

PARISH COUNCIL OF BENENDEN

Minutes of the Parish Council Planning Meeting held on Wednesday 30th August 2023, 7pm, Memorial Hall

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| Present | Cllrs Cruse, Grant, Hagan, Lewis and Thomas | |
| In Attendance | | |
| Item | | Action Responsibility |
| 1. APOLOGIES | Apologies were received from Cllrs Beveridge, Cochrane, Driver and Presgrave; Cllr Dawlings; Caroline Levett, Clerk. | |
| 2. DECLARATION OF INTERESTS | No declarations of interest. | |
| 3. PLANNING | <p>a. Applications</p> <ul style="list-style-type: none"> • 23/01953/FULL West Winds, Cranbrook Road. Replace the existing dwelling and garage with a new 4 no. bedroom dwelling, garage and swimming pool. ❖ SITE CONSTRAINTS: Benenden Parish Wide NDP Policies - BNDP; AONB; Outside LBD; Agricultural Land Classification Grade 3; Apps or Equivalent Only (inc Reserved Matters) - consult KCC on Major Apps. ❖ SITE HISTORY: No site history. ❖ LISTED BUILDINGS IN PROXIMITY: School Farm Grade II to NW; Crit Hall Grade II to SE opposite side of road; Little Crit Grade II to SE; The Moat Grade II to SE; None affected by proposal. ❖ D&A STATEMENT INFO: <ul style="list-style-type: none"> ○ Existing property requires underpinning and layout is dated. Replacement dwelling designed to meet modern living arrangements, thermal capacity and renewable energies. New foundations designed and constructed to counter effects of clay heave/shrinkage. ○ New 5 bed dwelling, 2 storey, L-shaped footprint. Marginally greater footprint than existing but will appear to have lesser mass and scale than existing. ○ Design is of a Weald farmhouse with red facing brickwork to lower facades and clay hanging tiles on upper, whilst subservient single-storey 'extension' to left facade to be white painted weatherboarding to ground level. All facades incorporate detailing such as barn hips, dormers, canopies, open rafter feet and cat slide roof details to result in appearance of traditional farmhouse that has received later additions. ○ New garage providing parking for 2 cars in traditional oak-framed design with loft room accessed via external staircase and overhang to rear providing integrated log store. ○ Existing driveway to remain and extended to accommodate access to new garage. ○ New patio from driveway to rear of dwelling with swimming pool at centre. ○ Large area of amenity space to rear to be retained as existing. ○ Existing native tree and hedgerow planting to existing boundaries to be retained. ○ Para. 13.3 refers to exterior lighting 'time controlled low-lux LED'. ○ Renewable Energy 15.1 solar panels to front of property, thermal protection, rain water harvesting, low energy appliances, etc. ○ Planning policy quotes from national and local policies but does not mention BNDP. ○ Reference to external lighting is made but no reference by TWBC to BNDP policy. ❖ GENERAL COMMENTS : Application is acceptable as a replacement of existing, unremarkable property. There is no mention of BNDP either within the D&A Statement or by TWBC Planning in pre-app advice. However, the proposal complies with the essence of the BNDP policies and with the intention of the BNDP to achieve quality buildings in keeping with surroundings. <p>The Parish Council unanimously agreed to support this application with request for exterior lighting condition to comply specifically with Policy BD5 of the BNDP to protect the dark skies of the parish.</p> <p>A brief discussion about the lack of reference to the BNDP in this application and others took place and it was unanimously decided not to mention it in our comments under the application. Cllr Thomas suggested that an email should be sent to the case officers to highlight that reference must</p> | PG/NT |

be made to the BNDP for all applications in the parish. To be discussed at the meeting on 18 September.

- **23/01925/LBC Woodside, Iden Green Road.** Installation of through floor lift.
- ❖ SITE CONSTRAINTS: Benenden Parish Wide NDP Policies - BNDP; Benenden LE1 Panoramic Views - BNDP; AONB Outside LBD1; Agricultural Land Classification Grade 3; Apps or Equivalent Only (inc Reserved Matters) - 2 consult KCC on Major Planning
- ❖ SITE HISTORY: 89/00525/ELEC Overhead pole mounted transformer - no objection; 93/00985/LBC Completion of reinstatement works following recent fire damage - approved; 03/01786/FULL Proposed entrance lobby - approved; 03/01789/LBC Proposed entrance lobby – approved.
- ❖ LISTED BUILDINGS IN PROXIMITY: Subject property is Grade II Listed
- ❖ APPLICATION FORM INFO: Pre-app advice not sought.
- ❖ D&A OR PLANNING STATEMENT INFO: Lift to be situated in ground floor hall through to first floor landing to enable disabled access. Not visible from any windows from outside of property.

The Parish Council unanimously agreed to support this application subject to the works being satisfactory to the Conservation Officer.

- **23/02172/FULL and 23/02173/LBC Pympne Manor, Pympne Road.** Single storey rear extension
- ❖ SITE CONSTRAINTS: 18 in total.
- ❖ SITE HISTORY: Various to restore manor, landscaping, plant room, swimming pool, tennis court, glasshouse etc - all approved.
- ❖ LISTED BUILDINGS IN PROXIMITY: Subject property is Grade II*; Barn is Grade II
- ❖ D&A STATEMENT: Proposed boot room extension with low level brickwork plinth and weatherboarded timber frame above to match existing kitchen and family room extension. New handmade clay nib tiles to catslide roof to match existing roof with painted cast iron rainwater goods.

