



Planning Committee

Wednesday the 15th July 2020 at 5.00pm

Update Report for the Committee

The following notes and attached papers will be referred to at the meeting and will provide updated information to the Committee to reflect changes in circumstances and officer advice since the reports on the agenda were prepared

3. Requests for Deferral/Withdrawal
 4. Schedule of Applications
- (a) **19/01736/AS** – Land west of, New Cut Road, Chilham, Kent - New Winery and Visitor Centre for Domaine Evremond Winery including vehicular access
- Page 21 of makes reference to evidence of badger setts on site, this is on the wider site surveyed and not the development site.
 - Page 24 states that the proposed building is located on the supposed site of a medieval manor, Shillingford Manor. This should read, the reputed site of Shillingford Manor is located immediately the north-west of the site and therefore the development site is positioned beyond the location of the previous earthworks.

Kent Downs AONB Unit have submitted additional comments:

- the amended facing materials, which remain of a largely pale colour, would highlight the building and make it seem larger than its actual size and hence more intrusive than it might otherwise be.
- Whilst landscaping is proposed, the site is visible from higher ground and the landscaping would not fully screen the building.
- A more muted facing material should be used to help minimise the visual intrusion into this highly sensitive location and help integrate the building with its rural surroundings.
- Alternative materials could be used to lessen the impact.

1 additional letter of objection received raising the following additional points:

- The view of Officers do not correspond with those of the AONB Unit, who still remain opposed to the application.
- The screening opinion for the EIA needs to be kept up to date. There was no consultation at the time of the EIA screening with the AONB Unit. This should result in a re-screening of the application.

- An important aspect of any EIA would be to consider alternative sites. There is no evidence provided that the grapes would be any less fresh if processed at an alternative location nearby.
- Conditions included in draft form to mitigate environmental harm but it is unclear why these are not in full.
- Potential courses of action including (a) deferral, (b) requirement for an EIA including consideration of alternatives and (c) draft conditions to be set out properly.

Supporting statement received from Mr Patrick McGrath who is the managing director of Hatch Mansfield who are partnering with Champagne Tattinger to create Domaine Evremond.

- Our vision is to produce premium English Sparkling wine and to deliver a top quality wine making facility and visitor centre at Chilham.
- We are committed to delivering a product of the finest quality in a sustainable manner, in a winery designed to reflect that intent.
- Production of the best wine is all about attention to detail and we will be following the same ethos in building our winery and shaping it and its surroundings to fit sympathetically amongst our vineyards.
- Domaine Evremond is also committed to delivering this investment as soon as possible despite current economic circumstances and firmly believe that this will help cement Ashford's place on the map as a premier wine producing region.
- Viticulture, winemaking and wine tourism are emerging as an exciting part of the local agricultural economy and we are proud to playing our part in this.
- We are already investing in refurbishing our existing buildings to bring them into a usable attractive condition, and very much look forward to working with your Council and your partners to bring this exciting project to fruition.

(b) 18/01861/AS – Land at Playing Fields and Linden Grove Primary School, Stanhope Road, Stanhope, Kent - Outline application with all matters reserved, except the 3 main "Access" points off Stanhope Road into the site, for the construction of up to 205 no. dwellings and up to 64 no. bedroom Extra Care housing, replacement of the Ray Allen Children's Centre, together with the provision of open space, landscaping, drainage, infrastructure and earthworks

- (c) **19/00483/AS** – Harvest House, Branch Road, Chilham, CT4 8DR - Full planning application for the erection of 10 2-storey dwellings with associated access, parking, private amenity space and landscaping and provision of 5 no. additional parking bays for use in association with existing surgery.

An additional 6 representations have been received. These raise the following objections:

- There is continued concern about road safety in Branch Road – high speed of cars and rat run between A28 and A252 – and the exacerbating impact of this development. Insufficient attention has been given to traffic flow; pedestrian use of Branch Road and the access to the proposed development. There is insufficient space to create a footway in Branch Road – the road should be made one way of stopped up completely to the south of the recreation ground car park. The proposed traffic calming measures do not go nearly far enough;

-Its pointed out that the data used to assess the road was taken during school term when there would have been much less traffic;

-This application fails to mention that the landlord has issued a notice on the surgery that can only imply the landlord’s intention is not to renew the lease. The whole of Chilham could be left without a doctor’s surgery and dispensary which would have a catastrophic impact on the community. The continued siting of the doctor’s surgery and dispensary should be integral to the design with an undertaking to preserve the facility indefinitely or for as long as required;

-The developer should have carried out more public consultation even with regard to Covid 19 restrictions;

-Not enough thought has been given to the finer details of the proposal;

-The owner of the adjacent land (field) has indicated that she wasn’t consulted; (Officer’ comment: A site notice was erected at the site). She is concerned about the impact of altering traffic flow in Branch Road and any potential road closures during construction on her farm operation in the adjoining field where full access is needed for livestock grazing; associated husbandry, silage making and bailing of hay.

