

Minutes of a meeting of the **PLANNING & ENVIRONMENT COMMITTEE**  
held on Monday 5<sup>th</sup> February 2024 at 6.00pm.

**Present:** Councillors, A. Duncan, S Piper and A. May

In attendance:  
Planning Clerk Mrs Diane Cavey

3 members of the public present.

### 37. **STATEMENT FROM THE CHAIR OF THE PLANNING COMMITTEE**

As the Chair of the Planning Committee, I would like to make a statement for the benefit of all Councillors present at this meeting and for members of the public.

The applications before you and indeed any applications in the future must be considered on Planning merits only. It is essential that Councillors adhere to this principle and ensure that their decisions are based on the papers before you and any information provided to you during this meeting.

I must stress this is not a forum to discuss any ancillary issues relating to the planning application or indeed any other matters. Councillors must not bring up or discuss any matters not included on the agenda issued to them.

The Chairman halted the meeting introducing Guy Holloway to present the proposed replacement dwellings and restoration of carriages of Windwhistle and the Log Cabin.

### 38. **PRESENTATION**

Presentation by Guy Holloway

1. Proposed replacement dwelling Windwhistle, Dungeness, formally known as Glenthorne & restoration of carriage. **(Appendix A page 57 to 64)**
2. Proposed replacement dwelling Log Cabin, Dungeness & restoration of carriages. **(Appendix B page 65 to 69)**

Three members of the public present left the meeting and the Chairman reconvened the meeting

### 39. **APOLOGIES FOR ABSENCE**

Councillor Pippa Harston – Family commitments  
Councillor Maria Beach – Family commitments

### 40. **ABSENT**

Councillor D. Chapman  
Councillor K. Manahan  
Councillor K. Rye

**41. DECLARATIONS OF INTEREST**

Councillors agreed to declare interests as and when they arose.

**42. QUESTIONS FROM THE PUBLIC**

No members of the public present.

**43. MINUTES**

a) The minutes of the Planning meeting held on the 8<sup>th</sup> January 2024 were signed by the Chairman as a true record.

**Proposed by Cllr A. May and seconded by Cllr A. Duncan**

**For: 3**

**Unanimous**

**44. PLANNING APPLICATIONS****a) 23/1986/FH CAMPING AND CARAVAN SITE ROMNEY ROAD LYDD KENT**

**Proposal:** The siting of up to 18no. static mobile homes, with associated landscaping parking and facilities at Romney Meadows Camping and Caravan Park, Romney Road.

Councillor A. Duncan commented it looks like they have had some waste issues.

Councillor S. Piper commented there is enough ground for the static caravans and the landscaping is good.

**RESOLVED: To support the proposal for application 23/1986/FH**

**Proposed by Cllr A. May and seconded by Cllr S. Piper**

**Voting in support of the proposal**

**For: 3**

**Unanimous**

**b) 24/0047/FH 6-8 HIGH STREET LYDD, ROMNEY MARSH KENT**

**Proposal:** Listed Building Consent for the change of use and conversion of retail shop and two self-contained flats to a single dwellinghouse.

Councillor A. Duncan commented the changes being made will not impact the outside of the property as the changes are to later additions.

Councillor S. Piper replied it will keep the building in use as it has been vacant for a while.

**RESOLVED: To support the proposal for application 24/0047/FH**

**Proposed by Cllr A. Duncan and seconded by Cllr S. Piper**

**Voting in support of the proposal**

**For: 3**

**Unanimous**

**c) 24/0022/FH 6-8 HIGH STREET LYDD, ROMNEY MARSH KENT**

**Proposal:** Change of use and conversion of retail shop and two self-contained flats to a single dwellinghouse.

**RESOLVED: To support the proposal for application 24/0022/FH**

**Proposed by Cllr A. Duncan and seconded by Cllr S. Piper**

**Voting in support of the proposal**

**For: 3**

**Unanimous**

## 45. KENT MINERALS AND WASTE LOCAL PLAN 2024-2039

**Pre-Submission Draft of the Kent Minerals and Waste Local Plan 2024-2039 -  
Regulation 19 Public Consultation January 2024**

**Kent Minerals and Waste Local Plan 2024-39  
Pre-Submission Draft (Regulation 19) Public Consultation**

The Kent Minerals and Waste Local Plan sets out the strategy for the sustainable management of Kent's waste and supply of minerals and is the primary element of the development plan for Kent against which planning applications and appeals for minerals and waste development in Kent will be determined.

