

A Planning Meeting of the Parish Council was held at The Memorial Hall, The Street, Frittenden on Tuesday 29th September at 7.30pm.

Present were: Cllr R Vernon
Cllr J Tuke
Cllr L Gosbee
Cllr S Murray

In attendance: Mrs E Nightingale (Clerk) & 2 members of the public

PUBLIC FORUM:

A resident spoke about planning application 26/01890/FULL which was to be considered by the Council under agenda item 3. They noted that the initial plan was for the site to drain into the ditch running alongside Cranbrook Road. Kent County Council (KCC) suggested that a full drainage survey would be required before it could approve that plan. However, it is also KCC's usual policy not to culvert ditches. Those circumstances ultimately led to the current build out of the pavement and the resulting narrowing of Cranbrook Road. It was the resident's view that Tunbridge Wells Borough Council (TWBC) should refuse the above planning application until such time as the build out was removed.

Another resident noted that the Parish Council and community it represents had not been given a proper chance to scrutinise the proposed build out before it was put in place. The original plans submitted to TWBC by the developer showed a pavement running along the hedge. It was only after planning permission had been granted that the build out was proposed by the developer and then approved by KCC under the s278 procedure. This meant that there was no opportunity to comment on the road narrowing and to bring to KCC's attention all the problems that inevitably would be, and have been, caused by that. The resident asked if this application could be used as an opportunity to press TWBC to work with KCC to resolve those issues. The Council was therefore asked to object to the above planning application until such time as the road layout and associated highway drainage issues were resolved.

Cllr Vernon explained that there were no valid planning grounds on which the above application could be objected to. This was because TWBC only addressed the development site. Anything relating to the public highway, to include the pavement, was the responsibility of KCC. TWBC could, and did, put a condition on the planning application that there be a pavement between the development site and the rest of the village which had been approved by KCC. How that condition was met was therefore a matter for the developer and KCC. The pavement build out was therefore nothing to do with the application now before the Council and Cllr Vernon was not aware of anything in the drainage solution now proposed for the site that had any direct bearing on the pavement position. Further, Cllr Vernon noted that KCC Flood department had approved the application. The Council may, however, wish to make a comment urging TWBC and KCC to look again at the road narrowing and this could be discussed during the course of the Planning Meeting.

1. APOLOGIES FOR ABSENCE

Cllrs A Staples & M Viviers.

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

None

3. PLANNING

New Applications

26/01890/FULL	Land at Four Acres, Cranbrook Road, Frittenden Variation of condition 2 of 21/01638/FULL -revised site layout including attenuation pond (retrospective) Proposed by Cllr Vernon, Seconded by Cllr Murray RESOLVED TO SUBMIT THE FOLLOWING COMMENT: On the basis that the drainage solution for the application site no longer uses the roadside ditch on Cranbrook Road, we would urge the Council to engage with Kent County Council to look at reinstating the original road width by culverting the ditch for surface water drainage from Cranbrook Road and moving the pavement onto the culvert.
26/01943/FULL	Shenlands Barn, Ayleswade Lane, Biddenden Change of use from agricultural to equestrian land with erection of stables, barn and associated works Proposed by Cllr Vernon, Seconded by Cllr Tuke RESOLVED TO RECOMMEND APPROVAL subject to a condition that the application site cannot at any time form part of the residential curtilage to Shenlands Barn.
26/01949/TPO	Broad Oak House, Mill Lane, Frittenden TPO: Poplar (P1) 10-12m of reduction, Lime (L1, L2, L3, L4) 10m 30% crown reduction Proposed by Cllr Vernon, Seconded by Cllr Murray RESOLVED TO RECOMMEND APPROVAL
26/02062/FULL	Land North of East Barn, Headcorn Road, Frittenden Demolition of barn, construction of new dwelling and garage Proposed by Cllr Vernon, Seconded by Cllr Gosbee RESOLVED TO RECOMMEND APPROVAL
26/02096/FULL	Little Tile Barn, Ayleswade Lane, Biddenden Retention of mobile home and timber decking (retrospective) Proposed by Cllr Vernon, Seconded by Cllr Gosbee RESOLVED TO RECOMMEND REFUSAL on the grounds that a residential unit is not consistent with the rural location and equestrian use of the application site.

Outcome of Previous applications

- None

Planning appeals

- None

4. GENERAL CORRESPONDENCE

- The Council had been notified by TWBC that the Call for Sites arising from the review of the Local Plan had been extended to 26th October 2026. This was because not enough sites had been put forward prior to the previous deadline.

- It was proposed by Cllr Vernon, seconded by Cllr Tuke, and **RESOLVED** by all members present that the Clerk arrange payment of the Pre-Start invoice issued by Everyday Play Ltd to ensure that works to the playground commenced as scheduled on 5th October 2026.

There being no further business, the meeting closed at 8:10 pm.

Chairman's Signature: _____

Date: _____

DRAFT