

A Planning Meeting of the Parish Council was held at The Memorial Hall, The Street, Frittenden on Tuesday 28th April at 7.30pm.

Present were: Cllr A Staples
Cllr J Tuke
Cllr R Vernon
Cllr L Gosbee
Cllr M Viviers

In attendance: Mrs E Nightingale (Clerk) & 1 member of the public

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

PUBLIC FORUM:

A resident spoke about the appeal against the refusal of planning application 26/000/22/FULL. It was the resident's view that the statement of case submitted for the appeal contained a number of inaccuracies. The statement of case suggested that a planning permission previously granted meant that the property was permitted to have up to 33 beds and the proposed development would therefore only increase capacity by 3 beds. This was not correct because the planning permission in question did not specify the number of residents. The resident believed that the average number of residents was running at c.28 and so an increase to 36 was significant and it was not credible to suggest that such an increase would only lead to one additional member of staff.

Between 7 and 15 vehicles associated with the subject property had been observed parked on Biddenden Road at any one time, causing one of the main routes in and out of the village to be narrowed to effectively single track. This adversely affected the viability of the Bell & Jorrocks pub as it limited on-street parking for patrons. This would only worsen if the proposed development was permitted.

The resident believed that the property should have 20 on site parking spaces as well as turning space for an ambulance. It did not meet either criterion as matters currently stood and, even with the additional on-site parking it had proposed, the parking provision still fell well short of what was required.

Cllr Vernon noted that, from a planning perspective, it was important that any submissions made in respect of the appeal did not repeat submissions made in respect of the application under appeal. Those submissions would be before, and considered by, the Planning Inspector when determining the appeal and so duplication was very much frowned upon. The Parish Council had submitted comprehensive comments when it recommended that the application under appeal, and preceding applications, be refused. The resident was invited to provide the Parish Council with the comments they proposed to submit in respect of the appeal. The Council will then consider those comments and its own previous submissions when it next met on 5th May 2026 and determine whether there was anything which had not been covered off in its previous comments and, therefore, whether it should make further submissions in respect of the appeal.

APOLOGIES FOR ABSENCE

Cllr S Murray

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

None

2. PLANNING

New Applications

26/00691/FULL	Poundlands Farm, Biddenden Road, Frittenden Demolition of outbuildings; construction of annexe, garden store, pool & pool house with associated hard landscaping Proposed by Cllr Vernon, Seconded by Cllr Tuke RESOLVED TO RECOMMEND REFUSAL on the following grounds: The Parish Council has no concerns or objections regarding the development proposals to the south of the main house. The Parish Council recommends refusal due to the proposed new annexe to the north of the site abutting the southern boundary of Poundlands House and the adverse impact on residential amenity of that neighbouring property and the proximity to the heritage asset of Poundlands Cottage and impact on that listed building.
26/00856/FULL	Ayleswade Bungalow, Ayleswade Lane, Biddenden 2no. new glamping pods with associated access road & parking Proposed by Cllr Vernon, Seconded by Cllr Gosbee RESOLVED TO RECOMMEND APPROVAL

Outcome of Previous applications

26/00076/FULL	The Knoxbridge, Cranbrook Road, Knoxbridge, Frittenden (Retrospective) Change of use of land to residential and stationing of 1 no. mobile home and 1 no. touring caravan with associated concrete hardstanding PERMISSION GRANTED
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Planning appeals

- Appeal against refusal of planning application 26/00022/FULL – Larchmere House, Biddenden Road, Frittenden – Construction of two storey front extension, three storey rear extension and first floor side extension – The clerk was instructed to put this on the agenda for further discussion at the next meeting of the Council on 5th May 2026.

There being no further business, the meeting closed at 8:00 pm.

Chairman's Signature: _____

Date: _____