Once adopted, the Kent Minerals and Waste Local Plan 2024-39 will update the adopted Kent Minerals and Waste Local Plan 2013-30 (as amended by the Early Partial Review (2020)). The County Council is now seeking views on the soundness and legal compliance of the Pre-Submission Draft of the Kent Minerals and Waste Local Plan 2024-39.

The consultation is being carried out under Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012 and is an opportunity to comment on the document before it is submitted to the Secretary of State for Independent Examination. Any views received will be forwarded to the Secretary of State for consideration as part of the Independent Examination.

The consultation is taking place from **Wednesday 17<sup>th</sup> January 2024 to midnight on Thursday 29<sup>th</sup> February 2024.**

Comments can be submitted via our website [www.kent.gov.uk/mineralsandwaste](http://www.kent.gov.uk/mineralsandwaste), via email to [mwlp@kent.gov.uk](mailto:mwlp@kent.gov.uk) or by post to Minerals and Waste Planning Policy, Planning Applications Group, Invicta House, Maidstone, Kent, ME14 1XX.

Please read the attached guidance for information on how to make a representation. Representations can be made online or using the attached representation form. Please note that representations received after the deadline for comments will not be considered. This consultation specifically invites comments on soundness and legal compliance and the guidance note explains the soundness tests and statutory plan making requirements relevant to this consultation.

Should you have any queries or wish to speak to a member of the team, then please contact us on 03000 422370 or via [mwlp@kent.gov.uk](mailto:mwlp@kent.gov.uk).

Councillors received and noted

The meeting closed at 6.49pm

**Chairman** \_\_\_\_\_

**Date** \_\_\_\_\_

**Hollaway Studio**

Hollaway Studio is a Local award-winning architectural practice that has a strong reputation for high quality design. Hollaway Studio has won B RIBA awards and work has been published Nationally and Internationally.

We are committed to delivering high quality projects that present innovative design solutions that ultimately contribute to the context of place, and stand the test of time.

Hollaway Studio were the Architects for Pobble House and more recently Westview Cottage and the Log Cabin, all on the Dungeness Estate.

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**Pobble House, Dungeness**  
Completed

It is the materiality, history, and nature that informs Pobble House, its use of corten, larch and concrete an echo of the land in which it sits, its position, size and orientation faithful to the building it replaced, and to the rules designed to protect the very wilderness that makes its location so very special. Less the product of an architect's plans, it is a house made - respectfully, differently, beautifully -- of the desert, for the desert.



**Westview Cottage, Dungeness**  
Planning Permission Granted

The reinterpretation of Westview Cottage is an opportunity to reassess the existing structure and create something with a strong aesthetic and functionality, positioned more harmoniously within the unique landscape adding to the already eclectic architectural legacy of Dungeness.



Proposals follow the exact form and footprint of the existing property, using shot-blasted steel, Corten Steel and corrugated cladding to echo the form of the existing building while complementing the characteristics of the diverse buildings in the area. Derelict existing sheds are re-purposed into dining and kitchen spaces, integrated into the main living area reconnecting the original structures.

Native vegetation grown on the ground, walls and roof of the building, combined with stone steps acting as a natural pathway access to the building, connects the building directly and without any disruptions with the surrounding environment.



**The Log Cabin, Dungeness**  
Pre-Submission

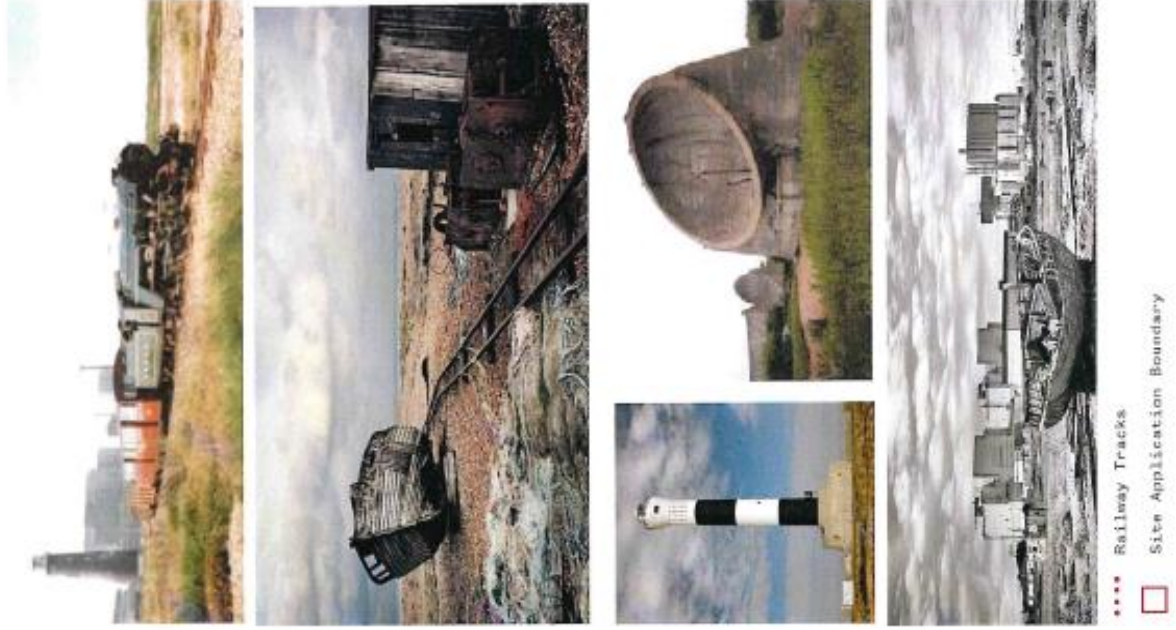
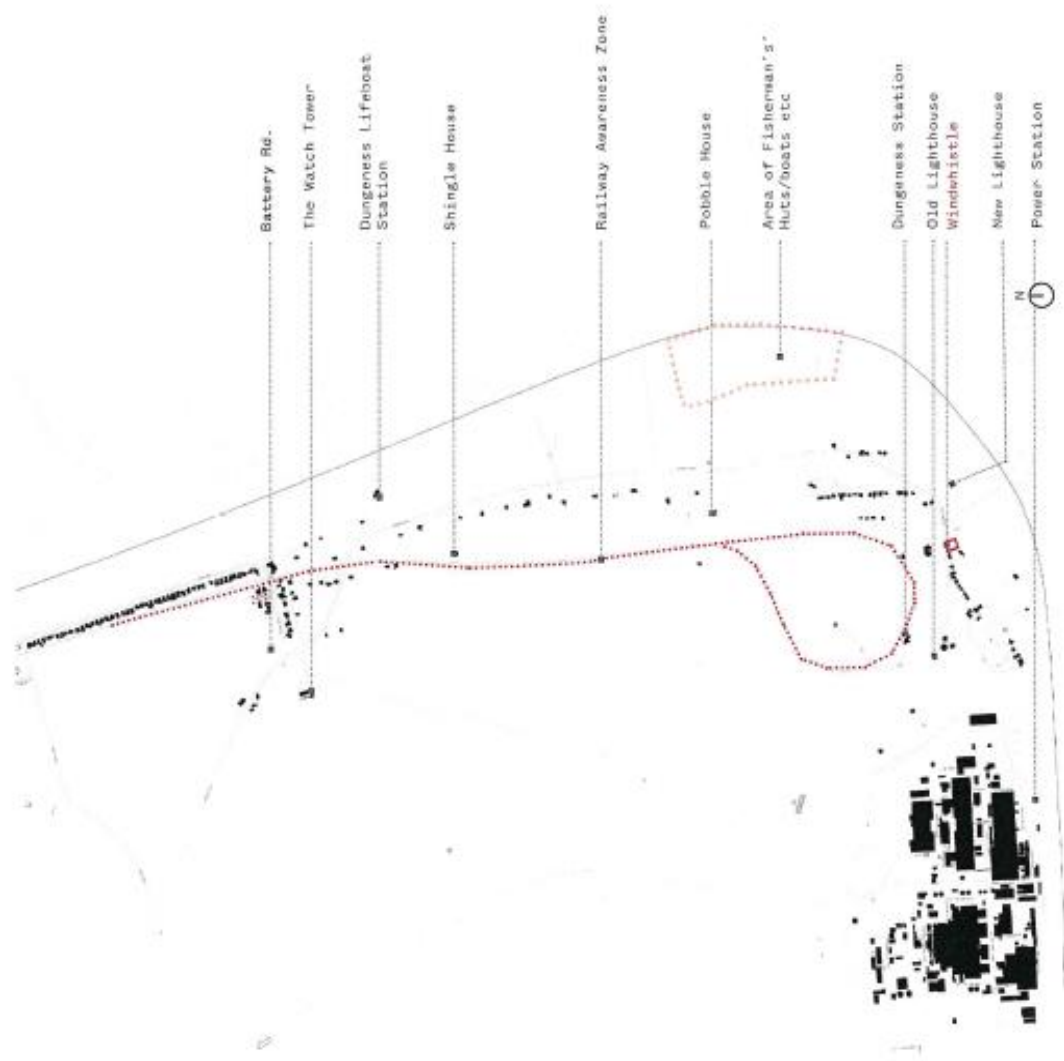
The log cabin proposes a design to reconstruct this dwelling on Dungeness estate and retain and restore the two carriages within it, the proposal is to express the carriage on the outside of the dwelling in corten steel. The remaining footpaths are proposed to be created in a double pattern laser cut from corten steel.





