

Minutes of the Barham Parish Council planning committee meeting held on Thursday 19 August 2021 in Barham Village Hall at 7.30pm.

Present:

Parish Councillors: Diane Tatt (Vice Chairman and who chaired the meeting as Planning committee Chairman), David Wood (Chairman), Ernie Mullett, John Brooks, Andreas Tatt, Stuart Eccles, and Carolyn Hunt.

Clerk to the Council, Joanne Pannell.

Temporary assistant Amanda Sparkes.

KCC and CCC Councillor, Cllr Mike Sole

21 members of the public.

Guest presenters:

Joshua Maasback, Director and co-founder Roma Capital

Zachary Maasback, Director and co-founder Roma Capital

Steve Davies, Hobbs Parker Chartered Town Planner

Michael Wicks, CDP Wicks Architectural Ltd

1. The Chairman's opening remarks and apologies for absence

Cllr D. Tatt welcomed everyone to the meeting, commenting that it was good to see so many people. She introduced the guests explaining they were to give a presentation on a draft preliminary planning proposal for Barham Court Farm.

The site was secured five months ago from the Groombridge family and this presentation was to hear the proposals prior to an actual planning application. Cllr D. Tatt explained that Barham Parish Council has no previous knowledge of the proposals and will not pass any comments tonight.

There was an apology for absence from Parish Cllr Gary Graham.

2. Declarations of Disclosable Pecuniary Interests

There were no declarations of interest.

3. Guest presentation

Joshua Maasback explained that Roma Capital was founded in 2013 and Roma Homes is the building arm of the company. They are a family firm from Kent. They have 14 different developments currently in different stages of build, and with a total of 171 properties. These include Lynwood Green on Sandwich Road at Whitfield for 14 detached houses, The Grove at Challock for 19 homes, and recently completed St Peter's Lane, Canterbury. Joshua explained that they try to design and integrate styles to the local vernacular.

Steve Davies explained that the team had done an analysis of the Barham Court Farm site. It is an existing farmstead with a range of agricultural buildings on it. It is a prominent site in the village. It has been put forward for planning – there was an application 10 years ago that was never developed.

It is allocated in the Canterbury City Council 2017 adopted Canterbury District Local Plan as a housing site with an indicative 25 dwellings, but without any design guidance offered by CCC.

It is a sensitive site for development, it sits in the conservation area and in the heart of an area of many listed buildings and the Church.

Barham is in the AONB so landscape context is important.

There are a number of good quality trees on site and some of lesser quality.

For habitats the team will look for mitigation measures.

There is a requirement in the Canterbury District Local Plan to provide 30% of affordable housing and the proposals will meet this policy. The tenure mix will be subject to further negotiation.

Michael Wicks explained CDP Architecture has existed for 20 years, and had projects in Stelling Minnis, Walmer and Staple.

The proposal is based on some key assumptions. The team has generated a constraints issue diagram which has taken into account:

- Views in and out
- Scale and massing

- Pallet of materials
- Landscaping, hedging, trees and ecology
- The impact on listed buildings and the Church
- The green boundary detail

The preliminary proposal is for 23 units ranging from 2 to 5 bedroom homes, with a variety of size, scale, heights, and materials.

13 units would be accessed from Valley Road and 9 would be accessed from Church Lane. There would be a pedestrian link between the two roads, but no link road all through the site (ie from Church Lane to Valley Road.)

The proposal maintains greenery around and retains a beautiful tree in the north east corner, and has green spaces within it.

All the statutory requirements for parking and visitor parking have been met, with parking hidden away where possible – with either individual or shared car parking courts.

4. Questions and comments:

Councillors and members of the public were invited to ask questions and/or make comments.

Key points that arose were, in no particular order:

- The team were thanked for this presentation at an early stage.
- The larger proposed properties would be positioned nearer to the existing listed buildings to reduce the density.
- The access from Church Lane will use the existing access.
- There was a question whether they are building enough to generate enough to build the bridge over the Nailbourne from Valley Road – the team confirmed they have made an allowance for this.
- It is believed that the road linking to Valley Road will be adopted by KCC Highways.
- This is the only parcel of land secured from the Groombridge family.
- The recent planning application for the agricultural barn in Church Lane (*see footnote 1*) is totally separate and not part of the parcel for this proposal – it has been retained by the Groombridge family.
- The mix of affordable housing is to be confirmed – and will not necessarily be the smaller homes – and the affordable housing will integrate with no visible differences.
- Concern was raised about the affordable housing being segregated from the larger housing development, which may cause and us and them feeling
- All homes will meet House Space standards on room sizes and floor space.
- CCC may restrict permitted development rights
- Conservation area constraints would apply to the new homes in the future.
- The maintenance of the landscaping could be through adoption by a local authority or part of a management company to which all home would contribute to.
- The Street has known and long-held problems with both a lack of pedestrianisation and footpaths, and traffic including large vehicles getting stuck – there is perhaps an opportunity to alter the proposal to give a road directly from Church Lane to Valley Road to bypass The Street.
- Highways consultants are being engaged and will talk to KCC Highways to see if this is technically appropriate.
- There are a number of ways to provide the affordable housing element – discounted purchase (and subsequent discounts resale rate) for local people; shared ownership; or a rental.
- There is a need for smaller houses in the village for young people to buy and older people to downsize.
- Traditional materials are proposed, with roofs of both slate and tile, mixed through the scheme.
- Passive sustainable Housing is sought, with lower levels of glazing, good insulation, and there is a need for renewables to be assessed, alongside technical guidance.
- EV charging points for electric cars will be facilitated.

- The Stodmarsh nature reserve water issues is having implications for all developments in its catchment and development sites have to demonstrate that they are not increasing the amount of nutrients or provide mitigation, for example, with treatment plants on site or provision of wetlands off site. Each individual development is dealing with this differently, and CCC guidance is awaited. Ashford Borough Council has put a scheme forward through developer contributions to wetlands, which CCC is looking at. The Stodmarsh issue will get addressed as part of the Barham Court Farm application.
- Access during the construction phase will be considered in a Construction Management Plan submission. Concern was raised about the Gravel Castle crossroads.
- The timeframe is difficult to project as there are still some issues to overcome but hopefully the scheme will be delivered within the next couple of years.

Steve Davies advised that the team will do further public consultation with residents online in the next few weeks and they will involve Barham Parish Council in this. The Parish Council will put the consultation details and link on its website and also on the Barham and Kingston Village Facebook page.

All members of the public and the presentation team left the meeting at this point (8.35pm).

5. **Other planning matters**

Correspondence received will be added to the next meeting Agenda for confidential discussion.

6. **Date of next meeting**

The next parish council meeting will be held on 02 September 2021 at 7.30pm in Barham Village Hall.

The meeting closed at 8.45pm.

Signed:
Chairman of the meeting, Cllr Diane Tatt

Date:

Please note these Minutes remain as draft Minutes until they are approved by the parish council at their next parish council meeting

Future meeting dates in person:

Dates for Full Council: 02 September, 07 October, 04 November, 02 December 2021.

And F&GP meeting dates *should these be required*: 15 September, 20 October, 17 November and 15 December 2021.

Footnote 1:

CA/20/02642 - Barham Court Farm, Church Lane, Barham

Part demolition and conversion of agricultural barn to a residential dwelling

and CA/20/02643/LB - Barham Court Farm, Church Lane, Barham

Application for listed building consent for part demolition of barn, installation of double doors to both elevations, installation of staircase, partition walls and creation of first floor mezzanine.

TO NOTE a response to this planning application was uploaded on 12 January 2021

Status at 16 July 2021 = still waiting decision