



PLANNING NEWS – AUGUST 2020

The Planning Committee met in August. This bulletin contains news relating to applications dealt with and decisions handed down since February 2020, as well as proposed future action on some current applications.

REPORT OF SUBMISSIONS BETWEEN MEETINGS (INCLUDING LPA DECISIONS WHERE RECEIVED)

20/00541/AS Land south of 63 The Street, Wittersham — Outline planning application for the erection of a detached dwelling and garage. Counter to ABC Policy HOU5, failure to demonstrate justifiability in the AONB, objectionable proposal in scale and design, visible from the road. WKPS OBJECTION. ABC REFUSED.

19/00806/AS Land rear of Brinklow, Woodchurch Road, Shadoxhurst — Demolition of existing dwelling and change of use of land and erection of 34 dwellings restricted for occupation by over 55's with associated Community Lodge, parking and landscaping. Change in details. Continued objection, incursion into countryside on greenfield site. WKPS OBJECTION.

19/03637/FULL Land rear of Santer House Red Oak, Hawkhurst — Erection of 9 dwellings together with associated parking and landscaping. Rural greenfield site, cramped design, tall and overbearing, out of keeping with style, inadequate parking, gated community out of keeping with the area. WKPS OBJECTION. TWBC APPROVED.

20/00309/OUT Land south of Woodham Close, Rye Road, Hawkhurst — Outline (Access and Layout not reserved) Construction of three dwellings 1 no. 3 bed detached house and 2 no. 4/5 bed detached houses with access via a new roadway that has been constructed as part of the redevelopment of Woodham Hall, landscaping and associated works. Outside LBD, Greenfield site, within AONB, agricultural land. Located behind the recent development of 16 houses (not all sold), this is an attempt to extend the development. Ground falls sharply away from the turning head and major engineering works would be required for the development, incursion into the countryside, access via the road serving the development would be not suitable for construction traffic. WKPS OBJECTION. TWBC REFUSED.

19/02025/HYBRID Hawkhurst Golf Club High Street Hawkhurst Cranbrook Kent TN18 4JS — Additional documentation following the public exhibitions. Concerns raised by residents have not been addressed. Significant adverse impact on AONB, loss of Ancient Woodland. Scale of development contrary to the Hawkhurst NDP, impact of traffic on local roads and unacceptable increase in congestion, not justified by local housing need, disproportionate in relation to the size of the settlement of Hawkhurst, loss of valuable amenity and sporting facilities. WKPS OBJECTION.

20/502018/FULL Four Oaks Farm, Four Oaks Road, Headcorn TN27 9PB — Demolition of existing barns and erection of five dwellings, with associated parking, amenity space and landscaping. The garage for Plot 5 should be repositioned closer to the dwelling it is intended to serve, away from the Listed Building. PRow should be rerouted away from the front windows of the Listed Building. WKPS OBJECTION.

Record of applications between meetings where the decision was not to comment:

20/501240 Gibbs Hill Farm, Griggs Lane, Headcorn — 17 homes. Application for Phase 1 was for 55 homes, approved in 2018. The 17 are located on the remaining smaller area around the farmhouse. The amount of development in this location and the newish GP surgery, plus the 11 minute walk to the station makes it a sustainable location. WKPS objections to large developments in Headcorn in the past have not influenced any planning decisions by MBC, basically because of the existence of the railway station. It was agreed that WKPS would make no comment.

19/02916/FULL The Vicarage, Back Lane, Goudhurst — Demolition of garage and single storey enlargement of existing vicarage office. This application was referred to us by a WKPS member. Within AONB, outside LBD, within the setting of the Conservation Area, various Listed Buildings including Grade 1 Listed St Mary's Church. Located on top of the Goudhurst ridge and highly visible. Proposal is ugly with a flat roof and of no architectural merit. Scrutineer visited the site and contacted the chair of the PCC. Many of the application details were incorrect and TWBC should not have validated the application. The vicar has left and a new incumbent is to be appointed. Probably as a result of the WKPS approach, the PCC WITHDREW the application. It is hoped that the new vicar will be involved in any revised proposals.

20/502770 Holman House, Station Road, Staplehurst — Erection of single storey side extension, part single storey part two storey rear extension, new upper floor, together with external alterations and change of use of commercial to residential to form 10 No. residential units. This is an extension of a building already divided into flats to create more flats. Minimal impact on the street scene. Sustainable location with nearby station. It was agreed that WKPS would make no comment.

NOTICE OF APPEAL RECEIVED:

19/01781/AS Hallmark Farm, Ashford Road, St Michaels, Tenterden — Proposed Farm Shop on the land adjacent to Hallmark Farm and change of land use from agricultural land to A1 (retail) and A3 (restaurant/cafe). WKPS OBJECTED. ABC REFUSED. Applicant has appealed ref: APP/E2205/W/20/3254231.

PLANNING ITEMS FOR COMMENTS, AUGUST 2020 — No specific applications.

OTHER ITEMS:

Government White Paper — Planning for the Future. Reform of the planning rules. Consultation closes on 29 October 2020. Discuss and review the questions for WKPS response. General discussion and decided that the next meeting will be devoted to creating the WKPS response to the consultation.

Also to be reviewed is the Government document: Changes to the current planning system: Consultation on changes to planning policy and regulations. Closing date 1 October 2020.