

PARISH COUNCIL OF BENENDEN

Minutes of the Planning Meeting of the Parish Council held on Thursday 20th August 2020, 7pm remote meeting via Zoom

Present	Cllrs Beveridge, Cruse, Driver, Grant, Lewis, Skeet, and Thomas	
In Attendance	C Levett, Clerk.	
Item		Action Responsibility
1. APOLOGIES	Apologies were received from Cllr Cochrane.	
2. DECLARATION OF INTERESTS	Cllr Driver has declared an interest, as a neighbour, in planning application 20 02103 FULL 20 02104 LBC The Old Barn, Frame Farm, Iden Green Road, and left the meeting for this item.	
3. REPORT FROM PARISH CHAIRMEN'S GROUP MEETING	<p>Cllrs Grant and Thomas attended a Parish Chairmen's Group meeting on 18th August to discuss the emerging Local Plan, ahead of the Regulation 19 consultation, and other Planning Policy matters, and gave the following update :</p> <ul style="list-style-type: none"> • The Local Plan has been delayed, but Regulation 19 must be completed by March 2021, otherwise housing numbers will be increased by 3,500. • Steve Baughen gave a long presentation on the Planning For The Future White Paper. In his opinion the housing crisis and the lack of delivery of housing is unfairly being placed on Local Authorities, whilst developers hold a landbank of permitted dwelling not yet built out. • There is to be a proposed temporarily lifting of the small sites threshold below which developers do not need to contribute to affordable housing, from 10 to up to 40 or 50 units. • Protected areas proposed currently only specifically include Green Belt. There is no mention of SSSIs, AONBs or Conservation Areas. • The Community Infrastructure Levy is proposed to be reformed. • The Statement of Community Involvement, which covers how TWBC Planning works with the parishes, has been updated. Comments to TWBC are requested by 31st August. Cllrs Grant and Thomas made a request that the Parish Council is notified by TWBC of submissions and applications arising from the discharge of conditions of a consent, which it presently is not. 	
4. PLANNING REFORM CONSULTATION	<p>Parish Councillors have been asked to consider current planning reform consultations — “Planning for the Future” and “Changes to Planning Policy and Regulations”. Links to the consultation documents and response forms have been circulated and Parish Councillors have been asked to respond to the Clerk by 31st August with any strong opinions. Cllrs Grant and Thomas will then formulate a response from the Parish Council.</p> <p>Cllr Cruse advised that he has written to Helen Grant MP regarding proposed reforms to the Planning System.</p>	<p>ALL</p> <p>PG/NT</p>
5. BREACH OF PLANNING CONSENT	<p>20 0040 Full 1 Bishopsdale Cottages, Biddenden Erection of a summerhouse and garage</p> <p>Details of communication between the Parish Council, the Case Officer and the Compliance Officer had been circulated, and the Parish Council remains unhappy with the way this application has been handled. The Parish Council is aware that other parties have also complained, and that the Enforcement Officer has visited the site.</p> <p>Cllr Dawlings has escalated the matter to Peter Hockney (Development Manager) and Steve Baughen (Head of Planning).</p>	
6. APPLICATIONS	<ul style="list-style-type: none"> • 20 01960 FULL Pypmne Manor, Pypmne Road Erection of new plantroom building <p>Pypmne Manor is a Grade II* Listed Building and is currently undergoing extensive restoration</p>	

Chairman..... Date.....

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These minutes are not a verbatim record of the meeting, but a summary of discussion and decisions taken at the meeting.

and renovation. The proposed plant room is to be located to the north of the house tucked away amongst shrubs and bushes. It will look like a dovecote with the flue from the boiler hidden in the roof lantern. The architect has sought pre-app advice from TWBC. The Conservation Officer supports the proposal as it preserves the setting of the listed building. Further information can be seen in the Heritage Design & Access Statement.

The Parish Council unanimously agreed to support this application.

- **20 02054 FULL Stream Cottage, Coldharbour Road** Conversion and change of use of a barn into a holiday let; erection of an incidental outbuilding
 - Conversion of barn to 3 bed holiday let with small extension to N providing utility room and entry porch.
 - Barn believed to have been erected in 1960s/1970s. Single storey timber construction with gable ends. Currently of white weatherboarding and clay tiles.
 - PRow WC312 runs W-E and passes the proposed holiday let on the northern side. Close proximity to the building, though plenty of tree cover/screening.
 - In keeping with surroundings.
 - Parking for 2 cars.
 - Roof to be replaced with tiles, walls to be timber clad using horizontal weatherboarding.
 - Would not cause adverse harm to the setting of the Listed Stream Cottage.
 - Garden store of timber with pitched roof.

The Parish Council unanimously agreed to support this application with request for outdoor lighting conditions because of the remoteness of the location. Any outdoor lights must be at the entry points only, at low level, at low wattage, operated by motion sensors, and must not be left on all night. TWBC Local Plan Policy EN8 and the emerging BNDP Reg 15 Draft Policy BD5 refers. (Reason: To protect the dark skies of the parish.)

- **20 02103 FULL 20 02104 LBC The Old Barn, Frame Farm, Iden Green Road** Proposed pool enclosure
 - Enclose the existing private swimming pool with a telescopic retractable enclosure. Pool measures 5.2m in width and 9.8m in length and dates from the 1970s. Patio area around the pool is in disrepair and whilst the pool is still usable, the uneven and broke stone slabs are hazardous and require complete replacement for safety reasons. Channels remaining from a previous timber and glass pool enclosure from the 1970s are a hazard and need to be removed.
 - Use is by the applicant (not the venue) for health benefits.
 - Pool Enclosure dimensions: 12m x 8.4m with an eaves height of 2.35m and a ridge height of 2.7m.
 - English Yew hedge established on west side of the pool in Spring 2018 and further ornamental planting is proposed on the south side on completion of the works. 160 mixed native broadleaved trees were planted along the existing stream and hedge line running east/west through the farm in 2016 to screen the events venue operation from properties on Chapel Lane to the south. These trees now stand at 14 feet and are expected to screen the farm within 2 years. The additional benefit is that these trees will completely hide the pool area from view.
 - Pool enclosure frames are light weight, slim aluminium and is Marine Grade powder coated. Unit will have sliding g doors to the NW & SW elevations and bi-folding doors to the SE elevation. Fully glazed with clear glass, roof material will be 16mm polycarbonate.
 - Retractable enclosure that opens with sections retracting into one unit.
 - Height of enclosure will be significantly lower than all other buildings on site and lower than

	<p>the surrounding trees.</p> <ul style="list-style-type: none"> ○ Not visible from public road. ○ No pre-app advice sought. <p>In summary: Well screened from Chapel Lane, not visible from the public highway, screened from the Listed Buildings, replaces a previously demolished enclosure structure. Very low profile. Not thought to have a detrimental impact on the setting of the listed buildings.</p> <p>The Parish Council unanimously agreed to support this application subject to the opinion of the Conservation Officer.</p>	
7. ANY OTHER BUSINESS	<p>a. Walkhurst Road</p> <p>Cllr Cruse has been in contact with Joe Keerie, Wedgewood Homes, regarding new road signage in Walkhurst Road. Cllr Cruse has made contact with Mr Pronger, KCC, who is meeting with Wedgewood to discuss the matter.</p> <p>b. Tree Preservation Order</p> <p>TWBC Tree Officer had advised that he would look at the request from the Parish Council for a TPO at the Woodcock Inn Car Park. No further communication has been received. The Clerk to follow up.</p>	CL
	The meeting closed at 7.35pm	

Clerk to the Parish Council, 20th August 2020