

PARISH COUNCIL OF BENENDEN

Minutes of the Remote Planning Meeting of Benenden Parish Council Monday 16th August 2021, 7pm via Zoom

Present : Cllrs Beveridge, Cochrane, Grant, Driver and Thomas. C Levett (Clerk)

Item	
1. APOLOGIES	Apologies were received from Cllrs Lewis, Skeet and Cllr Warne.
2. DECLARATION OF INTERESTS	Cllr Thomas declared an interest in Planning Application 21/02193/FULL Lower Standen Farm, Standen Street as her employer is the agent.
3. PLANNING APPLICATIONS	<ul style="list-style-type: none"> ● 21/02193/FULL Lower Standen Farm, Standen Street Conversion of a redundant Oast into a single residential dwelling together with a small extension, replacement of existing outbuilding and change of use of land to residential curtilage together with landscaping and ecological enhancements. <ul style="list-style-type: none"> ➤ Located to rear of Lower Standen Farm, using same access drive. In different ownership, intention to convert the Oast to residential unit and live there. ➤ Pre-app advice not sought ➤ 1 x 4 bed market housing ➤ Parking for 4 cars ➤ Walls: brick ➤ Roof: existing - corrugated fibre cement; proposed - zinc ➤ Floor space: existing: 215.30 sq.m Proposed: 317.60 Increase of 102.30 sq.m ➤ Small extension with pent roof on side of building providing a 'back door' to utility, boot room, etc. Surrounded by plenty of land. <p>KCC has requested : the direct provision of infrastructure or the payment of an appropriate financial contribution.</p> <p>The Parish Council unanimously agreed to support the application.</p> <ul style="list-style-type: none"> ● 21/02298/FULL and 21/02299/LBC Clevelands, The Street Proposed internal alterations to kitchen, larder and utility/boot room, installation of new window, replacement of one existing window and replacement of a window with patio doors, proposed patio area and new fencing <ul style="list-style-type: none"> ➤ Grade II Listed property ➤ Within Benenden Conservation Area with many Listed neighbouring properties in proximity <p>Application form info:</p> <ul style="list-style-type: none"> ➤ Pre-app advice not sought ➤ Boundary treatments: hedging and picket fence to match existing to NW side of property ➤ No trees affected by proposal <p>D&A and Heritage Statement:</p> <ul style="list-style-type: none"> ➤ Proposed works to update property to allow for modern living standards in current kitchen/utility area, and to bring natural light into an otherwise dark space ➤ Para. 6.0 details the works and the reasons for them ➤ Small amount of original fabric of building will be lost to new window and replacing a window with French doors — less than substantial harm ➤ Only external work involves creation of a patio outside newly installed French doors, and erection of matching picket fencing. <p>Proposed works will not cause harm to this listed building and the Parish Council unanimously agreed to support the application subject to the works being satisfactory to the Conservation Officer.</p> <ul style="list-style-type: none"> ● 21/02136/FULL Colebarn Farm Cottage, Stepneyford Lane Creation of terrace on south side; Living room extension with doors onto terrace; Insertion of door way from office out onto the terrace; Creation of wc & hand wash basin in former boiler space; Amalgamation of sperate wc

and bathroom into single room with existing wc doorway blocked up, fittings renewed, systems updated, new extractor fan; Replacement windows and exterior doors; Electrical upgrade, including LED lighting where appropriate; Plumbing upgrade; New kitchen, existing configuration; Removal of oil powered central heating system and replacement with low energy electric panels; Additional loft insulation, as required; Make good exterior rendering and repaint; Replace gutter boards and gutters

- No previous planning apps made on this site
- Listed buildings in proximity: To west is Colebarn Grade II Listed.
- D&A Statement: Useful planning statement with photos and description of works.

General Comments:

- Located down long track to Colebarn Farm, only other buildings in this location are farm buildings
- Unremarkable 1960s built bungalow with rendered walls and pitched tiled roof
- Modest extension to living room projecting 1.2m x width of living room
- Little done to the property over 60 years
- Timber deck or flagstone terrace to be created outside newly extended living room
- Interior to be updated and remodelled as per description of the application
- Mainly internal modifications with small extension to living room
- Would comply with PDR if wasn't in AONB
- No impact and will not cause harm to neighbouring Listed Building given that this 1960s bungalow is already present

The Parish Council unanimously agreed to support the application.

- **21/02441/FULL Moorwood Woodcock Lane** Conversion and extension of outbuilding to create annexe accommodation ancillary to the main dwelling

Cllrs Beveridge and Grant made a site visit and discussed the proposal with the owner.

- Located beyond the Woodcock Inn, LHS of a semi-detached pair, opposite far end of pub car park
- Conversion and extension of L shaped garage to provide annexe accommodation ancillary to main house for elderly parents
- Pitched roof increase in ridge height from 3.5m to 4.25m. Cedar shingle roofing instead of existing tiled roof
- Replace white horizontal weatherboarding with black vertical timber cladding

General Comments:

- Pre-app advice sought. Supportive of converting existing building into modest annexe accommodation, ancillary to main dwelling, height and bulk to be kept to a minimum to minimise impact on street scene. Pitch of roof to be shallow and materials in keeping with existing building.
- Structure exists and will not impact on the setting of the Listed Woodcock Inn

Concerns raised :

- Black vertical weatherboarding : Suggested by architect. Vertical boarding would be out of character in location and horizontal (as it is now, but white) would be better ensuring the building remains subservient to main house. Owners to raise with their agent.
- Access amendments : D&A Statement stated that no amendments would be made however part of the hedge would need to be removed and gate post re-sited to enable vehicle access. Owners to raise with their agent.

