

MINUTES of WKPS Planning Committee: Meeting at Woodchurch, 5 December 2017.

PRESENT: Mel Bailey, Julian Younger, Bob Reader, Minnie Garnier, Jessamy Blanford, Peta Grant (Secretary).

APOLOGIES: received from Robert Dear, Marion Hudson and Mike Bax.

MINUTES of 3 October 2017 meeting. Signed as a correct record.

MATTERS ARISING: None

PLANNING COMMITTEE CHAIR: The Chair for this meeting is Mel Bailey.

SECRETARY'S REPORT:

1. All comments on the planning applications discussed at the meeting on 3 October 2017 have been submitted.
2. Our thanks to Mel for his hospitality.
3. MBC's Local Plan for 2011 to 2031 was adopted by the Council on 25/10/17. The new Plan replaces the saved policies of the MBC Local Plan 2000 (and others). With the adoption of the Local Plan, the development Plan for the borough now comprises: Maidstone Borough Local Plan (2017), Kent Minerals & Waste Local Plan (2016), North Loose Neighbourhood Plan (2016) and Staplehurst Neighbourhood Plan (2016). MBC states: 'Planning legislation requires that decisions on planning applications should be made in accordance with the development plan unless there are other, relevant planning reasons that mean an alternative decision should be made.'

Report of Submissions between meetings:

17/01288/AS & 17/01289/AS/LBC Cherry Gardens, Brook Street, Woodchurch TN26 3TA — Change of use and conversion of agricultural barn and adjacent land into a venue for assembly & leisure (weddings and corporate events) with associated parking, gate, steps and ramp and green screen. (JY) Grade 2 Listed barn. Noise in peaceful rural location. WKPS objection. WITHDRAWN BY APPLICANT on 28/10.

17/01446/AS Land north east of 74 North Street, Biddenden — Outline application for the erection of up to 110 dwellings with public open space, landscaping and sustainable drainage system (SuDS) and vehicular access point from North Road. All matters reserved except for means of access. (IP) WKPS objection.

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). (MB) WKPS reiterated the previous objection and supported the report by the Rural Planning Practice.

17/03481/FULL/TW Land adjacent to Hartley Gate Farmhouse, Hartley Road, Cranbrook — Proposed erection of 8 n0. dwellings with access, parking, landscaping and replacement of TPO tree T2. (MB/PG) WKPS objection.

Report of LPA Decisions (where WKPS has commented):

17/01197/AS Pig & Whistle Farmhouse, Ashford Road, Great Chart TN23 3DH — An outline application for residential development of 8 dwellings with associated parking and with an access off Ashford Road A28 with some matters reserved. (MB) WKPS objected. WITHDRAWN BY APPLICANT.

17/504081/FULL/MA Maplehurst Lane, Frittenden Road, Staplehurst — Removal of Condition 1 requiring site vacation after 3 years and condition 2 seeking removal of named occupier appending to planning permission to 15/501528 (Change of use of land for the stationing of a mobile home, utility room, stable block and touring caravan for gypsy family (Part retrospective). (RT) WKPS objected. MBC PERMITTED.

17/02765/OUT/TW Triggs Farm, Cranbrook Road, Goudhurst TN17 1DP — Outline application (access not reserved) — Demolition of the property known as Kestral and erection of new access road and 12 detached dwellings including 35% affordable. (RT) WKPS objected. TWBC REFUSED.

17/00469/AS Ashford Golf Complex, Bears Lane, Bethersden TN23 3BZ — Hybrid Planning Application comprising: A Full application for the erection of 1 no. dwelling with associated landscaping and access and an Outline application for the erection of 6 no. dwellings including detail relating to access, layout and landscaping (Scale and appearance as reserved matters). (IP) WKPS general comment re: innovative design. ABC PERMITTED.

16/01536/AS Oast at Church Farm, Church Hill, High Halden — Conversion of oasthouse to dwelling including link extension, flue and addition of windows/doors and associated parking and demolition of single storey building. (RD) WKPS supported. ABC PERMITTED.

17/01153/AS Frog Hollow, Church Lane, Shadoxhurst TN26 1LY — Outline application for the demolition of the existing dwelling and outbuilding and erection of a replacement detached dwelling including layout and access with landscaping, scale and appearance reserved. (RD) WKPS objected. ABC PERMITTED.

APPEAL CASES

16/01090/AS Land west of Shrubcote and south west of, Appledore Road, Tenterden — Erection of 4 detached dwellings, with associated landscaping, provision of new accesses onto Shrubcote Road and Appledore Road with private parking, and provision of a sustainable drainage system, and other ancillary works. (BR) WKPS objection 9/8/16. ABC REFUSED 28/7/17. APPLICANT APPEALED Oct 2017 to be dealt with by way of an exchange of written statements by the parties and a site visit by the inspector. NFA.

16/01189/AS Land east of Badgeworthy, The Moat, Charing — Erection of 2 storey, 3 bed dwelling. (SE/MH) WKPS objection 12/9/2016. ABC REFUSED 4/8/2017. APPLICANT APPEALED Oct 2017 to be dealt with by way of an exchange of written statements by the parties and a site visit by the inspector. NFA.

17/01089/AS Gower Barn Farm, Susans Hill, Woodchurch TN26 3RE — Erection of 2 no. dwellings with associated parking and gardens. (JY) WKPS objected. ABC REFUSED. Applicant APPEALED 14/11/17. Written representations. NFA.

Report of Appeal Submissions — None

Report of Appeal Decisions:

16/07510/OUT/TW Land off Chequers Road, Goudhurst — Outline application (all matters reserved) Residential development (bungalows for older persons). (RT) WKPS objected. TWBC REFUSED. APPEAL DISMISSED.

16/01660/AS Land adjoining the Beeches known as Trebyan, Blackwall Road, Wittersham — Clearance of three redundant buildings and the erection of a three bedroom detached dwelling and a detached garage. (JY) WKPS supported. ABC REFUSED. APPEAL DISMISSED.

PLANNING ITEMS FOR COMMENTS

17/03596/TW Land east of Water Lane, Hawkhurst — Proposed new dwelling, landscape enhancements and associated works. (MG) Located in AONB, outside LBD, set back from the lane

and well screened, innovative, ultra-modern design. This is a new isolated home in the countryside and under Para.55 of the NPPF the LPA can permit an application where the exceptional quality or innovative nature of the design would enhance the setting, etc. WKPS to make no comment.

17/03780/OUT/TW Brook House, Cranbrook Road, Hawkhurst TN18 5EE — Demolition of existing building and erection of 25 apartments with affordable housing, parking provision, new highway access and other ancillary works. (MG) 25 apartments in two blocks providing much needed smaller units, with affordable element included. The proposal fits in with the design for housing to the rear of the site. Note though that the affordable housing should be reserved for local people. WKPS to support.

17/506097/MA The Three Sons, Park Wood Lane, Parallel Track, Staplehurst TN12 0DF — Provision of mobile home unit and utility block/day room with associated parking and facilities for one family under gypsy status. (Previous application 15/510210/FULL for 2 mobile homes and 2 touring caravans REFUSED on 28/9/17 on grounds that harmful to the countryside.) (PG) Note that MBC has served enforcement notices in five cases at this location and these notices are the subject of appeals. The situation at this location is escalating and MBC is not doing enough to rectify it. Significant harm is being inflicted on the countryside and the settled population, and the ongoing inaction by MBC is harmful to all concerned, including the travellers. WKPS to object and write to local MP.

ITEMS FOR DISCUSSION:

(i) Charing 245 houses appeal by Gladman. Hearing set for 13 March 2018. Charing PC, ABC, CPRE and others are working together to put up a robust argument against this development. JB suggests an appearance at the hearing in support of the objectors. WKPS to contact Christine Drury of CPRE to offer support and co-ordination. JB to action.

(ii) Land off the B2107 Pluckley/Charing Road on the Pluckley side of the Gladman development. Proposal to build a luxury hotel and up to 150 holiday villas. No application yet. (JB) Proposal will encroach into the countryside. WKPS to monitor situation.

(iii) Discussion of CPRE campaign 'Wrong homes in the wrong places'. Focus on the problem of lack of provision of affordable homes and getting tougher on undesired developments that are not needed.

<https://e-activist.com/ea-campaign/action.handleViewInBrowser.do?ea.campaigner.email=qP5MolLWYTVH4IQDbvfhD3PGIOgc34Rm3twFOHcrCRE=&broadcastId=192790&templateId=169794>

We need to build for local need rather than housing demand. A meeting with CPRE is to be arranged to align and co-ordinate our efforts. JB to arrange a meeting.

(iv) Chilmington Green development — general discussion of WKPS involvement. (MB) Our ability to comment in detail on the technicalities of the applications at this stage, which is all decided by standards, is invalidated by the knowledge and input of the groups set up for this purpose. WKPS will maintain a watching brief on the applications.

Scrutineers' Reports:

BR — Six Fields Path, Tenterden. Previous application for 3 bungalows to the rear of houses was withdrawn and has been replaced by an application for 2 houses — this joins onto TENT1. No specific issues. No comment to be made.

MB — King's Head, Hothfield — revised access. No comment necessary.

JY — Woodchurch Wine Estate — 3 bed house — unrelated to vineyard, amendments to original master plan, no dwelling on site at present. WKPS to object.

AOB:

JB — Kent and Warwickshire have the largest populations of Great Crested Newts. There is concern that because sites can only be checked in April for signs of the newts this holds up development proposals. Natural England is short of money and is handing over responsibility to the LAs. New legislation is being introduced and this will mean that LAs will need an in-house ecologist. The focus of protection of the newts will change so that if they are within a developed area their presence will be ignored, but where outside a developed area, local people will be encouraged to build ponds for the newts to escape to.

NEXT MEETING: Tuesday 6 February 2017 — 7.15 for 7.30pm — Chair to be Robert Dear — venue is High Halden.