PLANNING NEWS — JUNE 2019

The Planning Committee met in May. This bulletin contains news relating to applications dealt with and decisions handed down since February 2019, as well as proposed future action on some current applications.

REPORT OF SUBMISSIONS BETWEEN MEETINGS

19/00340/AS Reserved Matters Land south and east of, Tilden Gill Road, Tenterden — Reserved matters application (access, appearance, landscaping, layout, and scale) pursuant to extant outline permission ref 14/01420/AS for the erection of up to 100 dwellings, parking, landscaping, open space and associated works (revision to planning application 18/00448/AS). Developer has moved the blocks of flats away from the adjacent AONB and the Belgar heritage site and improved the buffer zone to separate the heritage site. The flats have been reduced from 3 storey to 2.5 storeys. We have registered our continued objection to the height of the flats. However, the applicant has an appeal running and the preference is that ABC now approve the revision.

17/01868/AS Land rear of St Marys Church between Duxbury and Hill Side, Church Hill, High Halden, Kent — Outline application for the residential development of up to 26 dwellings. All matters reserved except for access. AMENDMENT from 31 to 26. WKPS OBJECTED (again) against the principle of development on this site. The number of houses is immaterial.

REPORT OF LPA DECISIONS (where WKPS has commented):

18/01063/FULL OS Plot 3100, Fieldways, Hawkhurst — Demolition of 1 no. dwelling house and agricultural storage barn to the rear and erection of 49 no. dwellings including car parking, cycle parking, sustainable drainage, internal road network and the creation of a new access with associated landscaping. WKPS OBJECTED. TWBC REFUSED on the grounds of poor access arrangements.
17/02980/OUT Streatley, Horns Road, Hawkhurst TN18 4QT — Outline (Access & Layout not reserved) — Residential development of 40 dwellings with open space amenity land and new access road, including provision of 35% affordable housing. WKPS objected. TWBC REFUSED on grounds of AONB, heritage assets, visual amenity of the locality and not sustainable, etc.
18/02165/FULL Land to the east of Heartenoak Road, Hawkhurst — Erection of 28 dwellings, associated access, parking and open space. WKPS OBJECTED. TWBC APPROVED.
18/00029/AS Land south of the Swan Hotel, Maidstone Road, Charing — Outline application for up to 135 dwellings (incljuding up to 40% affordable housing) introduction of structural planting and landscaping, informal open space and children's play area (LEAP), vehicular access from the A20/Maidstone Road and associated ancillary works. All matters reserved with the exception of access. WKPS OBJECTED. ABC GRANTED.

1**8/00262/AS** Land between Ransley Oast and Greenside, Ashford Road, High Halden — Proposed construction of 43 residential dwellings and associated garages/parking including proposed access road and other associated works. WKPS SUPPORTED. ABC PERMITTED.

PLANNING ITEMS FOR COMMENTS, MAY 2019

19/00822/HYBRID/TW Land adjacent Rothermere Close, Walkhurst Road, Benenden — Hybrid application — OUTLINE (Access not reserved) — Development comprising of the erection of 13 dwellings; FULL — Erection of 12 almshouses together with access, parking, landscaping and drainage. (MG) Affordable housing for people with local connections. The almshouses will be an asset to the village in perpetuity as they are not subject to right to buy rules. WKPS to SUPPORT.
19/01099/OUT/TW OS Plot 2912 Maidstone Road, Matfield, Tonbridge — Outline (Appearance, landscaping, layout and scale reserved): Development of the site to provide up to 47 dwellings, of which 35% would be affordable housing, including new access (Access not reserved). Within AONB, outside LBD, on approach to village with many surrounding Listed properties, greenfield site, Grade 2 agricultural land (significant because of this classification, mostly Grade 3 in TW borough), the presumption in favour of development is removed because TWBC is within 0.5% of its target for housing land supply. WKPS to OBJECT.
19/00600/AS Green Hedges, Beacon Oak Road, Tenterden — Redevelopment of site to 4 no. new residential dwellings with associated amenity curtilage and car parking, including demolition of existing buildings and structures. Commercial brownfield site, derelict and surrounded by residential property. Redevelopment welcomed. WKPS to SUPPORT.
19/00625/AS The Vine Inn, 76 High Street, Tenterden TN30 6AU — Installation of one illuminated hanging sign and five illuminated fascia signs. Within Tenterden Town Conservation Area. The five illuminated fascia signs are too large and intrusive and too bright for this sensitive central location. 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.