



## HERNHILL PARISH COUNCIL

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### Minutes of the Parish Council Meeting held at Hernhill Church on Thursday 8th September 2022 from 7.15pm to 7:50pm.

#### Present:

Cllr. B. Heller (Chairman)   Cllr S. Edgington   Cllr. B. Chipperton  
Cllr A. Rumble   Cllr P Couzens

Also Present: Mrs R. Parr (Clerk) and 2 members of the public

#### **533. APOLOGIES**

Cllr C. Page   Cllr D. Figgis

#### **534. MINUTES SILENCE**

A minute's silence was held at the beginning of the meeting in respect of the passing of HM Queen Elizabeth II, which had just been announced.

#### **535. DECLARATION OF INTERESTS**

A declaration of interest was made by Cllr Rumble in respect of 22/504165/FULL PROPOSAL: Conversion of agricultural building into a single dwellinghouse, including insertion of rear dormer, alterations to fenestration, and raising and altering the roof height to allow for a second storey (change of use previously approved under 20/504753/PNQCLA). ADDRESS: Forge Farm Hernhill Kent ME13 9FW due to the proximity of the application being immediately next to her house.

#### **536. PLANNING APPLICATIONS**

- A. 22/504096/FULL PROPOSAL: Demolition of existing derelict cottage and replacement with 2no. detached dwellings with associated cycle and bin stores, parking, and access (resubmission of 22/501068/FULL). ADDRESS: Thatch Cottage Staplestreet Road Boughton Under Blean Kent ME13 9TJ

The applicant, Mr Butler presented details of his application stating that only 1/3 of the frame is considered original and is not considered to be structurally sound. Other properties nearby were also 2 storey with no obvious style of housing. The proposed buildings would be set down to reduce visual impact on the setting. There was potential agreement with a neighbouring property for a fence to be taken down to improve the visibility splay. The applicant explained that the previous application was withdrawn due to concerns by KCC Highways. This current application improved the layout as a result and was 8% smaller.

The council discussed the application with consideration that it was not necessarily restorable but could be rebuilt. Concerns were raised with regards to the access and traffic given the narrow and winding road at that location. Two houses were also considered to be an overdevelopment for the plot size and would prefer a similar footprint but with perhaps a repositioning within the plot to assist with access. The council voted unanimously to object to the application with the following comment:

“The Parish Council voted unanimously to object to this application. Whilst the property does not fall within the Parish of Hernhill, it lies adjacent to the parish boundary. It is an attractive cottage where that thatch was due to replacement, which has now been removed, with the building open to the sky, recently stripped and now left open to the elements to deteriorate. The Parish Council consider this building to be a non-designated heritage asset. The building is originally seen on the 1840 tithes map where it is the first building located on the western side of that stretch of road. Thatch cottages are considered to be rare in this area given the predominance in that period of the use of Kentish Peg tiles. Many of the earlier buildings along the western stretch of road are single storey, modest buildings of the local vernacular utilising weatherboarding all of which add character to the street scene. The Parish Council feel very strongly that the building should not be demolished but restored. If the Borough Council deem to agree to its demolition, then the Parish Council consider that the proposed development of two detached houses on the plot is an overdevelopment of the site. The Council consider that any new build on the Site, should be of similar height and footprint as the current building, using materials in keeping with the local vernacular as a single residential unit with repositioning within the plot if required for Highways sight line reasons”

Cllr Rumble then left the room.

- B. 22/504165/FULL PROPOSAL: Conversion of agricultural building into a single dwellinghouse, including insertion of rear dormer, alterations to fenestration, and raising and altering the roof height to allow for a second storey (change of use previously approved under 20/504753/PNQCLA). ADDRESS: Forge Farm Hernhill Kent ME13 9FW

The applicant, Mr Gilbert spoke to provide background with regards to his application. The property was being converted for his own use. He explained that the property already had agreement for Class Q conversion for residential use and the original Class Q plans were valid until January 2024. The current application was for an increase in the roof height by 1.3m which would increase the inside space by 60%. The conversion would ensure the retention of a non-designated heritage asset. The surrounding land would retain agricultural use.

A discussion was held whereby there was an acknowledgement of the present Class Q permission and that the proposed plans were an improvement on those previously permitted. It was considered to be a positive that the building would be used. However, it was considered that the front elevation was an unusual design and aesthetically displeasing. The Council voted 2 to support the application as presented and 2 to support with qualifying comments regarding the roof design. It was agreed for the following comment:

“The Parish Council have voted to support the application on the basis they believe that it is an improvement on the previous Class Q design permission. That said, the council do feel that the front elevation of the roof design is somewhat unusual and not in keeping with local catslide vernacular.”

There being no further business, the Chairman declared the Meeting Closed.

CHAIRMAN

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