



# FAWKHAM PARISH COUNCIL

Draft minutes of the Parish Council Meeting held remotely by video link following agreed legislation on Monday 22nd March at 7.30 pm to transact the following business.

Laura Marchant  
Clerk to Fawkham Parish Council

Members of the Parish Council:

Cllr Laura Evans (Chair), Cllr Alun Evans (Vice Chair), Cllr Duncan Harker, Cllr Maxine Fothergill, Jolene Truder

---

## Parish Council Meeting Agenda

During the period of Government restrictions due to Coronavirus, agenda items are being limited to those that are critical and/or can be actioned under the restrictions.

1. Apologies for Absence:  
Cllr J.Truder

2. Declarations of Interest for items relating to the Agenda:  
Councillors to make any declarations that may be required by virtue of the Parish Council's adopted Code of Conduct.  
None

3. Members of the Public:  
The Council's meetings are open to the public, however, only the first half hour is given for members of the public to raise any matters and partake in discussions. There are no further opportunities for members of the public to speak during the full Parish Council meeting. At the end of the agenda items the public will be asked to leave if the council will be discussing confidential matters.  
Kent CCllr D.Brazier and three further members of the public were present. One member of the public entered at 8.11pm

4. Planning applications:

Ref: 21/00696/LBCALT

Site: Fawkham Manor Hospital Manor Lane Fawkham KENT DA3 8ND

Development: Partial redevelopment and conversion of the former Fawkham Manor Hospital for residential (C3 Use), including self-contained houses and apartments.

Including demolition of modern hospital wings and outbuildings. Associated landscaping, erection of ancillary outbuildings, including bin and bike stores

Ref: 21/00695/FUL

Site: Fawkham Manor Hospital Manor Lane Fawkham KENT DA3 8ND

Development: Partial redevelopment and conversion of the former Fawkham Manor Hospital for residential (C3 Use), including self-contained houses and apartments. Including demolition of modern hospital wings and outbuildings. Associated landscaping, erection of ancillary outbuildings, including bin and bike stores

Comment: The PC reviewed both the application for Listed building consent and the planning application(21/00696/LBCALT and 21/00695/FUL) and a discussion was held between the PC and members of the public who had attended the meeting.

Cllrs made comments as follows:

- No objections to the renovations and development of the manor house itself.
- Not impressed by the change to apartments from the mews houses, which would result in fewer smaller units / lower cost housing options.
- Still not enough parking spaces available. Additional car parking spaces will be requested as there is no available street parking
- It is not possible to walk from the development to any shops or public services, there are no public footpaths to walk and no public transport. A car is therefore a necessity .
- The big blocks of terraced houses were unattractive and overall plot numbers should be reduced.
- KCC Highways should be requested to make a site visit to assess access and transport issues

Members of the public commented as follows:

- No mention of additional infrastructure or traffic issues that will arise if the applications are approved.
- Mention of only 4 visitor car spaces which was felt was no where near enough for the development and would lead to cars parking inappropriately and blocking roads on the development. When the building was functioning as a hospital main traffic was passing along the Fawkham Manor Farm track at various times throughout the day Monday-Friday, however as a housing development traffic would be more condensed at peak commuting/school drop off times. Weekend/visitor traffic would also be increased which is very different to traffic activity when the Manor was a Hospital. If traffic to the housing development has to travel further along Manor Lane instead of using the Fawkham Manor Farm lane gated entrance closest to Valley Rd, gridlock along the Manor Lane will be highly likely if there are more than 2 cars trying to pass one another due to the natural width restrictions of the road.
- One of the access roads on the development plan is actually a private road which is gated. Access is controlled to the gate via a key pad and code which is not always reliable. It was wondered how this would work with individuals living at the proposed development. It was believed that Fawkham Manor do/did have legal access through the gate when it was run as a Hospital.
- Concerns were expressed over how the infrastructure in the village would cope with a housing increase, the Primary school in Fawkham is already heavily over subscribed and local GP surgeries are also heavily subscribed. The drainage system along Valley Road also floods and over flows at various points throughout the year.
- Concern was expressed that as a very close resident to the proposed development, they had not been contacted or consulted by the developer as a neighbour.
- In terms of the design, it may be that the architects are worried of being accused of pastiche. However it was concluded that ideally a red clay tile should be used instead of slate tiles as this will be a closer reflection of the house itself. It was also thought that red brick arches over the windows would be attractive and again allude to the design of the manor.

The consensus between the PC and members of the public was that Block C on the development plans is undesirable and unattractive. It's removal would be requested, which would both reduce the harm to the listed building and reduce the number of units and therefore the impact on local infrastructure and parking.

It was commented that it was not clear what demographic the housing development is aimed at. People downsizing from within the village to a smaller house would not probably choose a 3 floor town house.

In summary Fawkham Parish Council is not against the principle of the re-development of Fawkham Manor Hospital, nor the replacement of the hospital wings. However, the PC has various issues with the resubmitted proposals which cause the PC to object to the planning applications on a number of grounds including the harm to the listed building through the design, layout and number of units, and the inappropriate number of units in this unsustainable rural location, including the impact on local infrastructure.

5. Chair and Councillors reports:  
To note any items not listed on the agenda  
None

6. Open Forum for Councillors to raise matters to be placed on the next agenda:  
Members are asked to consider agenda items for the next meeting. The details of the agenda item will be sent to the Clerk by the Thursday (one week) before the published meeting. Late details will cannot guarantee inclusion on the proposed agenda.  
None

7. Dates for the year 2021/2022:  
Parish Council Meeting -  
Thursday 15th April, 7.30pm  
Thursday 20th May, 7.30pm  
Thursday 17th June, 7.30pm  
Thursday 15th July, 7.30pm  
Thursday 19th August, 7.30pm  
Thursday 16th September, 7.30pm  
Thursday 21st October, 7.30pm  
Thursday 18th November, 7.30pm  
Thursday 16th December, 7.30pm  
Thursday 20th January, 7.30pm  
Thursday 17th February, 7.30pm  
Thursday 17th March, 7.30pm

The Annual Council Meeting (ACM) will be held once face to face meetings resume.  
All meetings will be held virtually via Zoom until face to face meetings resume.