



HERNHILL PARISH COUNCIL

Minutes of the Parish Council Meeting held at Hernhill Church on Wednesday 8th May 2024 from 7pm to 7:37pm.

Present:

Cllr D Waters (Chair) Cllr K. Wakes, Cllr. E Bannock, Cllr Figgis, Cllr P Smith
R Parr (Clerk)

There were 0 members of the public.

252 APOLOGIES

Apologies received and accepted Cllr. B Chipperton, Cllr. B Heller

253 DECLARATIONS OF INTERESTS

None

254 PLANNING APPLICATIONS

- 1) 24/501268/FULL PROPOSAL: Section 73 - Application for minor material amendment to approved plans condition 2 (to allow alterations to the layout of the proposed dwelling and outbuildings, including change of design of the proposed orangery and bike store

The Councillors discussed the changes presented and raised a number of concerns unanimously voted to object to the application with the following comments:

Hernhill Parish Council voted unanimously to object to the application at its Extraordinary Meeting on the 8th May 2024 on the basis that the change of use of the buildings in the proposed plan causes harm to the non-designated heritage asset of the walled garden. The Council do consider the aspects of the proposal concerning the car port and parking arrangements acceptable. Whilst the existing proposed development was permitted (21/503441), this was on the basis of exceptional design under NPPF paragraph 80(e) whereby the integrity of the proposals reflected the historical significance of the walled garden through its design with the main house structure similar to that of the greenhouses which previously existed on the site and outbuildings that reflected the historical horticultural activity of the Walled Garden thus retaining its character and historical significance. As part of that design along the northern wall of the walled garden the existing potting shed would be restored and used as a potting shed, workshop and store with a new greenhouse and bike store erected. This respected the historical use and significance of the walled garden and were outbuildings appropriate to create and restore the landscaping aspect of the exceptional design with the restoration of the potting shed contributing the setting and sense of place as a horticultural element to the original approved design. Under the proposed minor material amendment application (24/501268). The potting shed, workshop and store would be converted to ancillary accommodation, with the greenhouse now proposed to

be an orangery. The Council considers this change of use working against the history of the site and causes harm to the Site. The use of ancillary accommodation here goes against the Local Plan Policy CP8 in Conserving and Enhancing the Historic Environment and is in contrast with it. It is a rural area and the density of housing should be kept low. In addition, it also not in accordance with DM33 development affecting a Conservation Area - whereby that policy seeks to preserve or enhance all features that contribute positively to the area's special character or appearance. The conversion of the potting shed to the use of ancillary accommodation is not in keeping with the previously approved buildings designated usage and removed a feature from the character of the area. Policy DM 33 clearly states that where possible you should Retain unlisted buildings or other structures that make, or could make, a positive contribution to the character or appearance of the area. The Council also have concerns that the ancillary accommodation will lead to an increase in traffic to the Site as a result further harming the Conservation Area and non-designated heritage asset of the Walled Garden. In addition, the original application had concerns and conditions regarding light pollution, whereby the use of these buildings in the proposal as ancillary accommodation will potentially exacerbate the issue of light pollution. The proposal is likely to have a harmful impact to the actual walls of the non-designated heritage asset. The proposed purpose of the buildings on the northern boundary as ancillary accommodation are likely to require features associated with internal residential buildings that would not be required in that of an outbuilding such as plastered walls and consequently the existing wall of the non-designated heritage asset is unlikely to retain its natural state. Should Swale Borough Council Planning be minded in granting permission for the changes, then a condition ensuring that the separate unit of accommodation will be ancillary to the residential use of the main dwelling should be included.

- 2) 24/501572/FULL PROPOSAL: Demolition of existing garage and stores and replace with the erection of a new garage/store building. ADDRESS: Hideaway Highstreet Road Hernhill Faversham Kent ME13 9EN

The Council discussed the application and unanimously agreed to respond with No Adverse Comments.

- 3) 23/505533/EIHBYB | a) Full planning permission for Phase 1 of a mixed-use residential led development of 261 homes and 3,021 sq m of non-residential space, including: local centre with retail, commercial, community, business and/or employment uses (including Class E uses); water recycling centre; open space; earth form bund; landscaping; groundworks; green infrastructure; pedestrian and cycle routes; car and cycle parking; refuse and recycling storage; highways, drainage and infrastructure works including new vehicle access points to the existing network; supporting infrastructure; engineering, utilities, and other associated works. b) Outline planning permission for the remaining phases of the mixed-use residential led development, including: retail, hotel, commercial, business, employment uses (including Class E uses); Class B2 and/or B8 uses; community and sports provision; primary school; nursery accommodation; health facilities; sheltered and/or other older persons' accommodation; open space; earth form bund; landscaping; groundworks; green infrastructure; pedestrian and cycle routes; car and cycle parking; refuse and recycling storage; highways, drainage and infrastructure works including new vehicle access points to the existing network; temporary access and construction route(s) as required; supporting infrastructure; engineering, utilities, and other associated works including the demolition of buildings and structures. All matters to be reserved. | Land At South East Faversham Between A2 Canterbury/London Road And M2 Faversham Kent ME13 9LJ

The Council continued to discuss the application following on from their objection at the extraordinary meeting on the 8th April 2024 noting initial draft comments required further amendments. The Council unanimously agreed at this meeting for the Council's response to ungo further amendments to be finalised and submitted for formal approval by the Council at the Full Council Meeting on the 29th May 2024.

There being no further business, the Chair declared the Meeting closed.

CHAIR