The Parish Council unanimously agreed to support this application subject to the works being satisfactory to the Conservation Officer.

- **23/02131/LBC Champion House, Standen Street.** Listed Building Consent - Full replacement of southern sill and partial of northern, removal of cement from panels and re-rendering of panels, door leaves removed, serviced and repaired with dry oak, window casements to be removed and serviced with subframes repaired, installation of 2 no. ferrous retaining straps, and wood burner installation.
- ❖ D&A Statement includes photos and details of work to be carried out.

The Parish Council unanimously agreed to support this application subject to the works being satisfactory to the Conservation Officer.

- **23/02218/FULL and 23/02219/LBC Brick Kiln, Walkhurst Road.** Two-storey southern extension and one-storey northern extension, first floor extension, restructuring of internal layout, replacement of all windows and installation of additional dormer window to the first floor.
- ❖ SITE CONSTRAINTS: BNDP Benenden Parish Wide Policies; AONB; Apps or Equivalent Only (including reserved matters) 2 consult with KCC on major apps; Agricultural Land Classification Grade 3; Outside LBD1 Village Green, Benenden
- ❖ SITE HISTORY: No previous planning applications shown.
- ❖ LISTED BUILDINGS IN PROXIMITY: Subject property Listed Grade II; Feoffee Grade II to SW, not affected by proposal.
- ❖ APPLICATION FORM INFO: Proposal: One single storey extension and one partial double storey extension to rear of Brick Kiln. Double storey extension to Honeysuckle Cottage. Full internal refurbishment to improve circulation and use of spaces. Existing windows replaced and new dormer window added to first floor. Car parking provision increased.
- ❖ PRE-APP ADVICE SOUGHT: Rear extension was to be reduced in size and require that new dormer window in cat slide roof not clash with existing historic timber posts/trusses within roof

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| | <p>and wall structure. Advice on replacement windows etc.</p> <ul style="list-style-type: none"> ❖ D&A OR PLANNING STATEMENT INFO: Comprehensive Heritage Statement detailing history of property and intended works. Honeysuckle Cottage (a non-designated heritage asset) was originally separate property but now linked to Brick Kiln and forms part of property. ❖ GENERAL COMMENTS: Extensive remodelling to provide a better internal layout and to 'involve' originally detached Honeysuckle Cottage with Brick Kiln itself to lessen detracting of cottage from listed building. Pre-app advice sought. <p>The Parish Council unanimously agreed to support this application subject to the works being satisfactory to the Conservation Officer.</p> <ul style="list-style-type: none"> • 23/01897/FULL Waters End Farm, Standen Street. Replacement dwelling and associated landscaping including the creation of a lake ❖ Site visit carried out by Cllrs Grant and Thomas. ❖ Property lies within Sandhurst parish, and BNDP does not apply. Access from Standen Street and part of very long driveway lies within Benenden parish. Isolated, remote setting and not visible from road or PRoWs. Proposed dwelling will not be visible. ❖ SITE CONSTRAINTS: Benenden LE1 Panoramic Views; High Pressure Gas Pipeline - 100m buffer; AONB; Outside LBD1; Apps or Equivalent Only (inc Reserved Matters) - Consult KCC on Major Apps; Agricultural Land Classification Grade 3. ❖ SITE HISTORY: <ul style="list-style-type: none"> ○ Long history of applications - retrospective, refusals, approvals, appeal dismissals, appeals upheld and Lawful Development Certificates regularising buildings on site. ○ Buildings on site include farmhouse (until recently used as luxury B&B/hotel), 2- bed oak barn used as holiday let (originally constructed as garage to farmhouse), and until 2022 when premises was destroyed by fire, a building originally used as fish handling and packing plant which was more recently used to store geothermal drilling equipment. Also included a stable block that was converted to a dwelling. ○ Site of destroyed packing plant is now a brownfield site. ○ The planning situation for all buildings on site were regularised by LDCs and all conditions relating to agricultural occupancy of farmhouse and S106 Agreement that prevented dwelling and land in applicant's ownership from being sub-divided or sold away, were lifted. ○ Over a period of 35 years the owner has conducted two successful businesses and has obtained LDCs to regularise the presence of the buildings with no restrictions as to their use or sale. ❖ GENERAL COMMENTS: <ul style="list-style-type: none"> ○ Application for replacement dwelling comprises a Huf House overlooking a created pond. To be constructed within brownfield site to replace dwelling (originally stables) destroyed by fire. ○ The D&A Statement emphasises that the application is for a <i>replacement</i> dwelling that is lawful because of the LDC issued in 2005. ○ Huf Haus buildings are highly sustainable. Dwelling will use renewable sourced energy of heat pumps and solar panels. Light pollution addressed by large roof overhang, Venetian blinds on all glazed areas and use of low voltage internal lights. ○ Biodiversity will be significantly improved. <p>The Parish Council unanimously agreed to make no comment on this application as the site is within the Sandhurst Parish.</p> | |
| DATE OF NEXT MEETING | Date of Next Full Parish Council Meeting: Monday 18 th September 2023, Memorial Hall, 7pm. | |
| | The meeting closed at 7.35pm. | |

Cllr P Grant, 30th August 2023