The following ‘Head’ needs to be added to Table 1.

	Planning Obligation			Regulation 122 Assessment
	Detail	Amount (s)	Trigger Points	
	<p><u>Long-term availability of parking facilities and surrounding land for use of Chilham Surgery</u></p> <p>Scheme to secure that the parking facilities and surrounding land are completed, inspected and made available for</p>	N/A	Scheme to be approved before construction of any dwelling above foundation	<p>Necessary as the parking spaces are needed to meet a site-specific policy requirement and need to be effectively secured for the long term use of the Surgery, pursuant to Local Plan 2030 policies SP1, S56, TRA3(a) and IMP1 and guidance in the NPPF.</p>

	<p>the exclusive use of Chilham Surgery and its doctors, staff, patients and visitors. Scheme to include details of long-term management and maintenance responsibilities, and tenure to be offered to the Surgery (as appropriate).</p>		<p>level.</p> <p>Approved scheme to be implemented before occupation of more than 25% of the dwellings.</p>	<p>Directly related as the spaces are to be provided by the development of this allocated site.</p> <p>Fairly and reasonably related in scale and kind considering the extent of the development and taking into account the site allocation policy and good practice.</p>
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(d) 20/00039/AS – Land opposite Highdown west of, Mulberry Hill, Chilham - Erection of 2 dwellings

1 letter of objection received stating the following

- The proposed new entrances and consequent destruction of mature hedge and woodland along the road are of great concern from a wildlife perspective as well as the visual amenity currently created by this stretch of trees.
- Proposed house would be out of keeping with the local landscape and their size and footprint is not what policy S41 was designed for.
- Local people will not be able to afford them and they will be totally at odds with the modest homes which they will dwarf
- Development will be detrimental to the visual amenity of the AONB and to the local wildlife;

These matter have all been addressed within the Officers report and there are no further comments to make.

A revision to condition 3 is proposed to include submission of details of the proposed maintenance regime for the reptile receptor site, The condition has been revised to read the condition should read

No development shall commence until the precautionary mitigation measures and works for reptiles as set out in section 5.4.14 of the approved Preliminary Ecological Appraisal (Greenspace Ecological Solutions August 2019) have been carried out in full and details of the proposed maintenance scheme for the approved reptile receptor site have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be maintained thereafter.

(e) 19/01540/AS – Land rear of Minnis Moor Stables, Scots Lane, Brabourne, Kent - Demolition of existing agricultural barn and erection of a detached dwelling for agricultural worker with associated parking

1. Two more letters of support from neighbours.
2. One additional objection – No need for a house in proximity to the sheep. This is only a small holding / hobby farming.
3. Parish Council maintain their objection -
 - The low profits do not demonstrate that the applicants are primarily engaged in agriculture.
 - There is no essential functional need for a house.

(f) 19/0997/AS – Land between Doctors Surgery and 80, The Street, Appledore, Kent - Proposed development of 12 new two storey dwellings consisting of 8 x 3 bed properties and 4 x 4 bed properties with associated parking, gardens and landscaping works including a proposed village planted linear park and pedestrian crossing.

2 neighbours have sent in further correspondences stating in summary the following points:

- (i) Surface water drainage – A plan indicates access across the Old Surgery site to the south to the "Balancing Pond" for which there is no right of access or consent to cross this land.
- (ii) Foul water drainage - Sewerage has flooded 80 The Street, several times recently. The main sewer is inadequate to meet present need, let alone an additional 12 houses. The proper plan of action would be, to improve the drainage system.
- (iii) Concern about impact on trees and light at plot 12.
- (iv) Too many houses are proposed for this small site.

[SDDM comment: The application is not proposing access to the SUDs pond over the Old Surgery site to the south as this land falls outside the applicant's control. Hence why access to this area is from within the application site itself as stated in the report. The other matters mentioned are already dealt with in the report]