



PLANNING NEWS – DECEMBER 2019

This bulletin contains news relating to planning applications dealt with by our planning committee.

PLANNING ITEMS FOR COMMENTS, December 2019

19/01669/AS — Smallhythe House, Tawny Bank, Oakengates, Woodbury and Micken Lodge, Smallhythe Road, Tenterden TN30 7LN — Redevelopment to form 54 No. apartments for older people (60 years of age and partner of at least 55 years of age), guest apartment, communal facilities, access, car parking and landscaping. This is a retirement residency development by Churchill Retirement Living. It a large building mass with the street frontage broken into divided house frontages and a redevelopment of existing residential houses within the existing urban curtilage, adjacent to the McCarthy Stone retirement development and the Wimpey Taylor estate in Tent 1. No direct impact on the Tenterden Town Conservation area or the adjacent AONB. **WKPS to make no comment** because there is no impact on the AONB or landscape of the area, which is now suburban.

19/01679/AS Land north of Farley Close, Woodchurch Road, Shadoxhurst — Proposed development of 22 residential dwellings and associated parking, access and landscaping works. The proposed development extends beyond the confines of the village and into open countryside. The thoroughfare would considerably reduce the amenities of the residents of Farley Close. ABC should satisfy itself that all the numerous developments in Shadoxhurst will in fact be occupied before granting further developments in this location. **WKPS to object.**

19/01682/AS 1 Little Hookstead, Wrens Nest Lane, High Halden TN26 3NH — Proposed demolition of an existing two storey building and two agricultural barns with replacement 5 unit residential development and conversion of existing oast house. Existing farm buildings to be replaced by residential units. No impact on landscape. **WKPS to make no comment.**

19/01700/AS Land south of Ely Place, Shawlands Lane, High Halden — Erection of four dwellings, with associated double garages, parking, access driveway and landscaping. Outside the confines of the village and will eliminate an attractive green space. The type of housing is not needed by the village, housing designs are unattractive. **WKPS to object.**

19/01606/AS Meadow View, Ashford Road, High Halden — Erection of 1 four bedroom dwelling and garage with landscape and ecological enhancements. The previous application was to build several houses on the entire owned site, so the argument that this part of the site is not part of the traveller site is inaccurate; the development would reduce the site available for travellers. If such a

house were built they would no longer be travellers. The proposed house, at 60' by 40' would be huge, and much taller than the neighbouring properties. Visible from the road, unattractive and not in the local style. **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.

Following the refused request for an Environmental Screening Opinion (reported in our September newsletter,) an application has now been made as shown below:

19/01788/AS Land between Woodchurch Road and Appledore Road, Tenterden — a) **OUTLINE** application for the development of up to 250 residential dwellings (40% affordable) including the creation of access points from Appledore Road (all modes) 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. (Matters for approval: Access b) **FULL** planning permission for the change of use of land use from agricultural to land to be used as a country park (8.66 ha), 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.

The determination date is 18 March 2020. Please make representations to ABC prior to the date shown.
