

KENARDINGTON PARISH COUNCIL - Planning Meeting
Minutes of the Parish Council Meeting Held on Tuesday 1st March 2022 at
7.45pm
held in the Village Hall

Present:

Parish Cllrs: Cllrs S McIntyre, B Zajaczkowski, Coombes, Stone

Borough Cllrs: Cllr Burgess

Members of Public: 8

PCSO: 0

Clerk: A Beach

Minute No		ACTION
	<p>Introduction Cllr McIntyre introduced Mr Peter Hunt and his colleague from Fernfield Homes representing the applicant for planning application numbers,</p> <p>22/00119/AS - The Grange, Barn 2, change of use to 3 dwellings, 2 bed bungalows (prior approval consent 18/01210/AS)</p> <p>22/00120/AS - The Grange, Barn 3, change of use to 2 dwellings, 1 x 3 bed & 1 x 5 bed bungalows (alternative scheme to prior approval 18/01115/AS)</p> <p>22/00121/AS - Poultry House, Horse Marsh Farm, change of use of Barns 1 & 2 to 5 dwellings - equate to 3 x 2 bed and 2 x 4 bed bungalows.</p> <p>and thanked them for coming to discuss these in further detail.</p>	
706	<p>Apologies & Reasons for Absence Cllr Hedley, explanation attached.</p>	

<p>707</p>	<p>Mr Hunt thanked KPC for giving them the opportunity to discuss the project and explained that Fernfield Homes only agreed to undertake the project if the owners of the property included Horse Marsh Farm into the package. Some demolition will take place together with some underpinning. Once planning approved they would like to start asap and will take approximately a year to complete.</p> <p>Cllr McIntyre explained that Cllr Hedley was unable to attend but had a number of questions which he will raise on her behalf.</p> <p>Drainage Q. Currently storm water flows onto her adjoining land causing flooding, how will this be alleviated? A. A lot of concrete hard standing will be removed and the area landscaped, sustainable drainage systems (SuDS) allowing the water to drain into a series of pipes and naturally permeate into the ground will reduce the risk of flooding.</p> <p>Sewage Q. Will the properties be connected to the main drainage system or require septic tanks? A. The intention is to connect to main drainage as there is an available system.</p> <p>Marketing Q. Will the properties be sold as freehold on the open market or is it possible they will become rental or holiday homes? A. They will be on the open market, but as high specification properties they do not believe they will be viable as rental or holiday homes.</p> <p>Site Ownership Q. Who will be responsible for the upkeep of the land surrounding the properties and the access road? A. It will be managed by a residential management company that all owners will join and pay a service charge to cover the cost of repairs/maintenance and the upkeep of the landscaped area.</p> <p>Access Q. Is the current access adequate for all properties? A. The access will not change</p> <p>Wildlife Q. The area is rich in wildlife and many birds have nested in the Leylandii for many years, will these be retained? A. Although ecological surveys are not required under Class Q regulations and we have no intention to remove the Leylandii.</p> <p>Dark Sky Area Q. Currently the area is in a dark sky area, are you making provisions to mitigate light pollution</p>	
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<p>708</p>	<p>Councillors discussed the proposals and agreed to support the applications, KPC responded to the three applications to Ashford BC as follows: -</p> <p>Following a recent meeting Kenardington Parish Council support the initial proposals for the conversions of the agricultural barns at The Grange and Horse Marsh Farm on condition of the following:</p> <ul style="list-style-type: none"> - The construction includes a new surface water drainage system to mitigate risk of storm water flooding surrounding houses and land on Appledore Road and Church Lane. - That the properties are connected to the main drainage system for the disposal of sewage as opposed to sewage treatment installation/septic tanks. - A lighting plan is in place that mitigates risk of light pollution to meet Kenardington “dark sky area” status. - The Leylandii trees at The Grange permanently remain in situ and protection of animal life such as bird nesting is a priority when considering date for commencement of building works. - That the current access to The Grange becomes the sole access for the new dwellings. - That the current location of the access / egress road from The Grange to Horse Marsh Farm is retained. - No road lighting installed. - That clarity provided as to who will own and maintain the land surrounding the new dwellings 	
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Cllr Hedley’s apology

Firstly, my apologies and deepest regret I am unable to attend the meeting this evening. I want to thank Mr Hunt for attending and addressing any questions or concerns that residents may have about The Grange Chicken Farm developments.

In my absence I have asked the Chairman to ask the following:

My property adjoins the development site of Barn 1 and 2 and the properties will only be a few feet away from my land. It is also in an elevated position overlooking properties in Church Lane, Corner Cottages and Appledore Road. I would be very grateful if Mr Hunt could answer the following queries I have please: