

WOODCHURCH PARISH COUNCIL

MINUTES 230

Minutes of the Additional Meeting of the Parish Council held on **Thursday 28th August 2024**

The meeting started at 5.00 pm.

In attendance:

Cllrs Lucy Quinn (Chair), Gina McKay, Rob Woods and Neil McKay.

Also in attendance were Ian Philo Clerk.

1. Apologies for Absence

There were none.

2. Declarations of Interest

2.1. Disclosable Pecuniary Interests

None.

2.2. Other Significant Interests

None

2.3. Other Interests

None.

3. The Meeting Was Adjourned for Public Participation at 5.01 pm

There were no members of the public present.

The meeting reconvened at 5.01 pm

4. Response to Planning Appeal AP-90677.

Church Elms Farm, Redbrook Street Woodchurch, TN26 3QR.

Demolition of existing building and erection of a new dwelling.

The Council agreed to the response to be sent to the Planning Inspector (see Appendix 1).

The Council voted 4-0 to support the above. Proposed by Councillor Lucy Quinn and seconded by Councillor Rob Woods.

5. Transfer £12,000 from Savings Account to Current Account

The Council agreed to let the Clerk exercise discretion in transferring up to £12,000 to cover payments over the next month.

The Council voted 4-0 in favour. Proposed by Councillor Lucy Quinn and seconded by Councillor Neil McKay.

The Meeting Closed at 5:10pm

Signed _____
Chair

Dated _____

Appendix 1

Woodchurch Parish Council

Appeal Ref AP-90677 Appeal under Section 28, Church Elms Farm, Redbrook Street Woodchurch

Dear Sir/Madam

First, It was disappointing that the Planning Officer's report stated there were no comments from Woodchurch Parish Council (WPC). That is not the case.

WPC discussed this application at length at its Ordinary meeting in December 2023. Although the Parish Council unanimously objected to it given its impact on the agricultural nature of that part of the parish and location outside the village confines, it was unclear to our members which of two Local Plan Housing Policies HOU5 or HOU7 were relevant in this case. See Minute below.

Council Minute 21st December 2023:

PA/2023/2237 - Church Elms Farm, Redbrook Street, Woodchurch, TN26 3QR. Demolition of existing out building, and erection of replacement dwelling. There is some confusion as to which planning policy this should fall under, as it does not comply with either HOU7 or HOU5. The council resolved to object to this application, subject to clarification which planning policy this complies with.

Proposed Councillor Neil McKay and seconded by Councillor Wade Nash.

The Council voted 6-0 to object to the application.

Given a short deadline for comments and the looming Christmas break, this Council e-mailed the Planning Officer with a request for advice but received no acknowledgement of, or reply to, our communication.

Had it been advised, the Parish Council would have been able to provide a comprehensive objection based on our local knowledge.

For clarification, Woodchurch's housing needs defined in the Village Survey 2023 would generally support two bedroomed, single storey accommodation. However, in this case it was pleased this application was refused and would now like to put in writing to you that it supports the refusal for the reasons below.

- 1) The proposed development is neither close to or adjoining the built up confines of Woodchurch village application and does not comply with any the conditions or meaning of Policy HOU5 - Windfall developments in the countryside
- 2) Specifically, that the development is at least 2km from services available in either Woodchurch village or High Halden village and as such cannot claim that either of the 2 settlements are easily accessible by sustainable methods - foot, cycle or public transport.
- 3) That simply replacing an agricultural outbuilding with a domestic dwelling that is not designated as accommodation for an agricultural worker, is out of keeping with the general agricultural sense of place, the "edge of settlement" nature of Redbrook Street and the setting of the adjacent Listed Building.

In conclusion. In this Council's opinion, the harm of building a new domestic residence in the wrong place, which impacts negatively on one of our heritage assets and does not cater for an essential need for a rural worker to live permanently at or near their place of work, far outweighs the benefit.

Yours faithfully