

BRABOURNE PARISH COUNCIL
Minutes of a Meeting of the Parish Council
Held at 7.30pm on Tuesday 29th October 2019
at Brabourne Baptist Church

1. Present

Cllr Hickmott (Chairman), Cllr Mrs Tanner, Cllrs Harbottle and Spokes, and Mrs Wood (Clerk). Mr D Derrick (DD Brothers Ltd) and the project architect, Mr P Mills of Clague Architects, attended; twenty-nine members of the public were present.

2. Apologies

Apologies were received from Cllr Mrs Bewick, Cllr Mrs Young and Cllr Joules (prior commitments).

3. Declarations of Interest

There were no Declarations of Interest.

4. Presentation on new proposals for The Plough Inn

The project architect was invited to present the new proposals for development of The Plough Inn. The Chairman noted that this was for information only, it was not yet a planning application.

Mr Mills advised that the proposals supersede the previous application for demolition of the pub and building of 4 semi-detached dwellings, which had been refused.

It was acknowledged that although The Plough is not a listed building, it was not known that it was an Asset of Community Value when the first application was submitted. The new proposals are to retain the building and redevelop it as a single dwelling; the desire of residents to bring the property back into use is recognised. Advice has been sought from the borough council Planning Department.

There will be no change to the footprint, but the existing rear single-storey extension will be two-storey and a new single-storey extension will be built on the rear of the building.

The front elevation will be unchanged.

There will no windows on the north side to prevent overlooking of Providence Cottages.

There will be four bedrooms upstairs, and one of the reception rooms on the ground floor could be used as a fifth bedroom.

The roof height will be unchanged.

The current in-and-out access will be changed; that closest to Providence Cottages will be retained and there will be a large turning/parking area to the front of the building.

A new garage is proposed with a study/den above, similar to that at Prospect Farm. The garage will be weather-boarded with a clay tile roof. It will follow the alignment of the building line of the estate agents shop.

In order that the development is commercially viable it must be a high-end property.

There will be a timber post-and-rail fence to the front with a hedge planted behind the fence. The existing close-boarded fences to the rear will be retained but with soft landscaping.

It is anticipated that the planning application will be submitted shortly.

The Chairman noted that DD Brothers are high-spec/high-end developers, as shown by other developments. The reasons for refusal of the previous application appear to have been addressed by the new proposals.

The architect advised that significant investment would be needed to convert the building into a habitable dwelling.

The meeting was suspended to allow questions from the floor.

Q: Will the new extension to the rear be single- or double-storey.

A: Single-storey.

Q: The proposed location of the garage will impede the sightlines of Providence Cottages.

A: The hedge line will be changed to address this.

Q: What species will be planted for the hedge.

A: Unknown at present, but likely to be a native species, eg beech.

Q: Can a restrictive covenant be included to ensure retention of the beech hedge.

A: This would be unusual and is thought to be unlikely.

Q: How can four bedrooms be accommodated on the first floor.

A: The roof will be extended and will be a double-hipped roof with a narrow valley between. There will be full head-height in each bedroom.

Q: Will the tree to the front on the north side be retained.

A: Yes.

Q: The storm drain to the front should be retained, given a past incident of a flood.

A: This was agreed.

Q: Will the white paint and Kent peg tiles be retained.

A: The brickwork will be refurbished and repainted, likely in white. Salvaged tiles will be reused where possible, any new tiles will be clay and chosen to match.

Q: What is the timeframe for the application.

A: It will be submitted shortly. The aim is to redevelop as soon as possible with completion by late summer/early autumn of 2020.

Q: What is the floor area.

A: 264m², including the garage.

Q: What are the proposals for the cellar.

A: It will be retained but not developed. The existing outside access will be retained, there are no plans to provide an inside access.

Q: What are the proposals for the porch.

A: It will be refitted.

The scheme was welcomed as an innovative project which will enhance and protect the building and the immediate environment of the village.

The meeting was reconvened.

Cllr Mrs Tanner thanked Mr Derrick and the architect for the presentation.

Cllr Spokes welcomed the proposals and the retention of village architecture.

Cllr Harbottle agreed with the comments of Cllr Mrs Tanner and Cllr Spokes.

The Chairman advised that the Parish Council is a statutory consultee and will comment on the planning application when it is received from the borough council.

5. Any Other Business

No other business was raised.

6. Date and time of next meeting

Monday 18th November 2019 at **7.30pm** in Brabourne Village Hall.

The meeting closed 8.15pm.