

Planning Committee 5 March 2018 – tabled update

REFERENCE NO - 17/505865/FULL

APPLICATION PROPOSAL

Erection of a 3 bedroom detached dwelling with associated amenities, as amended by drawings received 10th January 2018.

ADDRESS Land At Sondes Arms, Station Approach, Selling, Faversham Kent ME13 9PL

Since the site meeting we have received five representations from people who were at the meeting (two from the owner of The Sondes Arms) saying, in summary;

- The meeting was not a nice experience and left me feeling very upset and stressed
- Concern about the way the owner of The Sondes Arms was treated when putting her objection forward
- Concern that a man in orange overalls spoke to them after the meeting indicating that residents of Hop Pickers Close are only living there because of the actions of one of the local land-owners, which they found insulting, intimidating and belittling
- He also suggested that parking in relation to The Sondes Arms was illegal and obstructing access to the application site
- The same man also suggested that the railway intend to alter the lane to improve safety by installing parking meters – but it turns out these statement are false

OTHER MATTERS

- The lane is unsafe for pedestrians with poor line of sight from the entrance/exit, no street lighting and parked cars impinging on the turning are at the access
- Concern that doors to the garage will require cars to energy onto Station Approach facing the station – **NOTE: garage no longer on plans**
- There is no provision for permanent parking at the site, which must be required
- The orientation of the dwelling is completely incongruous – it will simply look odd and beg questions of future generations
- Whilst the proposed house might be as high as the one already built have differing land levels been taken into account?
- The whole Design and Access Statement is too vague and gives no indication of the finished build
- Access should not be via The Sondes Arms
- Concern over siting of portaloos in this small space, and possible impact on the garden of The Sondes Arms
- The site meeting heard that there is a dispute over boundaries, and it seems nonsensical to make any decisions when such a dispute has not yet been resolved
- Network rail are not aware of the planning application, and they would never allow utilities to be accessed across their land, or allow lorries to stop or unload there.
- South Eastern rail should be consulted, but have not been
- Only a car's width of railings to be removed temporarily for access to a shed has previously been discussed

Since preparing the above note, a further ten representations (from eight different addresses) have been received which include the following additional summarised points;

- Has there been a site visit?
- Construction could not take place without massive disruption
- Two recent development did not comply with planning conditions relating to wheel washing, so there is doubt whether parking, loading or storage conditions would be adhered to
- The plot is not large enough to be self-contained to allow for deliveries, or even for scaffolding
- The development will rob the area of the last remaining bit of sky
- The site had been made untidy before the site meeting to appear neglected
- Several matters such as drainage and boundary disputes were waved aside as not planning matters at the site visit
- The meeting was disrupted by passing vehicles, and construction would make matters intolerable for residents of Hop Pickers Close and users of the railway station
- Restrictions would need to be placed on site parking, loading, storage of plant and equipment, erection and maintenance of security hoardings, wheel washing facilities, control of dust and dirt. Who will monitor these?
- It all seemed a fait accompli – the Chairman seemed impatient and unwilling to discuss concerns
- The Sondes Arms sits at a very busy awkward road junction, with lots of parked cars nearby. Access is still the biggest issue. This is an accident waiting to happen
- The Sondes Arms is very popular but more development will badly affect local people, the tea room and the station
- The quiet garden of The Sondes Arms is part of its attraction, and if this is adversely affected it might affect the viability of the business
- This was not a problem when Hop Pickers Close was built as The Sondes Arms was not running then
- As a local cycling club we regularly use The Sondes Arms for refreshments en route; we missed it when it was closed but it is now an important and successful local amenity – the planning application will be a visual blight and an impediment to public access which will affect the viability of the business
- A poor plan squashed in a tiny site with no access
- The building is too large for the plot and will be too close to the garden of The Sondes Arms
- What will happen if the railway do not allow access?
- *"Paragraph 70 of "The National Planning Policy Framework states the government policy: "to deliver the social, recreational and cultural facilities and services the community needs, planning policies and decisions should: plan positively for the provision and use of shared space, community facilities (such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments; guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs; ensure that established shops, facilities and"*

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services are able to develop and modernise in a way that is sustainable, and retained for the benefit of the community.”

- The development is not sustainable because it does not support a prosperous rural economy, provide good design or promote healthy communities

The **Parish Council** has sent the following further comments;

“Comment Details

Commenter Type: Parish

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Dear Sir/madam,

I attended your site meeting on Monday the 17th but do not feel important issues were addressed or discussed.

Access to site while building.

The contractor stated he would only be blocking the road for 20 minutes to unload.

I do not see how the tons of contaminated concrete that needs removing first can be dealt with in this time frame.

The station approach is very busy & constant access is needed. Disabled customers use the train line regularly, fire engines, ambulances & dust carts also need unhindered access.

When the railway line has engineering works the car park is used by rail track for machinery storage.

The contractor stated he would be using access through the Sondes, this is not his land.

Access when build complete.

Cars will be heading straight into the road and the public.

Station approach is heavily used by the public accessing the Station, there is no lighting and I feel strongly will create a dangerous health & safety issue.

The junction at station approach is already chaotic with 3 roads meeting with the selling road.

We have no speed restrictions, another junction will not help with crossing here safely for vulnerable road users.

I do not feel that any consideration has been given to the impact this build will have on the Sondes tea rooms.

The Sondes is an incredibly important village asset that has created work for many villagers & a community hub.

The village & Borough Council's should be working hard to protect & promote small rural businesses, not destroy with poor planning decisions.

The Sondes needs to expand to remain viable not have a large build blight their garden & views.

Selling has incorporated many new builds of late with no affordable housing as promised.

Thank you for your time I hope you will take note of the villagers comments.

Kind regards

Tanya Gibson

Selling Parish Council Highways.”

An individual **Parish Councillor** has also sent the following comments;

“Comment Details

Commenter Type: Councillor

Stance: Customer objects to the Planning Application

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Comment Reasons:

Comment: After the site meeting on the 19th Feb, I am astounded by the way in which the law seems to allow district authorities to abdicate any form of social responsibility and effectively hide behind the increasingly narrow conditions laid down in the Planning Policy Framework.

The proposed development behind the Sondes is clearly unwanted by the immediate neighbours, the wider community or by the Parish Council. Yet the opinions and welfare of the community are deemed not to be a 'planning issue' and therefore of no concern to the Planning Committee.

The site has no access for people, services or vehicles, no apparent permission for access and the construction will cause immeasurable disturbance and distress during and after its construction - and yet these are not considered 'planning issues' and therefore of no concern to the Planning Committee.

However, article 70 of the Planning Policy Framework does dictate that planners should 'Guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs.' And they should 'ensure that established shops, facilities and services are able to develop and modernise in a way that is sustainable, and retained for the benefit of the community.'

Please tell the residents and parish council of Selling in what way, precisely, SBC Planning Committee feels it is upholding Article 70 of the PPF by allowing a development that will blight a thriving business and quite possibly force it out of business?

Or are you simply telling us that you are better able to assess what is of value to us than we are?"