PAST MATTERS (Information purposes only)**

The Clerk reported that the defibrillator has been checked and is fully operational. The Circuit has been updated.

### **105/25] PLANNING**

- a) Applications:
  - 25/01723/PA - The Eagle, Pinesfield Lane, Trottiscliffe  
Lawful Development Certificate Proposed: New access onto an unclassified road – **RESOLVED** - no objection however the Parish Cllrs raised a query over how is this a lawful development certificate as Pinesfield Lane is not an unclassified road
  - 25/01780/PA - Church of St Peter and Paul, Church Lane, Trottiscliffe  
Tree Notification Conservation Area - Holly hedge along west boundary - now a line of straggly trees (ref: A on map) - Hard prune to rejuvenate them back to bushiness. 1 x Elder (ref: B on map) growing against boundary retaining wall. Remove. 4 x dead Box bushes adj. to west boundary (ref: C on map) Cut down. – **RESOLVED** - No objection
- b) Approvals:
  - 25/01330/PA – Conifer House, School Lane, Trottiscliffe  
Demolition of existing single storey side extension and replacement with 2 storey side extension
  - 25/00068/PA at Rory Cottage, Taylors Lane, Trottiscliffe  
Listed Building Application: Proposed Internal renovations, waterproofing of basement, new internal opening, four new rooflights, and landscaping works
  - 25/00067/PA at Rory Cottage, Taylors Lane, Trottiscliffe  
Proposed Internal renovations, waterproofing of basement, new internal opening, four new rooflights, and landscaping works
- c) Refusals: None to consider.
- d) Withdrawn applications: none to consider
- e) Other Planning Issues:
  - 25/00436/PA - Rouses Farm, Trottiscliffe

The homeowner has been in contact with the Clerk and advised there was a delay with the architect and is hopeful to share some concepts in the next 1-2 months.

## 106/25] RESOLUTIONS

### 1. Financial

- a) **To receive an update on .gov.uk domain**  
The website has moved over to a .gov.uk domain and email addresses are next to be changed over.
- b) **To receive the accounts**  
The accounts up until 31 October 2025 were received.
- c) **To receive a bank reconciliation as at the 31 October 2025**  
The bank reconciliation as for the accounts up until 30 September was received and signed by DG and IM in accordance with the Financial Regulations.
- d) **To receive and authorise the payment list**  
The Payment list was received. It was **RESOLVED** for payments to be authorised

### Balances as of 31 October 2025

National Savings Account: £10,188.35  
Unity Trust Account: £24,571.67

### Electronic Payments

<u>Supplier</u>	<u>Description</u>	<u>Amount</u>
Charlie Gavin	Salary	£508.93
HMRC	Tax and NI	£160.07
Charlie Gavin	Expenses	£68.44
Gel Creative	Monthly website maintenance	£100.00
Google	Email Accounts DD	£112.00
Two Donkeys	Monthly grounds maintenance	£483.00
SLCC	Clerk membership	£150.00
Castle Water	Allotments water	£192.64
<b>TOTAL PAYMENTS</b>		<b>£1,775.08</b>

## 107/25] PARISH MATTERS:

### 1. Highways

- a) **Outstanding Fault:** No update.
- b) **New Faults to be reported:** Yellow lines outside of Coldrum Long Barrow and hazard warning lines are faded. Clerk apologises for missing this off the Agenda. Pothole on Church Lane to be reported.
- c) **Highways Improvement Plan (HIP):** No update.
- d) **Drainage issues:** No update.

- e) **Vigo Hill road closures:** Kent County Council have responded to asking for the companies who closed the road however there is now a discrepancy and Clerk will ask for more information and clarification of this.
  - f) **Extending the 20mph zone in Trottiscliffe:** The next stages of applying for this 20mph extension are; The Kent County Council (KCC) Planning and Advice Team will undertake a feasibility study and review the request and give an indication if this is something the Parish can move forward with; If its feasible KCC will carry out an ATC (Actual Traffic Count) which takes information from black boxes, delivery drivers, anyone with a tracked vehicle to give an approx speed across the proposed 20 mph. If this all comes back as feasible the Parish Council move forward with an informal consultation to see if this is something residents would like. If this progresses the Parish Council apply for a Traffic Regulation Order and an official public consultation which would cost approx £3,100-£3,250.
2. **Recreation Ground and Playground:** Hags contractor visited site week commencing week commencing 27 October to repair the outdoor gym. However, on visiting they noticed that there was excessive damage to the inside of the handle. They therefore couldn't repair as required. Hags have now ordered some additional handles and will get these sent out asap  
Grounds maintenance has confirmed play area fence has been repaired and the Parish Council will request to have the seesaw removed as it's been noted that some children are still attempting to use this with the barrier fencing up.
  3. **Allotments:** No update.
  4. **Community Farm:** No update.
  5. **Trottiscliffe School:** The 11 plus results were positive.
  6. **Trottiscliffe Tennis Club:** The Tennis Club has shared the minutes from the October meeting. The minutes were previously circulated to the Parish Cllrs.
  7. **Ferns quarry expansion:** This was covered under agenda item 101/25.  
*20:55 two members of the public left the meeting*
  8. **Dog waste on recreation ground:** Dog waste on the recreation ground has become quite an issue. A couple of notices will be placed on the MUGA noticeboard. One regarding dog waste and another regarding dogs and bicycles in the MUGA.
  9. **Christmas Tree:** It was **RESOLVED** to place a Christmas Tree on the Village Green and apply for an electrical cable across the road.  
*21:02 two members of the public left the meeting*
  10. **Allotments:** Following a discussion it was agreed that the plot holder was overpaying fees and **RESOLVED** to offer complimentary 2026 fees.

### **108/25 REPRESENTATION AT MEETINGS**

- a) **Village Hall:** There are still tickers for the Annual Christmas Party. Panto tickets are on sale.

- b) **Parish Partnership Panel:** No update.
- c) **Standards Committee:** No update.
- d) **KALC Area Committee:** No update as this clashed with this meeting.
- e) **Trosley Liaison Group:** No update.

**109/25] CORRESPONDENCE/CONSULTATIONS**

- a) For Information
  - 1] Joint Transportation Board: 1 December 2025
  - 2] Parish Partnership Panel: 20 November 2025
  - 3] Joint Standards Committee: 19 January 2026
  - 4] KALC: 22 November 2025
  - 5] Trosley Liaison Group: 22 April 2026

**110/25] ITEMS FOR THE NEXT MEETING**

Double allotment plots.

**111/25] ANY CONFIDENTIAL MATTERS**

Nothing to consider.

**112/25] DATE OF THE NEXT MEETING:**

The next Parish Council Meeting will be 4 December 2025.

There being no other business the meeting closed at 9.29pm

Chairman .....

Date.....