

PARISH COUNCIL OF BENENDEN

Minutes of the Parish Council Planning meeting held on Thursday 3rd March 2022, 7pm, via Zoom

Present	Cllrs Beveridge, Cochrane, Grant, Hagan, Lewis and Thomas	
In Attendance	C Levett, Clerk	
Item		Action
1. APOLOGIES	Apologies were received from Cllr Driver.	
2. DECLARATION OF INTERESTS	There were no declarations of interest.	
3. PLANNING a. BNDP	At TWBC Full Council meeting on 23 rd February the BNDP referendum results were reviewed, and the Plan formally made. A large majority of Councillors voted for the plan, with 7 abstaining from the vote.	
3. PLANNING a. PLANNING APPLICATIONS	<ul style="list-style-type: none"> ● 22/00290/FULL Stable Cottage, Nineveh Lane. Conversion of existing stable block to habitable rooms with a balcony and addition of first floor within new pitched roof <p>Cllrs Grant and Thomas made a site visit.</p> <p>SITE CONSTRAINTS: 10 constraints. SITE HISTORY: 96/01476/FULL Extension and refurbishment—approved; 01/02661/FULL Demolition of derelict stable building and replacement with granny annexe and three bay car port—refused. Appealed—dismissed; 04/00707/FULL Extension and internal alterations to create annexe accommodation—approved; 16/503108/FULL Erection of pitched roof and creation of first floor over existing storage building to be used as ancillary to main dwelling with insertion of dormer windows—approved; 16/505359/FULL Amendment of existing planning approval to include 3 hipped roof dormer windows to front elevation, 1 mono pitch dormer to rear elevation and balcony overlooking rear garden—refused; 18/00003/FULL New glazing in rear bedroom gable wall and increase in balcony size; Erection of two new balconies to existing bedrooms—approved. LISTED BUILDINGS IN PROXIMITY: Great Nineveh Grade II listed to SSW. APPLICATION FORM INFO: ➤ Pre-app not sought. ➤ New pitched roof over existing stable block. Upstairs studio with balcony. Downstairs office, work room, toilet. ➤ Nearby oak tree will not be pruned or disturbed. ➤ Parking unaffected. ➤ Materials: Walls - stock bricks, clay plain tile, natural softwood weatherboarding. Roof - corrugated steel and plain clay tiles. Windows - aluminium. Doors - timber. All matching existing materials. ➤ No external lighting.</p> <p>SITE VISIT OBSERVATIONS :</p> <ul style="list-style-type: none"> ○ Brick built former stable, not in good condition, fronting private driveway serving other houses. ○ To be used as an artist’s retreat. ○ Electric car charging point on the side wall of the stable block. <p>The Parish Council unanimously agreed to support this application. It is noted that exterior lighting is not proposed in the application, and the Parish Council requests a condition (if consent is granted) that the details of any proposed lighting scheme is submitted for approval prior to installation to protect this extremely rural remote location from light pollution, Policy BD5 of the BNDP refers. The Parish Council also requests a condition that the building remains ancillary to the dwelling.</p>	

