



PLANNING NEWS – MAY 2018

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

REPORT OF LPA DECISIONS WHERE WKPS HAS COMMENTED

17/03899/OUT/TW Land at Ockley Road & Hartenoak Road, Ockley Lane, Hawkhurst — Outline 62 dwellings. WKPS objected. TWBC REFUSED.

18/00189/AS Annexe at Crown Inn, The Street, Stone, Tenterden TN30 7JN — Certificate of Lawful Development Certificate — Existing — use of the building as an independent dwelling. WKPS objected. ABC decision: Existing Use/Development is NOT LAWFUL.

REPORT OF SUBMISSIONS BETWEEN MEETINGS

18/00057/FULL/TW Sherrard House, Horns Road, Hawkhurst — Erection of new dwelling. Very large 3 storey, 6 bed house. Detrimental to AONB, out of character for the location, no identified need for this size of house in Hawkhurst. WKPS objected.

REPORT OF APPEAL CASES

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 Street. All matters reserved except for means of access to North Street. Appeal ref: APP/E2205/W/3198714. Applicant is Gladman. Public inquiry. Appeal made because ABC has failed to determine within the appropriate period.

PLANNING ITEMS FOR COMMENTS, MAY 2018

18/01063/FULL/TW OS Plot 3100 Fieldways, Hawkhurst — Demolition of 1 no. dwelling house and agricultural storage barn to the rear and erection of 50 no. dwellings including car parking, cycle parking, sustainable drainage, internal road network and the creation of a new access with associated landscaping. Unacceptable, significant and adverse visual impact on the AONB, contravenes TWBC's Landscape Assessment for the borough, important leisure amenity, loss of wildlife habitat, loss of agricultural land, poor access and substantial increase to the already congested Highgate Hill and the traffic lights, infrastructure needs to be addressed, submitted site under the call for sites but not yet determined as suitable, outside LBD. WKPS to object.

18/00518/AS The Old Railway Station, Headcorn Road, Biddenden TN27 8JA — Outline application for development of up to 15 dwellings on former railway station and part residential garden. Not an allocated site, backland development extending into the open countryside, spreads the village, would set a bad precedent. WKPS to object.

18/00448/AS Land south of Tilden Gill Road, Tenterden — Detailed application for access, appearance, etc pursuant to outline 14/01420/AS for up to 100 dwellings. Reconsider aspects of this application following approach from Belgar Residents' Group. Further comment to be made re: Wildlife buffer zone between the development and Tilden Gill, impact on interconnected habitats — ghyll and buffer, impact on the Listed Buildings on the western border, ranch style fencing out of character and inadequate, Arts & Crafts design completely out of character. WKPS to object.

18/00572/AS Delcroft, Woodchurch Road, Shadoxhurst, Ashford TN26 1LE — Outline (with all matters reserved) for the construction of 14 residential dwellings alongside associated parking, access and landscaping works. Demolition of existing bungalow fronting Woodchurch Road, the Delcroft in order to construct a new access road serving the proposed dwellings. These will be constructed over a cul-de-sac arrangements and comprise a mix of detached and semi-detached house types. The density of development on the site has been influenced by the footprint of existing buildings within the immediate locality in order to ensure that the scheme is in keeping with the appearance of Shadoxhurst. Not allocated, outside LBD, agricultural land. 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.

ITEM FOR DISCUSSION — NPPF REVISED DRAFT CONSULTATION

A summary of the Planning Committee's response is given below:

1. Support the additional certainty for neighbourhood plans.
2. Object to Paras. 50 & 51 which states that the LPA cannot refuse planning permission on the grounds of prematurity to Local Plan — this means that developers can cherry-pick unallocated sites.
3. The viability of sites needs to be clearer to prevent developers from avoiding the provision of affordable housing.
4. Much greater emphasis on infrastructure is needed.
5. Disagree with the new policy on exception sites — market housing should not be included as this reduces the local needs housing.
6. Fully endorse the transfer of the existing NPPF paragraphs to the Draft relating to the protection of rural areas in respect of housing (now under paragraphs 79 to 81e)).
7. Strongly support policies that prohibits residential gardens development.
8. More emphasis on sustainable transport links within the infrastructure is required. Bus services in the rural areas are sparse and unreliable, more needs to be done to sustain local bus use.
9. Strongly in favour of high speed broadband in rural areas and the provision should be speeded up. Without broadband capability the rural areas will suffer as local businesses cannot operate and will avoid the area.
10. Fully support para. 122 d) relating to density and the effective use of land and to maintain an area's prevailing character (including residential gardens).
11. Fully support paras. 125 to 127 regarding well-designed spaces, design quality, green and other public space, responding to local character and history.
12. Fully support paras. 168 & 169 conserving and enhancing the natural environment (same as existing NPPF with a couple of additions).
13. Fully support para. 170 relating to the AONB, etc. This paragraph combines paras. 115 & 116 of the existing NPPF.
14. The paragraphs relating to Habitats and Biodiversity remain the same as those in the existing NPPF but are renumbered as 172 to 175.