The Parish Council agreed the following comment : Benenden Parish Council cannot support the application as it stands because the extension of the garage building would prevent vehicular access to the property. The widening of the driveway by removing part of the hedge and re-positioning the gate posts is necessary and this detail should be included in the application. The current proposal is for the building to be clad in vertical black weatherboarding which would be out of keeping in this location and cause the subservient building to stand out from the main property. Benenden Parish Council proposes that horizontal black weatherboarding is more appropriate for this setting.

- **21/01577/FULL Benton Farm, Dingledean.** Provision of equestrian menage measuring 55m x 25m with silica sand and rubber chip topping with 3x rail wooden fencing

Cllrs Beveridge and Grant made a site visit and discussed the proposal with the owner and contractors.

- The revised site is a much better position, located further away from the ancient woodland in a large field so that it is not as confined as it was in the previous location
- Post and rail fencing will be installed around the menage
- Site is more level

The Parish Council unanimously agreed to support the application.

- **21/02054/FULL Cattsford Farm, Dingledean** New agricultural building for use as animal welfare with open cattle shed & hay storage

- Located next to Cattsford (Grade II Listed property)
- Subject property is otherwise known as Sovereign Forestry Yard where there are a number of agricultural type buildings and a mobile home
- Footprint: 15m x 13.7m = 205.5 sq.m Height: 5.3m
- Building will be Juniper Green and match other buildings on site
- Agricultural field
- Agricultural building to be used for livestock
- Agricultural holding extends to some 13ha, includes 5ha of land opposite the application site
- 22 cattle (at present 7 of these are in calf)
- Needed for the winter months
- 4 similar buildings on adjacent forestry yard

General Comments: Animal welfare, no human facilities (not needed as there's a mobile home on the yard site), building will match the existing 4, no additional access required.

The Parish Council unanimously agreed to support the application.

- **21/02014/FULL The Old Barn, Nineveh Lane.** To dig a nature pond on agricultural ground

- Pre-app advice sought and Planning Officer advised need to apply for full planning permission as it comes under "development" works as a digger will be used to dig the pond. Planning Officer understood that a pond in this location would greatly improve the bio-diversity here, given it had previously been cattle grazing which had not allowed for wildlife.

Planning Statement:

- To create a kidney bean shaped wildlife pond in location shown on plan
- Ecological assessment and method statement. The proposal is to excavate a naturally wet area which collects rainwater, especially in the winter months. Through excavation of the top-soil to a maximum depth of 2m to the clay below, a pond will be created in this area of an otherwise now unused field which has previously been grazed by cattle or in a crop rotation. The pond will be for the benefit of wildlife and breeding amphibians. The approximate size of the pond will be 400m² maximum surface area and will be filled by rainfall and natural run off from surrounding fields. The pond will be kidney bean shaped and the depth will be a maximum of 2m at its deepest point to prevent freezing and the sides will be graded between 1:10 and 1:20 as most of the wildlife in ponds occupy the margins to a depth of 10cm. A buffer strip of unmanaged grassland will surround the pond to benefit wildlife and provide foraging and sheltering opportunities for amphibians and reptiles. The new pond will be left to vegetate naturally from seed sources recruited from local ponds. It is unlikely any animals will be present in the small construction zone due to its recent previous type of use, however a visual site search will be conducted on the day construction begins to ensure no animals are injured and the site is clear. Should any protected species be found in the site search, they will be carefully removed to a safe receptor site in the adjacent scrub habitat by suitably licenced personnel. The pond will be constructed by an excavator, creating a kidney bean shaped pond of varying depth and graded banks to provide optimum conditions for a variety of wildlife and establishment of native marginal and aquatic

	<p>flora. Spoil from the excavation will be used to create non-compacted mound, banks and bunds and form part of the buffer zone surrounding the pond.</p> <ul style="list-style-type: none"> ➤ Access: There is no requirement for permanent access to the site and therefore creation of a track requiring the introduction of materials will not be necessary. Access will be by foot. There are no nearby public rights of way. Access to the site by the digger will be along landowners private driveway and round to the eastern side of the site. ➤ There is a photo of the proposed location of the pond on the website. <p>The Parish Council unanimously agreed to support the application.</p> <ul style="list-style-type: none"> • 21/02261/FULL St Georges Church. Upgrade the existing path between the village and the school. ➤ Type 1 sub-base standard construction with self-binding amber gravel over ➤ Semi porous ➤ Timber edging <p>The Parish Council by majority agreed to support the application.</p>
4. OTHER PLANNING MATTERS	<ul style="list-style-type: none"> • 21/02144/LDCEX Benton Hoppers, Dingledden — Lawful Development Certificate (Existing) — Two existing buildings to be classified as residential and residential cabin/living accommodation and one building marked as workshop on the site plan to be classified as a workshop. <p>The Parish Council noted this lawful planning issue for TWBC to deal with no action or comment required from the Parish Council.</p> <ul style="list-style-type: none"> • Appeal Ref: APP/M2270/W/20/3256867 Land rear of Field House, Standen Street <p>Application 19/03480/OUT outline application for the erection of seven dwellings with associated landscaping and new access through Field House. Appeal dismissed.</p>
5. WILDFLOWER MEADOW	<p>Cllrs Cochrane, Driver, Grant and Thomas have been in contact with numerous people and bodies regarding the creation of a wildflower meadow in Beacon Field.</p> <p>Action needs to be taken quickly to start this project.</p> <p>Tim Duncan has kindly agreed to cut the field and arrangements need to be made to remove the arisings and spread green hay.</p>
	Meeting closed at 8pm