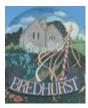
BREDHURST PARISH COUNCIL



Minutes of the Extraordinary Parish Council Meeting held at St Peter's Church, on Wednesday 24th October 2018 at 6.30pm

Present: Cllr Vanessa Jones (Chair), Cllr Nichola Carr (Vice-Chair), Cllr Steve Bowring, Cllr JohnMerrick, Cllr Miriam Noble, Cllr David TillPublic: 14

90. Apologies for absence

Apologies were received and accepted from Cllr Sharp, Cllr Bob Hinder (MBC), Cllr Wendy Hinder (MBC), Cllr Malcolm Greer (MBC) and the clerk. Minutes were taken by Cllr Carr.

91. Declarations of interest

Cllrs had no interests to declare.

92. To approve the minutes of the meeting held on 3rd October 2018 The minutes were **agreed** as an accurate record of the meeting and were signed and dated by the Chair.

93. Planning

a. 18/505079 – Glebe Cottage, Dunn Street Road – redevelopment of site to accommodate 2 x 4 bed dwelling houses, with associated parking and landscaping.

The applicant had been invited but was not in attendance and a request to visit the site had received no response. Three objections have been made on the planning portal so far: one from a Kent County Cllr, one from a Maidstone Borough Cllr and one from a resident. Points covered included the scale of the development and the felling of protected trees.

Members of the public were invited to comment. One neighbour felt there would not be a demonstrable loss of privacy, but another felt there would be as the upper bedrooms would overlook their garden. Concerns raised included the importance of retaining the trees and the inconsistencies within the application, including the incorrect location of the trees being stated and with the proposed roofing material. Concerns also included the access from the road; the wild flower strip adjacent to the boundary; the lack of a second garage; the location of the well under the proposed second plot; the likely location of the building should only one dwelling be built; and the impact on local wildlife. One resident was in favour of the proposal and the need to take some action, but also the need for a balance between development and the current cottage being uninhabited.

Cllrs noted the difference between this application and that for the land at Forge Lane adjacent to Green Court, which will have minimal, if any, street scene implications. Cllrs raised concerns including inconsistencies and inaccuracies within the planning application and the felling of protected trees without justification or evidence; that the width of the plot is not wide enough to accommodate two 4 bedroom dwellings which could be the reason there is no garage for Plot 2; the possibility of the lack of a garage leading to further buildings being erected in the garden for storage; the proposed building materials to be used, ie raised seam aluminium roofs and grey aluminium 'industrial style' doors and windows; the grouping of the trees together for removal instead of considering them separately; the street scene impact on the village centre; the access from the properties onto the main road; additional vehicle movements onto an already busy junction, especially when taking into account the cumulative effect of the new properties being built; the lack of sympathy with the surrounding properties; the likely high cost of the properties; and the overintensification of the site.

It was **agreed** to comment in opposition and to request the application be heard by the MBC planning committee on the grounds that it is out of keeping with the street scene in terms of design, building materials and scale; near other buildings with heritage value, some of which are listed; overintensification of the site; the detrimental effect of removing the trees covered by TPOs; the size and siting of the properties causing overshadowing and loss of privacy; the impact on the AONB; the lack of evidence to show the protected trees should be felled; the contradictions and inaccuracies in the arboriculture report; the effect of more housing on the junction in the centre of the village; and to question why no reference has been made in the application regarding the well located under Plot 2. Action 1: Cllr Jones to draft response and clerk to check and submit.

Members of the public were encouraged to submit their own comments.

94. Close of meeting

The meeting closed at 7.25pm.

The next meeting will be held on Wednesday 7th November 2018 at 6.30pm.

Signed.....

Date.....