



## **PLANNING NEWS — June 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**

**22/00571/AS/Outline** Land north of Possingham Farmhouse, Ashford Road, Great Chart (TN26 1JR) – Outline application for the development of up to 655 residential dwellings (including 30% affordable dwellings) to consider access, layout and scale with all other matters reserved. Located adjacent to the A28 Ashford Road and Chilmington Green Development. Hodson Developments Ltd. Application form describes the proposed development as: Outline application for the development of up to 655 residential dwellings (including 30% affordable dwellings) provision of new roads, footpaths, cycleways, installation of appropriate utilities, infrastructure (including Sustainable Drainage System (SuDS)), car parking spaces, landscaping, within land north of Possingham Farmhouse. Site Area: 20 hectares. Existing use: agricultural land. Foul sewage to be disposed of by connection to mains sewer. Trees and hedges on site – stated as not influencing the development or part of the local landscape character – tree survey provided. Proposed market housing; social, affordable or intermediate rent; affordable home ownership.

Planning committee considered the application and agreed to object on the grounds that the proposal is contrary to the approved ABC Local Plan and that the site is not included in the Chilmington Green Development Plan. Urged ABC to refuse the application. Our objection was deliberately concise and not clouded by conjecture or other issues such as Stodmarsh or the 5-year supply. **WKPS OBJECTION.**

**21/506642/FULL** Land at Forsham House, Forsham Lane, Sutton Valence. Erection of a care village comprising 87no. bed care home and 13no. assisted living apartments with associated car parking and landscaping. WKPS objected due primarily to breaching MBC policies for the countryside.

**WITHDRAWN** by applicant on 8 April, citing MBC's inflexibility in allowing additional information. Also follows strong rejection by head of the local Doctor's Surgery and Dispensary. No further action necessary at this time.

Three older applications remain undecided:

**20/505751** Reed Court Farm (Friday's eggs)

WKPS objected due to overdevelopment of the site. Now 748 items on the log. A new 24-page submission from 'We Love Chainhurst'. A request for a complete site plan showing the additional ancillary buildings – 6 or 8 of them. WKPS to make no further comment.

**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. WKPS objected (twice) due to overbearing design. MBC Tree Officer raises concerns over proximity of established trees leading to future conflict. No further comment necessary at this time.

**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 offered no comment on the original application. Revision of designs in response to case officer concerns re: not in keeping; also 2 extra parking spaces. New Technical Note for Highways leads them to decide additional traffic is not severe.

Staplehurst PC remains unconvinced re: adequate parking and requests referral to committee. No further comment necessary at this time.

A new application:

**22/501275/FULL** Land at Maidstone Road, Marden – Erection of 39 no. bungalows for the over 55's, a communal hub, communal garden, footpath link to the cricket and hockey club and associated access and landscaping.

This is a McCarthy and Stone proposal on a triangle of land between existing houses and the big new Sports Centre. Marden PC have taken a considered view and recommend Refusal. The proposal contravenes the MBC Local Plan and Marden Neighbourhood Plan. It contravenes policy not to build housing in the countryside north of the railway line. It is outside the RDC envelope. Concerns are: This is the thin end of the wedge leading to 2000 houses, there is no complete footpath to the village, close to a dangerous right-angle bend in the road, adjacent to the floodlit courts and Sports Centre noise, demand on Marden doctors' facility already far exceeds capacity due to recent house building. **WKPS to OBJECT.**

**22/01299/FULL** Whiteswood Farm, Whites Lane, Hawkhurst — Erection of 3no. Dwellings together with new vehicular and pedestrian access, linkway and associated parking, garaging, landscaping and biodiversity enhancements. Located at the 'developed' end of Whites Lane. Small development on what could be categorised as a windfall/infill site. Biodiversity enhancements are significant on land to the rear of the site. Impact on the landscape is considered to be minimal and the biodiversity net gain will probably be significant. **WKPS to make no comment.**

Currently under consideration for comment:

**22/01463/FULL** Thorpes Farm House, Stream Lane, Hawkhurst TN18 4RD – Demolition of existing house, garage and outbuildings, Erection of replacement dwelling with new garage and associated outbuildings, Conversion of barn into living space.

**22/01142/FULL** Land south of Marle Place Road, Brenchley – Erection of agricultural/commercial building to be utilised for ice cream manufacturing in connection with soft fruit and soft fruit farm diversification.

#### **Appeal Notifications:**

**20/01782/AS** Poplar Farm House, 20 Poplar Road, Wittersham – Outline planning permission for up to 23 dwellings together with all necessary infrastructure considering access only (all other matters reserved). WKPS Objected. ABC REFUSED. **APPEAL LODGED.** Comments by 12 April. Appeal basis on exchange of written statements by the parties and a site visit by the inspector.

#### **Appeal Decisions:**

**21/00790/AS (Limes Land)** Land between Woodchurch Road and Appledore Road, Tenterden – a) Outline application for the development of up to 141 residential dwellings (50% affordable) including the creation of access points from Appledore Road (1 x all modes and 1 x emergency, pedestrian and cycle only), and Woodchurch Road (pedestrian and cycle only), and creation of a network of roads, footways, and cycleways through the site. Provision of open space including children's play areas, community orchards, sustainable urban drainage systems, landscape buffers and green links all on 12.35 ha of the site. (Save for access, matters of appearance, landscaping, layout & scale reserved for consideration).

b) Full planning permission for the change of land use from agricultural land to land to be used as a country park (8.66 ha), including community orchard and land to be used as formal sports pitches (3.33 ha), together with pavilion to serve the proposal and the surrounding area. Including accesses, ancillary parking, pathways, sustainable urban drainage systems and associated landscaping. **WKPS objected. ABC REFUSED. GRANTED ON APPEAL 30 March 2022.**

**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.