PLANNING NEWS — AUGUST 2019

The TWBC Draft Local Plan is expected to go to public consultation on 20 September and will run to 1 November 2019.

Many of you will be aware of the application for the **former Hawkhurst golf course site** (ref: 19/02025/HYBRID). Note that TWBC has allocated this site in the Draft Local Plan. The stated deadline for comments on the application is 2 September 2019.

This bulletin contains news relating to planning applications dealt with by our planning committee.

REPORT OF SUBMISSIONS BETWEEN MEETINGS

19/01313/OUT High Banks Nursery, Slip Mill Lane, Hawkhurst TN18 5AD — Outline (Appearance, landscaping and scale reserved) — Creation of nine dwellings to replace existing buildings and structures associated with the former nursery and current B8 (storage and distribution) use, including the use of the existing access and provision of 15m buffer zone for the protection of the adjoining ancient woodland. Outside LBD, impact on AONB and ancient woodland, contrary to Hawkhurst NDP, traffic congestion, support Hawkhurst PC. WKPS objection.
19/01271/FULL The White House, Highgate Hill, Hawkhurst TN18 4LB — Demolition of existing dwelling and erection of 43 retirement living apartments with associated communal facilities, access, parking and landscaping (resubmission of application 18/02767/FULL) The revision makes no substantial changes to the previously refused application. Infrastructure, local pattern of development, increase in traffic and impact of traffic on Highgate Hill and the traffic lights, height of buildings at 3 storeys would impact on the Conservation Area, impact on AONB, no affordable housing. WKPS objection.
19/01253/FULL Westfield, Highgate Hill, Hawkhurst TN18 4LS — Erection of 31 no. residential dwellings and the retention of existing Westfield property. Provision of altered access on to Highgate Hill, associated hard and soft landscaping, retained woodland area and sustainable urban drainage systems (SUDs). Increase in traffic on Highgate Hill and crossroads, greenfield site, within AONB, poor design and 'sprawl' of random development in Hawkhurst. WKPS objection.

Note that for each of these applications in Hawkhurst, our objection started with the following opening paragraph:

The on-going free-for-all and random flood of planning applications in Hawkhurst is unacceptable. It is strongly suggested that a 'Masterplan' for development in Hawkhurst is urgently needed and that TWBC should put this in place as soon as possible. The ramifications of the considerable amount of development already

approved in Hawkhurst have not been reflected in improvements in infrastructure and services. The residents of Hawkhurst are faced with ever-increasing traffic combined with ever-poorer access to services.

19/00007/EIA/AS Land between Woodchurch Road and Appledore Road, Tenterden — Screening opinion for proposed development of land at Appledore Road/Woodchurch Road, Tenterden, so as to accommodate up to 250 houses with associated car parking, landscaping and community facilities to include public space and community orchard, together with a 8.57ha country park encompassing natural place areas and outdoor classroom and land for five football pitches, changing rooms, pavilion and parking. This is an important green space, known locally as 'Limes Land' and is designated as a Local Character Area, harm to the ecology of rare medieval field system. WKPS requested that an EIA is sought from the developer in advance of an application to build 250 houses.

19/01493/OUT Sharps Hill Farm, Queen Street, Sandhurst TN18 5HR — Outline (Layout not Reserved) — Residential development of 31 no. dwellings with associated parking, amenity and landscaping. Outside LBD, within AONB, not included in the Call for Sites, not included in the draft Local Plan, a large development for which need has not been established. WKPS objection.

REPORT OF LPA DECISIONS (where WKPS has commented):

18/00813/AS Cullens Farm Buildings, Maytham Road, Wittersham — Provision of 1 no tourist accommodation cottage including change of use of land and parking. WKPS objected. ABC PERMITTED.

17/00199/AS Land west of Woodside, Nickley Wood Road, Shadoxhurst — Use of the land for the stationing of 2 no mobile homes for a gypsy family, the stationing of 2 no touring caravans, the erection of a 2 metre high fence, laying of hardstanding and installation of a cess pit (part retrospective). WKPS objected. ABC PERMITTED.

18/00518/AS The Old Railway Station, Headcorn Road, Biddenden TN27 8LA — Outline application for development of up to 15 dwellings in former railway station and part residential garden. WKPS objected. ABC REFUSED.

18/00572/AS Delcroft, Woodchurch Road, Shadoxhurst TN26 1LE — Outline planning permission (with all matters reserved) for the construction of up to 12 dwellings alongside associated parking, access and landscaping works. Demolition of the existing bungalow Delcroft to construct access road. WKPS objected. ABC PERMITTED.

19/00340/AS Land south and east of Tilden Gill Road, Tenterden — Reserved matters application (access, appearance, landscaping, layout and scale) pursuant to outline permission ref: 14/01420/AS for the erection of up to 100 dwellings, etc. WKPS supported the amendments made by the developer (see appeals paragraph below). ABC APPROVED.

18/00759/AS Land to south of Sicklefield House, Ashford Road, St Michaels, Tenterden — Outline planning permission with all matters reserved except for access from the A28 for up to 30 residential properties, open space and associated access into the site. WKPS objected. ABC APPROVED.

APPEALS

18/00448/AS (APP ref: APP/E2205/W/19/3223377) Land south of Tilden Gill Road, Tenterden — Application for 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, etc. Appeal lodged by Redrow Homes against this application because of delay in determination by ABC. WKPS objected on grounds of: location and height of 3 storey flats next to the AONB, and requested that the 15m buffer zone be extended to protect the whole of the Belgar heritage site. A subsequent RM application was made by Redrow 19/00340/AS which addressed both these issues. WKPS supported this application because the flats were reduced in height to 2.5 storey and relocated to the north of the site away from the AONB and the heritage site, the buffer zone has been extended. It is this later application that ABC is to determine (see above), when it is hoped that Redrow will withdraw this appeal.