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| <b>Item 2.1</b>   | <b>REFERENCE NO - 21/503842/FULL &amp; 22/500556/LBC</b> |
| <b>APPLICATION PROPOSAL</b>   |  |
| Change of use of disused stables into 4no.holiday-lets with the erection of single storey extensions and insertion of rooflights. Installation of 2 freestanding EV chargers on mounting post to the rear of the stables. Installation of PV array on roof slope of agricultural barn. Creation of wildlife pond. |  |
| <b>ADDRESS</b> Former Stables and Wagon Lodge Woodsell Farm Hillside Road Stalisfield Faversham Kent ME13 0JF   |  |

## UPDATE FOR MEMBERS

1. Stalisfield Parish Council have since the drafting of the committee report, provided a further letter which I have set out in full as follows:

*“Stalisfield Parish Council would like to apologise for not being able to attend this meeting in person. Unfortunately, due to the short notice we were given, none of the councillors nor the Parish Clerk were available. We would like to thank the committee for allowing us to make this written presentation.*

*The Parish council has held two meetings to discuss the planning application. In addition, there was a public meeting attended by 22 parishioners on 31st October 2022, in which the site owners answered questions from members of the community about the nature of their plans for the site as a whole.*

*The Parish Council acknowledges that the amendments to the plans address many of their material planning concerns. Nevertheless, substantial unease remains within the community about the nature of the plans for the site as a whole. These were not particularly allayed by the site owners at the public meeting. The Parish Council would like to take this opportunity to summarise these concerns to the planning committee.*

*The planning application states that the holiday lets are vital to support the sustainable agricultural activities of the farm. However, it remains very unclear what those activities will be. The owners acknowledged at the meeting that, apart from growing wildflowers for seed and a possible agroforestry endeavour, they do not yet have a clear plan for the commercial and non-commercial activities that will take place at Woodsell. The public were told that, in addition to the owners, the site may be used by a wide range of organisations ranging from statutory bodies to university researchers to scout troops. It remained unclear if there is a business plan to support the need for the holiday lets to subsidise these possible environmental, agricultural and research activities.*

*This lack of a coherent vision about the proposed use of the property as a whole has engendered considerable disquiet amongst many Stalisfield residents. Given the wide range of possible activities the applicants have suggested at Woodsell, there is a genuine concern that, should the income from the holiday lets be insufficient, they will have provided a precedent for further development at the site.*

*In the words of one member of the public at the meeting:*

*“Because you are not sure what you are going to do with the site in the future, villagers are concerned about your ambiguity.*

*Usually, you can look at a planning application and consider what impact it will have for you personally as a neighbour; but we cannot understand what your future plans are or how the proposed accommodation fits into them”.*

*Because there is no clear indication of the activities the income from the holiday lets will be supporting, the residents are concerned that there is no way to assess the associated impacts arising from them. For example, the level of additional traffic using the narrow single-track lanes that surround the property would be dependent on the types of activity that the owners decided to fund with the income generated by holiday lets.*

*In summary, the parish council would argue that planning permission for the holiday lets must be considered alongside the plans for the site as a whole because it is argued by the applicant that their construction is necessary to financially support these activities. The Parish Council does not feel that sufficient evidence for their longer term plans has been provided by the applicant to support the proposal.”*

Members will be aware that any future development of the site that is not included within this scheme, and requires planning consent, would require an application for planning permission and/or listed building consent which the Council would assess on its own merits. I remain of the view that the proposal which is before members is compliant with the relevant policies and recommend that planning permission and listed building consent should be granted.

CA 06.12.22