

DRAFT PENDING APPROVAL BY THE PARISH COUNCIL WHEN IT MEETS ON 7th APRIL 2026

A Planning Meeting of the Parish Council was held at The Memorial Hall, The Street, Frittenden on Tuesday 24th February at 7.30pm.

Present were: Cllr A Staples
Cllr R Vernon
Cllr L Gosbee

In attendance: Mrs E Nightingale (Clerk) & 3 members of the public

The meeting was chaired by Cllr Staples (Vice-Chair).

PUBLIC FORUM:

Two residents spoke about planning application 26/00076/FULL.

One resident suggested that the application was riddled with misstatements and what appeared to be an attempt to rewrite the history of the recent unsuccessful appeal against enforcement action taken by TWBC in relation to the unlawful development on the site. In particular, they noted that the applicant clearly stated that they were not part of the Gypsy & Traveller Community in the appeal but the above application was predicated on the basis that they were part of that community.

It was noted that the Knoxbridge Residents Association will be submitting an objection on behalf of its members.

Another resident questioned whether it was possible as a matter of procedure to submit an application in relation to a site which had been developed, and continued to be developed, unlawfully and where an appeal against enforcement action had failed. Cllr Vernon confirmed that this was, indeed, possible.

It was noted that the area subject to this application flooded regularly and it had flooded as a result of the recent prolonged periods of rain.

APOLOGIES FOR ABSENCE

Cllr S Murray, Cllr J Tuke & Cllr M Viviers

1. DECLARATIONS OF INTEREST (in accordance with the Members Code of Conduct Part 2)

None

2. PLANNING**New Applications**

26/00076/FULL	The Knoxbridge, Cranbrook Road, Frittenden (Retrospective) Change of use of land to residential and stationing of 1 No. mobile home and 1 No. touring caravan Proposed by Cllr Vernon, Seconded by Cllr Gosbee RESOLVED TO RECOMMEND REFUSAL on the following grounds:
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	<ol style="list-style-type: none"> 1. If you consider the application site prior to the extensive unlawful development carried out to date, it was open grass countryside fields. This proposal would cause significant harm to the amenity of the area and material adverse impact on the landscape character. 2. If you look at the existing built form along this stretch of the Cranbrook Road (A229), the buildings are all along the road frontage and not set back. Development of this site would encroach onto open countryside extending extensively further back from the current rear building lines. 3. The development would cause significant harm to the residential amenity of adjoining occupiers. 4. The Planning Statement refers at paragraph 53 to the permitted development adjacent to Thrift Cottage (24/01228). This application can be distinguished as that site sits along the road frontage on a similar building line to the other buildings on Cranbrook Road. This proposal is set back from the road encroaching onto what was open countryside prior to unlawful development. 5. The unlawful development carried out should be a material consideration for refusing this application. 6. Based on the categoric responses given by the applicant as part of the recent Appeal process on this site stating that the applicant is not part of the Gypsy and Traveller community, we would question why this application is based on the assumption that the applicant is part of that community. 7. The application site floods (at the time of preparing this response the site is flooded) and is wholly unsuitable for the proposed development.
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Outcome of Previous applications

25/02866/FULL	Little Bubhurst Barn, Bubhurst Lane, Frittenden Variation of Condition 9 of Planning Permission 25/01617/FULL - (Flood Risk Assessment); additional roof lights. PERMISSION GRANTED
25/02927/FULL	Pound Hill Oast, Biddenden Road, Frittenden Variation of Condition 2 of Planning Permission 25/01383/FULL - enlarge first floor rear extension and additional dormer window REFUSED
24/01814/FULL	Knoxbridge Farm, Knoxbridge, Frittenden

	Change of use of existing egg production buildings to commercial uses; external alterations to all buildings and other associated works. PERMISSION GRANTED
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Planning appeals

- None

There being no further business, the meeting closed at 7:40 pm.

Chairman's Signature: _____

Date: _____

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