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

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	<ul style="list-style-type: none"> • 22/00263/LBC Listed Building Consent. The Coach House, Field Farm House, Coldharbour Road. Conversion and alterations to the existing Coach House to form holiday let - for residential tourism accommodation <p>BPC recently supported 21/03444/FULL for the erection of a single storey outbuilding - granted.</p> <p>This application relates to the Coach House and its conversion to a 3-bed holiday let. Coach House and barn are within the listed curtilage of the farmhouse, hence the LBC application.</p> <p>APPLICATION FORM INFO:</p> <ul style="list-style-type: none"> ➤ Existing and proposed materials are same: Clay roof tiles, timber frame and cladding, timber window frames and external doors. ➤ Parking unaffected. ➤ No trees or hedges to be removed. ➤ No pre-app sought. <p>D&A STATEMENT: Internally, building currently used as double garage, workshops, storage rooms, open fronted log store on ground floor. Permission granted in 1981 to convert first floor into studio and study facilities. Access via external staircase, first floor currently comprises home office, kitchen and bathroom with log burner. The Coach House is not a listed building in its own right, it is within setting of historic listed farmhouse. Conversion to be carried out to high design standard, with architectural and historic merit preserved and enhanced by the proposal.</p> <p>The Parish Council unanimously agreed to support this application and, if consent is granted, requests conditions appropriate to holiday lets, their management and retention as tourist accommodation, together with a condition that the details of any proposed lighting scheme is submitted for approval prior to installation, to protect rural location from light pollution, Policy BD5 of the BNDP refers.</p> <ul style="list-style-type: none"> • 22/00160/FULL and 22/00161/LBC Flat, The Kitty Fisher, The Street. Remove the existing single-storey rear extension and replace with a new two-storey pitched roof rear extension; Erection of a single storey rear flat roof extension with lantern light over <p>Cllrs Beveridge, Grant and Thomas made a site visit.</p> <p>SITE CONSTRAINTS: 14 in total. SITE HISTORY: 16/501951 Change of use from public house to dwelling. LISTED BUILDINGS IN PROXIMITY: Subject property is Grade II Listed timber framed building. The property is surrounded by many listed buildings in the Conservation Area. 2 houses directly opposite are not listed. APPLICATION FORM INFO: Demolish single storey flat roof extension erected May 2016. Reason: original flat roof extension is sub-standard and does not meet current building regulation requirements. Does not look attractive nor in keeping with external elevations on the listed building. GENERAL COMMENTS: Demolish existing recent flat roof extension (16 sqm) and replace with part 2 storey (in the location of the existing 1 storey flat roof extension) and a single storey flat roof with lantern light to extend kitchen (total 86 sqm addition). Note that at the eastern end of the existing building is a cat slide roof down to the existing flat roof extension which will be lost with the 2-storey build.</p> <p>SITE VISIT OBSERVATIONS :</p> <ul style="list-style-type: none"> ○ Rear elevation is not as attractive as it appeared in a photo taken in the summer. ○ All the windows are of different styles and elevations look scruffy and dilapidated. ○ Proposed works will tidy the appearance of rear elevation. ○ Extensions will provide better layout for applicant. 	
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	<p>The Parish Council supports the requirement for the single storey extension, but is concerned about the bulk and mass of the 2-storey part of the proposed extension and the impact this will have on the elevations of the building, the cat slide roof, and on the neighbouring property.</p> <ul style="list-style-type: none"> • 22/00162/OUT Land at The Kitty Fisher, The Street. Outline permission (all matters reserved). Erection of a two-storey pitched roof 4 bed detached dwelling <p>Cllrs Beveridge, Grant and Thomas made a site visit.</p> <p>Constraints, Site History and Listed buildings in proximity — as detailed for application 22/00160/FULL.</p> <p>APPLICATION FORM INFO:</p> <ul style="list-style-type: none"> ➤ Proposal: 2-storey pitched roof 4 bed detached dwelling on land within the curtilage and a grade II listed building. ➤ Site area: 1,287.00 sqm. ➤ Existing use: domestic garden to the Kitty Fisher. ➤ 4 bed market housing. ➤ Pre-app advice not sought. <p>OBSERVATIONS :</p> <ul style="list-style-type: none"> ○ Proposal Complies With: BNDP Policy HS3 Windfall Sites a) within the LBD, as defined in the Local Plan, where such proposals do not conflict with other policies in the Local Plan, or BNDP. ○ Within Conservation Area and surrounded by listed buildings. Set back from the Street within part of the rear garden of the Kitty Fisher, well beyond the building line of other houses in the Street. Potential loss of light to the rear of neighbouring properties. ○ The outline design is in keeping with properties within the conservation area and will be the subject of reserved matters if granted in outline. Parking to the front of the proposed property amounts to 5 spaces (independently accessible) which complies with BNDP policy BD6. ○ Note that this is an outline application for a detached 4 bed dwelling with all matters reserved. If consent is granted, all other matters relating to position, layout, design, appearance, parking, landscaping, etc, will be the subject of a further detailed application to discharge the conditions of the outline consent, and will all have to comply with the BNDP. <p>The Parish Council unanimously agreed to support this outline application.</p> <ul style="list-style-type: none"> • 22/00280/FULL Frame Farm, Iden Green Road. Provision of 19 additional car parking spaces in a new overspill parking area <p>Cllr Grant made a site visit.</p> <p>SITE CONSTRAINTS: 14 in total.</p> <p>SITE HISTORY: Numerous applications for change of use of barns.</p> <p>LISTED BUILDINGS IN PROXIMITY: Frame Farm and its associated barns are listed Grade II.</p> <p>GENERAL COMMENTS:</p> <ul style="list-style-type: none"> ➤ Pre-app sought. ➤ Existing car parking spaces = 29. ➤ Located at rear of site, not visible from road, or from local views; extension will be next to existing spaces. ➤ Interlocking recycled plastic cellular pavers which allow high surface water penetration and help promote grass growth. Same system used for existing car park (Autumn 2018) which now has a green appearance. ➤ Tree planting will reduce impact and there will be a minimal effect on visual appearance and rural feel of area. ➤ Field has been used in summer months as overspill car park; proposal will enable its use in winter 	
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	<p>months.</p> <ul style="list-style-type: none"> ○ No exterior lighting is proposed for the overspill car park. Site visit made to determine exterior lighting at the car park and on the buildings. All satisfactory as low level and low wattage. Some are on PIR sensors, whilst others are switched which is necessary for safety when the venue is in use. Only 2 low level lights either side of the steps are lit all night when guests are staying. Applicant is keen to keep light pollution to a minimum. <p>The Parish Council unanimously agreed to support this application.</p>	
<p>3. PLANNING c. OTHER PLANNING MATTERS</p>	<ul style="list-style-type: none"> ● Land Part OS plot 3771, Standen Stables, Standen Street Appeal <p>APP/M2270/C/22/3292576 : Appeal against Enforcement Notice - Without planning permission the material change of use of land from a mixed use of agricultural and private equestrianism to a mixed use of agriculture and private equestrianism and the stationing of a mobile home for residential use</p> <p>APP/M2270/W/21/3287995 : 21/02714/FULL PROPOSAL: Material change of use of land to mixed use for agriculture, equestrian and to include stationing of caravans for residential occupation with associated operational development, additional hard standing, repositioned manure store (Part Retrospective) (Linked to Enforcement Appeal APP/M2270/C/22/3292576)</p> <p>Appellant cites the lack of 5-year housing supply/sites for travellers.</p> <p>The Parish Council agreed no further action as the inspector will see all comments made on the application and there is nothing else to be added to the original objection.</p> <ul style="list-style-type: none"> ● Oak tree at Hague Cottages Iden Green <p>The oak tree situated on the highway verge on the consented building plot adjoining 2 Hague Cottages, Coldharbour Road, Iden Green was removed on 22 February 2022 following the storms with no trace in the field of the tree, no branches, twigs or trunk, and no stump or roots remain.</p> <p>The Parish Council had requested a TPO and was advised that tree protection measures as a planning condition would be sufficient to protect this tree.</p> <p>This was a significant tree within the landscape of the Conservation Area of Iden Green and the setting of the recreation ground/green.</p> <p>The Parish Council unanimously agreed to contact TWBC Tree Officer.</p>	

Meeting closed 8.50 pm

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