

A Planning Meeting of the Parish Council was held at The Memorial Hall, The Street, Frittenden on Monday 19th January at 7.30pm.

Present were: Cllr A Staples
Cllr J Tuke
Cllr L Gosbee
Cllr S Murray
Cllr M Viviers

In attendance: Mrs E Nightingale (Clerk) & 17 members of the public

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

PUBLIC FORUM:

Four residents spoke about planning application 26/00022/FULL.

One resident began by noting that Larchmere was an excellent nursing home but that the above application did not resolve the issues which caused the previous application for a very similar scheme to be refused. The proposal still constituted overdevelopment and the provision of additional parking on site was not credible. It was noted that a facility of this size should have at least 20 parking spaces and that the primary purpose of the highway was for the movement of vehicles, not to provide parking. If the application was solely for work needed to install a bigger lift it would be supported, but the addition of 8 extra rooms was not.

Another resident pointed out that Larchmere was an invaluable asset for the community and the biggest employer in the village. The addition of 8 bedrooms would only lead to 3 additional residents because the rest would be used to accommodate existing residents in single occupancy rooms rather than twin rooms. An additional 3 residents would only require one extra member of staff and so this would not require more than 4 additional parking spaces even if it was assumed that those 3 residents would all receive visitors at the same time. It was suggested that the business could be unviable if a new lift and extra occupancy could not be achieved and so if the application was not supported the nursing home could be lost.

A resident agreed that the current proposal did not resolve the problems of the last application that was refused. The provision of a cat slide roof did not mitigate the impact of the additional height on the adjacent property and so made little difference. They felt that the suggestion that 4 new parking spaces could be created on the drive to increase on-site parking capacity from 10 to 14 vehicles was misleading because the area allocated for the new parking spaces was already being used for parking vehicles on a regular basis. This meant that any increased demand for parking would inevitably be pushed on to the street. The resident stated that they would support the installation of a new lift but not within this application.

Another resident noted that the revised design still overshadowed the adjacent property and represented a deprivation of light. The two reasons for the previous application being refused were (1) overshadowing and (2) parking. Neither of those reasons were resolved by the above application. In the supporting documents it is suggested that permission was given for the nursing home to accommodate 33 patients in 1993 with the inference being that if it was felt that the existing parking provision was sufficient to support an operation with that number of patients, the addition of 4 extra spaces was sufficient to accommodate the 3 extra residents that the current scheme would facilitate. However, the resident considered that to be factually incorrect because the permission referred to related to a licence from the CQC and not current standards or planning requirements. Again, it was

noted that the resident would have no problem with an application limited to changes required to accommodate a new lift.

1. APOLOGIES FOR ABSENCE

Cllr R Vernon

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

None

3. PLANNING

New Applications

26/00002/FULL	<p>Land North of East Barn, Headcorn Road, Frittenden Conversion of barn to dwelling with proposed extension; associated garage, garden land, parking & landscaping enhancements (Alternative scheme to permission 25/00681/FULL) Proposed by Cllr Murray, Seconded by Cllr Tuke RESOLVED TO RECOMMEND APPROVAL</p>
26/00022/FULL	<p>Larchmere House, Biddenden Road, Frittenden Construction of two storey front extension, three storey rear extension and first floor side extension Proposed by Cllr Murray, Seconded by Cllr Gosbee RESOLVED TO RECOMMEND REFUSAL (2 abstentions) on the grounds that: Whilst the Parish Council greatly values and wishes to support the work of the Nursing Home which operates from the site, it is noted that the application is effectively a resubmission of one which was refused under reference 25/01192/FULL, but with revisions that purport to address and resolve the reasons for that refusal. It is the Parish Council's view that this revised proposal does not do so. In particular: This is already a very constrained site and the proposal would still result in unacceptable high density and overdevelopment of the site which is already overdeveloped within a Conservation Area; The additional height proposed immediately adjacent to the south east boundary would still have a material adverse impact on the residential amenity of the adjoining property (The Stables) notwithstanding the change of roof design to incorporated a cat slide; The height of the proposed extension on the south west elevation would have a material visual impact from the Parish Field (a public recreation space adjoining the rear of the site); The provision of off-street parking on the site will remain materially insufficient for the number of staff and visitors and</p>

	<p>parking on the street in Biddenden Road results in daily traffic impact on the centre of the village, adding to what is already a material parking problem in the village, and potentially impact on highway safety and inconvenience to road users;</p> <p>No mention is made in relation to the construction period and any construction methodology for construction vehicles and site compound on a site that has no capacity;</p> <p>It is questioned whether one or more established trees on the site and on the boundaries of the site will be impacted by the proposal bearing in mind that it is within a Conservation Area; The proposal would create a building that is overbearing, out of scale and out of character in terms of its bulk and massing compared with other buildings in this location in the centre of the village.</p> <p>In addition, the Planning Statement refers to the inability of TWBC to demonstrate a 5-year housing supply (paras 6.8 and 7.14) which is no longer the case following the adoption of the new Local Plan on 10th December 2025.</p>
25/02874/FULL	<p>Bellview, Headcorn Road, Frittenden Demolition of existing property; erection of 18 dwellings with car port & garages; associated open space, access, LAP & landscape alterations</p> <p>Proposed by Cllr Staples, Seconded by Cllr Viviers RESOLVED TO RECOMMEND REFUSAL on the grounds set out in Annex 1 (draft submission), Annex 2 (Highways Report) and Annex 3 (Heritage Report).</p>

Outcome of Previous applications

- None

Planning appeals

- None

There being no further business, the meeting closed at 8.25 pm.

Chairman's Signature: _____

Date: _____