



## **PLANNING NEWS – February 2018**

The Planning Committee met in February. This bulletin contains news relating to applications dealt with and decisions handed down since the last meeting in December 2017, as well as proposed future action on some current applications.

### **REPORT OF LPA DECISIONS WHERE WKPS HAS COMMENTED**

**16/505932/FULL/MA** Land rear of Chart View, off Chart Hill Road, Chart Sutton ME17 3EX – Change of use of land to use as a residential caravan site for 2 gypsy families, of which no more than one would be a static mobile home, together with the erection of two amenity buildings, laying of hardstanding and formation of new access (Amended details). WKPS reiterated the previous objection and supported the report by the Rural Planning Practice. MBC REFUSED.

**17/01705/AS** Woodchurch Wine Estate, Susans Hill, Woodchurch TN26 3RE – Erection of a dwelling and car/tractor port with associated parking, access and garden. WKPS objected. ABC REFUSED.

**17/01741/AS** Tyle House Farm, Stocks Road, Wittersham TN30 7EH – Erection of one detached dwelling and new access. WKPS objected. ABC REFUSED.

**16/01758/AS** Woodchurch House, Brook Street, Woodchurch TN26 3SN – Erection of a two and a half storey building comprising 22 care suites, communal area, and care office and additional parking (resubmission of 15/01568/AS). WKPS expressed concerns. ABC PERMITTED.

**17/01027/AS** Unit D, Smarden Business Estate, Smarden Business Park, Smarden TN27 8QL – Stationing of a mobile home for residential use. WKPS objected. ABC PERMITTED – TEMPORARY for 3 years and only for the purposed of operating the business known as Ash Scaffolding Ltd.

**17/506097/MA** The Three Sons, Park Wood Lane, Parallel Track, Staplehurst TN12 0DF – Provision of a mobile home unit, utility and day room block, etc., for one gypsy family under gypsy status. WKPS objected. WITHDRAWN BY APPLICANT thought to be because of inaccuracies – a revised application is expected.

**14/01486/AS** Land between Arthur Baker Playing Field and Ashford Road, Charing – Hybrid planning application for the development of land at Maidstone Road, comprising: FULL planning permission for the erection of a 51 unit age restricted affordable housing scheme to include 5 age restricted bungalows together with the creation of a new pedestrian and vehicular access point linking Maidstone Road through to the Arthur Baker Playing Fields; and outline planning permission (matters to be reserved: appearance, landscaping, layout and scale) for the erection of market sale housing units on the remainder of the site. WKPS supported. ABC PERMITTED.

### **REPORT OF SUBMISSIONS BETWEEN MEETINGS**

**17/01801/AS** Tenterden Car Wash, Recreation Ground Road, Tenterden – Erection of a three storey mixed use building with six flats, retail unit on the ground floor and associated parking. WKPS objection.

**17/01868/AS** Land rear of St Mary's Church between Duxbury and Hill Side, Church Hill, High Halden – Outline application for residential development of up to 31 dwellings. WKPS objection.

**17/01888/AS** Land north of Farley Close, Woodchurch Road, Shadoxhurst – The construction of 21 dwellings, alongside parking, infrastructure, access and landscaping works. WKPS objection.

**17/01668/AS** Land south of Gilham Farm known as Lot 3, Luckhurst Lane, Smarden – Erection of stable block to replace those approved under application 06/01506/AS. WKPS objection.

**17/01729/AS** Land south of Gilham Farm known as Lot 3, Luckhurst Lane, Smarden — Change of use of land for stationing of caravans for residential purposes together with additional hardstanding and dayroom ancillary to that use. WKPS objection.

**17/04322/FULL/TW** All Saints Church, Rye Road, Hawkhurst TN18 4EY — Conversion of former church to residential accommodation comprising 7 no. dwellings (including 4 no. maisonettes, 2 no. flats and 1 no. tower house) with associated parking. WKPS supported.

