

Urgent Update: Planning Committee 15 February 2024

Main agenda

Item 22: Pages 140 – 164 (15.02.2024) Chickenden Barn Chickenden Lane Staplehurst Tonbridge Kent TN12 0DP

Supplementary agenda (22.02.2024)

Item 12: pages 32-86

APPLICATION: 23/501635/FULL

By email on 21.2, Staplehurst Parish Council have provided the following additional comments:

'Staplehurst Parish Council in 2024 approved and did not call in but have concerns "subject to Conservation and Environmental Officers are satisfied with the proposed mitigation measures."

Please see below a summary of our concerns

'As you know SPC recommended the "application be approved, providing the conservation and environmental officers were satisfied with the proposed mitigation measures."

We are aware that there are access concerns and SPC would be happy to reiterate that to MBC with specifics.

Firstly I would ask that MBC councillors are sure of where they are looking at in Chickenden Lane, i.e. Chickenden Barn already exists at the other end of the road - not that one!

Regarding the building in question, vacant barn being called Chickenden Barn #2, SPC approve the proposed application but would recommend a condition added regarding flood prevention measures, not in relation to the materials used for the drive but the location and how flood water that enters the ditch and pond is handled. This is at the point where it comes under the road from Cradducks lane and the opposite orchards. A condition that ensures the pipes carrying water are safeguarded seems sensible, as no matter how deep you make the pond, once it overflows the water will need to go somewhere. Are the applicants not concerned their Barn will flood?

Over the last 5 years, when the ditch fills to the top, it floods the barn and across into the front garden of The Old Willow House and into the Grade II listed Cart Shed. This is why we are concerned by the proposed access.

We still have concerns we would like noted regarding the blind bend and the visibility. We trust that Kent Highways have inspected the correct entrance and that there will not be future accidents with farm vehicles.

We do not understand why access is not being made via the existing gateway in the paddock visible on planning papers, sold with the barn with that access in mind.

We would also like to have it noted that as far as we are aware the water supply is a private water main owned and maintained by another landowner, so a new and separate water main supply may well need to be installed by the applicant '.

Officer comments:

Members are provided with a plan in their reports pack and so are aware of the exact location of each application.

Ecology and conservation have been consulted throughout the application process and are satisfied with the proposal subject to the imposition of conditions as detailed in the Officer report.

The site is in flood risk zone 2 and a flood risk assessment accompanied the application. Conditions have been imposed to mitigate against this risk that accord with an assessment carried out in line with government guidance. It is not possible to condition pipes which run outside of the application site.

A condition requires the regular cut back of vegetation around the pond and ditch. This will enable the more efficient collection and drainage than at present. In addition, there is no loss of permeable surface on site. In combination therefore, there would be a greater capacity for the storage of water and its drainage and soakaway than at present. There is no reason that any additional run off would be created.

Given that the submission relates to only one additional dwelling, highway impacts would not be severe. Given the degree of visibility, the proposal is considered acceptable.

No change to the officer recommendation