



PLANNING NEWS – April 2018

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

REPORT OF LPA DECISIONS WHERE WKPS HAS COMMENTED

16/01198/AS Former Kent Highways Depot, Ashford Road, High Halden – Demolition of existing buildings, walls and hardstanding; erection of 25 residential units; garages, parking and associated works (amended scheme to approval 12/01449/AS for 20 dwellings. WKPS objected. ABC PERMITTED Feb 2018.

17/01668/AS Land south of Gilham Farm known as Lot 3, Luckhurst Lane, Smarden – Erection of stable block to replace those approved under application 06/01506/AS. WKPS objected. ABC REFUSED.

17/00625/AS Land between Boughton Cottage and Millview Cottage, Mill Lane, Smarden – Outline application for the erection of two x 1 bedroom apartments, five x 2 bed apartments and houses, three x 3 bed houses, four x 4 bedroom houses and associated development to consider new access to Mill Lane only, with all other matters reserved. WKPS objected. ABC REFUSED.

17/02175/TW Paul's Farm, Water Lane, Hawkhurst TN18 5AX – Erection of 2m high boundary fence adjacent to Water Lane. WKPS objected. TWBC PERMITTED.

17/504433/FULL/MBC Perfect Place, Frittenden Road, Staplehurst TN12 0DL – Change of use from gypsy caravan site to mixed use for residential gypsy caravan site and for the keeping of horses including the stationing of 6 caravans, of which no more than 3 shall be static, the erection of 3 amenity buildings, 3 stable buildings, fencing and laying of hardstanding (part retrospective). WKPS objected. MBC REFUSED.

17/03481/TW Land adjacent to Hartley Gate Farmhouse, Hartley Road, Cranbrook – Proposed erection of 8 no. dwellings with access, parking and landscaping. WKPS objected. TWBC REFUSED.

17/04322/TW All Saints Church, Rye Road, Hawkhurst TN18 4EY – Conversion of former church to residential use comprising 7 no. dwellings (inc. 4 maisonettes, 2 no. flats & 1 no. tower house). WKPS supported. TWBC PERMITTED.

17/04295/TW Land adjacent Telephone Exchange, New Pond Road, Benenden – 4 no. 2 storey dwellings. WKPS supported. TWBC REFUSED.

18/500210/MBC Blossom Lodge, Frittenden Road, Staplehurst TN12 0DL – Change of use of land for stating of caravans by one gypsy family, with associated hardstanding cess tank and shed (part retrospective). WKPS objected. MBC REFUSED.

17/01893/AS Haffenden Farm, Bugglesden Road, Tenterden TN30 6TG – Construction of hop processing building. WKPS no comment. ABC APPROVED.

16/01090/AS Land west of Shrubcote and south west of Appledore Road, Tenterden – Construction of four houses in old orchard of Hales Place. WKPS general comment. ABC REFUSED. APPROVED on APPEAL.

16/01271/AS Courtlands, Church Hill, Bethersden TN26 3AQ – Demolition of existing buildings and bungalow and erection of 17 dwellings. WKPS general comment. ABC PERMITTED.

REPORT OF SUBMISSIONS BETWEEN MEETINGS

18/00262/AS Land between Ransley Oast and Greenside, Ashford Road, High Halden — Proposed construction of 43 residential dwellings and associated garages/parking including construction of proposed access road and other associated works. WKPS supported.

18/00189/AS Annexe at, Crown Inn, The Street, Stone, Tenterden TN30 7JN — Certificate of Lawful Development — Existing — Use of the building as an independent dwelling. WKPS objected.

18/00102/AS Cliff Marsh Farm, Military Road, Stone, Tenterden TN30 7AF — Change of use of the land from agricultural for the use as a glamping area and the erection of 3 no. safari tents with hardstanding bases and associated parking facilities. WKPS supported.

18/00255/AS Baileys Place Nursery, Heath Road, Appledore TN26 2AX — Proposed detached dwelling, change of use of land to residential and proposed highways access. WKPS objected.

18/00416/AS Tyle House Farm, Stocks Road, Wittersham TN30 7EH — Proposed single storey detached dwelling house with new vehicular access into the orchard, part of Tyle House Farm. WKPS objected.

REPORT OF APPEAL CASES

18/00013/REF/TW Land at Triggs Farm, Cranbook Road, Goudhurst TN17 1DP — Outline (Access not reserved) — Demolition of property known as Kestral and erection of a new access road and twelve dwellings, including provision of 35% affordable housing. WKPS objected. TWBC REFUSED. APPEAL lodged 26/2.

PLANNING ITEMS FOR COMMENTS, APRIL 2018

17/01915/AS Garden land rear of 37 North Street, Biddenden — Outline application for the erection of 3 no. dwellings. Garden land to the rear of a substantial house, established mature trees and fruit trees in rural location. Over-development with single drive access, fields to the rear of the houses in North Street. Note that there is an application for 110 houses opposite (on green fields) and an application up the road for 47 houses. WKPS to object.

18/00448/AS Land south of Tilden Gill Road, 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. Outline approval was granted on appeal for this site. Only one access to the site which dangerous and inadequate to serve 100 dwellings; all traffic to the new development will pass through the existing estate. Flats in two blocks are located on the south eastern edge of the development and will overlook the AONB and impact on the setting of the AONB — suggest relocating flats closer to the entrance to the development and bus stops. Any properties located on the edge of the AONB should be well-designed, good quality buildings to lessen the impact on the AONB. Pedestrian access to the development is poor. The Highways report is to be checked before our comments are submitted to ABC. WKPS to object.

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.