## **REPORT OF APPEAL DECISIONS** — None

## **PLANNING ITEMS FOR COMMENTS, February 2018**

**15/00856/AS** Land at Pound Road, Magpie Hall Road, Bond Lane and Ashford Road, Kingsnorth — Outline application for a development comprising of up to 550 dwellings in a mix of size, type and tenure. Provision of local recycling facilities. Provision of areas of formal and informal open space. Installation of utilities infrastructure to serve the development including flood attenuation, surface water attenuation, water supply, waste water facilities, gas supply, electricity supply (including sub-station, telecommunications infrastructure and renewal energy). Transport infrastructure including highway improvements in the vicinity of Ashford Road/Magpie Hall Road/ Steeds Lane junction, new junctions on Ashford Road, Steeds Lane, Pound Lane and Bond Lane, plus an internal network of roads and junctions, footpaths and cycle routes. New planting and landscaping both within the proposed development and on its boundaries as well as ecological enhancement/mitigation works. Associated ground works. **\*\*NOW INCLUDES AMENDED DESCRIPTION\*\***. Allocated site in the Local Plan which states 320 houses. WKPS general comment re: infrastructure, reduction of proposed houses to conform with Local Plan.

**17/01913/AS** Land between 82-120 Front Road, Woodchurch — Erection of 10 no. two storey dwellings together with access, parking and ancillary works. Allocated site in the Local Plan, but for 8 dwellings not 10. Surface water and sewage arrangements have been addressed. WKPS to support but with reduction of proposed houses to conform with the Local Plan.

**17/01893/AS** Haffenden Farm, Bugglesden Road, Tenterden TN30 6TG — New hop processing building. Very large agricultural building which will be visible in winter from local roads. Not in AONB but within protected countryside. Established hop farm pursuing modern methods. Local employment. There are arguments for and against the proposal but it is an agricultural building for a Kentish hop farm. WKPS to make no comment.

**17/04295/FULL/TW** Land adjacent Telephone Exchange, New Pond Road, Benenden — Development of 4 no. two storey detached dwellings. Site is a scrubby piece of land and was an orchard, proposal is effectively an infill of a brownfield site. 2 & 3 bed houses are exactly what the village needs. No significant harm to the AONB. WKPS to support.

**17/03899/OUT/TW** Land at Ockley Road and Heartenoak Road, Ockley Lane, Hawkhurst — Outline (Access not reserved) — Residential development of 62 dwellings. Outside LBD, within AONB, narrow country lane, congestion will result on the Cranbrook Road and the traffic lights in Hawkhurst. Site has been submitted under the Call for Sites 2016 and this application preempts the decision either way and seeks to preempt the adoption of the Neighbourhood Plan. WKPS to object.

**18/00029/OUT/AS** Land south of the Swan Hotel, Maidstone Road, Charing — Submission of an outline application for up to 135 dwellings (including up to 35% affordable housing) introduction of structural planting and landscaping, informal public open space and children's play area (LEAP), vehicular access from the A20/Maidstone Road and associated ancillary works. All matters reserved with the exception of access. Even though outline application the layout looks cramped. Part of the A20 transport hub. Concerned about yet another development in this village. If all applications are passed Charing will have grown by 37% since the last census. Infrastructure is under extreme pressure. WKPS to object.

**18/500210/FULL/MA** Blossom Lodge, Frittenden Road, Staplehurst TN12 0DL — Change of use of land for stationing of caravans for residential occupation by one family, with associated hardstanding, cess tank and shed (retrospective). Planning permission for this site was previously overturned at Judicial Review (14/503810) and is now occupied by another family. The new

occupant ignored an Enforcement Notice resulting from the quashed permission and is now applying for their own permission. WKPS to object.

**IMPORTANT NOTE: This paragraph deals with actions planned rather than already taken. Readers are asked to note that the opinions and action points are those expressed by the planning committee as a whole. They are not always the final decisions. Many items discussed at meetings require further research before we reach a final decision on action to be taken.**