



PLANNING NEWS – February 2022

The Planning Committee continues to consider submitted planning applications. This bulletin contains news relating to applications dealt with recently, decisions handed down, as well as proposed future action on some current applications.

REPORT OF ACTIVITY

21/03970/FULL Land off Stream Lane, Hawkhurst – Erection of three detached dwellings with garages: 3no x 5-bed detached houses with garages. Outside LBD, greenfield site, AONB, use of cars, traffic congestion at crossroads, large detached houses, against Hawkhurst NDP. **WKPS OBJECTION**. Subsequently **withdrawn by applicant**.

21/03490/FULL King George V Playing Fields, The Moor, Hawkhurst – Demolition of existing pavilion and garage, construction of new community centre, car parking, landscaping, external storage unit, and alterations to existing vehicular access also including change of use of part of the site from agricultural to amenity to extend the recreation area. Two pre-apps have determined the design, layout & appearance of the building. The Conservation Officer has been involved with the materials to be used and has requested conditions of detail to be submitted prior to the work. Nothing to add. Hawkhurst needs a new community centre. **WKPS SUPPORTED**.

21/02142/AS Land north of 14 and 15 Kirkwood Avenue, Woodchurch – Erection of 3 bungalows and the provision of new public amenity space, together with associated access, parking and landscaping. A site where there was an earlier proposal for rather more, which was refused. **WKPS to make no comment**.

21/02185/AS Pond Wood Farm, Harbourne Lane, High Halden – Lawful Development Certificate – Existing – Change of Use of Agricultural Land to C3 Residential Dwelling through the stationing of a mobile home and associated operational development relating to the dwelling (veranda, compost toilet) and creation of 2 amenity garden areas associated with the residential dwelling. Regularisation of the development on site. The chance of enforcement has passed. **WKPS to make no comment**.

21/506207/FULL Staplehurst Service Station, High Street, Staplehurst – Redevelopment of the former Staplehurst Service Station for retirement living accommodation for older people (60 years of age and/or partner over 55 years of age) comprising 27 apartments and 2 retirement cottages including communal facilities, access, car parking and landscaping. An obvious use of a brownfield site. Low level of car use is expected from the retirees. **WKPS to make no comment**.

21/506642/FULL Land at Forsham House, Forsham Lane, Sutton Valence. Erection of a care village comprising a 87no. bed care home and 13no. assisted living apartments with associated car parking and landscaping. Intensive use of site, mass, etc., breaches MBC policies. **WKPS objection**.

21/504832/FULL Iden Grange, Cranbrook Road, Staplehurst – Demolition of 19no. storage buildings and erection of 5no. detached dwellings and 4-bay car barn, conversion of a timber framed Kentish barn to form a single dwelling house together with associated parking, landscaping, amenity areas and infrastructure. **AMENDED AND ADDITIONAL INFORMATION**. WKPS objected to the original application. The changes are inadequate to alleviate the concerns expressed in our objection of 29 October 2021. **WKPS further objection**.

IMPORTANT NOTE: The report above deals with actions planned as well as action 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.

LPA DECISIONS:

Wealden Barn, Bethersden Road, Smarden:

21/01508/AS/FULL Alterations and use of Wealden Barn as storage, ancillary sales counter and offices in association with an equestrian supplies business with retention of static caravan for night watch/security, and

21/01523/AS/FULL Change of use of two buildings to provide Funeral Directors business and alkaline hydrolysis [resomation/cremation] for pet cats and dogs.

WKPS made no comment. Both applications were APPROVED by ABC.

APPEALS:

21/00790/AS Limes Land application off Appledore Road and Woodchurch Road, Tenterden. Appeal hearing started 8 February and is expected to last up to 12 days.

APPEAL DECISION:

19/02025/HYBRID Hawkhurst Golf Club, High Street, Hawkhurst – Demolition of existing clubhouse, squash courts and ancillary structures, and redevelopment of exiting golf course. Full planning permission sought for new relief road and associated earthworks and junctions with A268 and A229. Outline planning permission (all matters reserved for future determination sought for residential development, a C2/C3 care home, class D1 facilities such as a doctors' surgery and/or community hall, etc. Appeal ref no. APP/M2270/W/21/3273022.

The applicant lodged an appeal because TWBC had not determined the application. **APPEAL DISMISSED AND APPLICATION REFUSED BY THE PLANNING INSPECTOR ON 2 FEBRUARY 2022.**