

**PLANNING NEWS — FEBRUARY 2019**

The Planning Committee met in February. This bulletin contains news relating to applications dealt with and decisions handed down since December 2018, as well as proposed future action on some current applications.

**REPORT OF SUBMISSIONS BETWEEN MEETINGS**

**18/02165/FULL/TW** Land to the east of Heartenoak Road, Hawkhurst — Erection of 28 dwellings, associated access, parking and open space. Original objection of 14/9/2018 not displayed on TWBC website, amended details to application. WKPS OBJECTION submitted 7/12/18 reiterating objection.

**18/03479/FULL/TW** Land adjoining ‘Ferrers’, Sand Lane, Frittenden TN17 2BA — Development of 1 detached and 2 semi-detached houses with attached single garages. Narrow rural lane, use of cars would be essential as amenities not within walking distance, outside LBD of village, overgrown orchard in ownership of ‘Ferrers’, greenfield site. WKPS OBJECTION.

**18/01707/AS** Frog Hollow, Church Lane, Shadoxhurst TN26 1LY — Reserved matters for house style, house size, location on site, landscaping, approval of new entrance location from road, in accordance with new dwelling permitted under outline application 17/1153/AS. WKPS OBJECTION.

**18/01063/FULL/TW** OS Plot 3100 Fieldways, Hawkhurst — Demolition of 1 no. dwelling house and agricultural storage barn to the rear and erection of 49 no. dwellings including car parking, cycle parking, sustainable drainage, internal road network and the creation of a new access with associated landscaping. Amended plans. Further objection on traffic congestion at crossroads, Copthall Avenue unsuitable for increased traffic numbers, application does not comply with Hawkhurst NDP, local or national planning policy, harmful to AONB. WKPS OBJECTION.

**18/00448/AS** Land south of Tilden Gill Road, Tilden Gill, Tenterden — Application for the approval of reserved matters(access, appearance, landscaping, layout and scale) pursuant to outline permission ref: 14/01420/AS for the erection of up to 100 dwellings, parking, landscaping, open space and associated works. Amended layout deferred ABC planning committee hearing. re-site 3 storey blocks of flats, or if to remain adjacent to AONB reduce to 2 storey, extend 15m buffer along entire western boundary to protect the heritage site of Belgar. WKPS further OBJECTION. ABC DEFERRED the decision again and asked Redrow to address the issues raised.

**REPORT OF LPA DECISIONS** (where WKPS has commented):

**18/505100/OUT/MA** Land at George Street, Staplehurst — Outline application with all matters reserved for 80 extra-care units with associated communal facilities, provision of vehicular and cycle parking together with necessary internal roads and footpaths; provision of open space and associated landscape works. WKPS objected. MBC REFUSED.

**REPORT OF APPEAL DECISIONS:**

**17/02765/OUT/TW** Land at Triggs Farm, Cranbrook Road, Goudhurst TN17 1DX — Demolition of the property known as Kestrel and erection of a new access road and twelve detached dwellings including the provision of 35% affordable housing. WKPS objected. TWBC REFUSED. Appeal Inspector GRANTED. Main issue was the effect of the development on the AONB, with other issues such as the impact on adjoining Listed buildings. Inspector concluded that less than significant harm would be caused to the AONB and Listed buildings. The inspector did, however, impose 27 conditions on the development, including a 21m gap (buffer) between the existing and proposed dwellings, an external lighting scheme must be submitted and approved, all hedgerows must be retained and protected from damage by the works, details of external facing materials to be used must be prior approved, a biodiversity scheme must be approved prior to any work commencing.

**PLANNING ITEMS FOR COMMENTS, OCTOBER 2018**

**18/03976/OUT/TW** Land at Ockley Road and Heartenoak Lane, Hawkhurst — Outline (access not reserved) — Erection of 62 dwellings. Repetition of a refused application in 2017. This one includes 22 affordable housing units. Within AONB, outside LBD, viable agricultural land, scale of development out of proportion in this rural part of the village, narrow lanes, increased traffic congestion, green fields, ancient woodland, valuable habitat for wildlife. WKPS to strongly OBJECT.

**18/01822/AS** Land at Court Lodge, Pound Lane, Kingsnorth — Outline — Construction of up to 1,000 new homes, retail, office space, community facilities, primary school, community hall, etc.

Site is allocated in the ABC Local Plan and this application conforms closely to ABC’s stipulations for the site. ‘Long Length’ runs to west of the site. Concerns re: siting of housing close to Long Length in an area thought to have been reserved as another part of ‘Discovery Park’ the other side of Long Length, which would create a larger buffer between the housing on this site and Chilmington. Further investigations to be carried out before submission of comments.

**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.**

**INFORMATION — GREAT CRESTED NEWTS:**

Natural England has introduced a new scheme, the Strategic Opportunity Area, as part of the Great Crested Newt District Level Licensing Scheme. This means that local authorities rather than Natural England will license sites for GCNs. It is meant to encourage more sites for GCNs to replace those lost to development. We are aware that the Kent Stour Countryside Partnership has put in an application for such a site on Hamden Farm, Smarden.