# Windwhistle, Dungeness

## Site Location



# Windwhistle, Dungeness History



When the Lydd Railway Company closed, redundant workers were given the opportunity to buy the abandoned carriages which they pulled onto the shingle and turned into homes. The carriage, now known as 'Windwhistle' was in use on the LSWR and SR for about 45 years. It has survived twice as long on the shingle at Dungeness, coming up for its 135th birthday. Currently it sits opposite the Britannia Inn and is in a sorry state. It arrived at Dungeness in the early 1930s and has variously been incorrectly described as "Queen Victoria's personal carriage in its original brown and cream livery" or "Queen Victoria's Pullman". Mike King, featured in "Southern Vans & Coaches in Colour" (Noodle Books). In that he states it could have been any one of a group of 6 vehicles built in 1885 by the Birmingham Carriage and Wagon Co. for the LSWR.

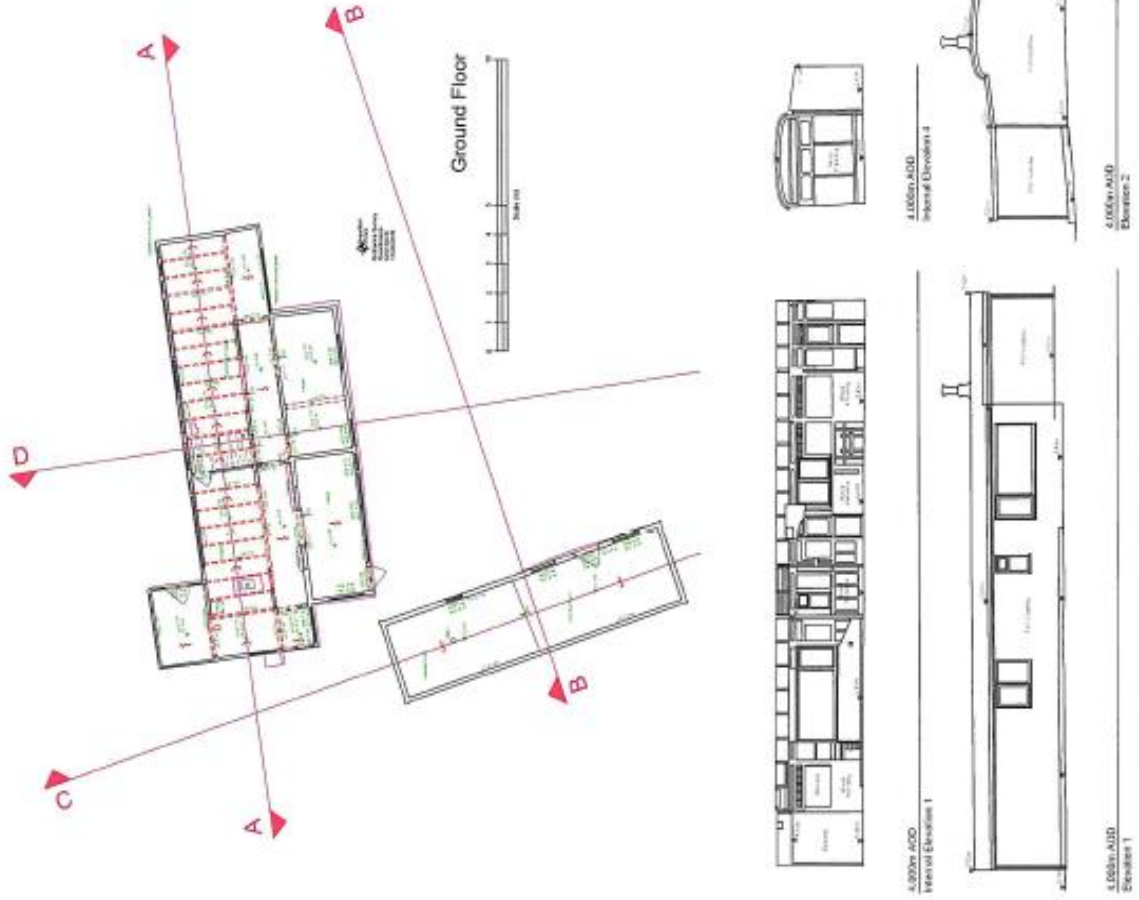
It consists of two 1st class saloons with three windows in each, a 2nd class compartment on the left, a luggage compartment to the right and a centrally placed lavatory. All as SR diagram 583 its length is 47'6" but its exact number is unknown. When delivered to Dungeness it would have been in SR green livery. It was not built specifically as part of the LSWR Royal train and would not have carried Royalty. It is however possible that it could have been used to strengthen the royal train, for the use of officials, but this is not officially confirmed.



## Windwhistle, Dungeness Existing Building



Like some other former carriages in Dungeness, Windwhistle has unfortunately started to deteriorate, causing it to seem in a sorry state. However, the proposal looks to renovate the carriage and restore its original features. It will be carefully rebuilt by dismantling the structure onsite to be taken to a specialist joiner and brought back to site. By doing so it will ensure Windwhistle's long-term stability in Dungeness.









FOUNDER THE EVERETT LARSON'S  
"THERE IS A LARGE AMOUNT OF  
WEATHERED, RUSTED STEEL."



THE MATERIALITY TO EMBODY THE  
COMPLEX IS PROPOSED TO GIVE THE  
WEATHERED MATERIALITY IN DIVERSITY



THIS FACILITY WILL BE EXPOSED TO  
WEATHER AND DISPERSE WITH AGE



THE VIEW OF THE BUILDING WILL USE  
WEATHERED STEEL PANELS



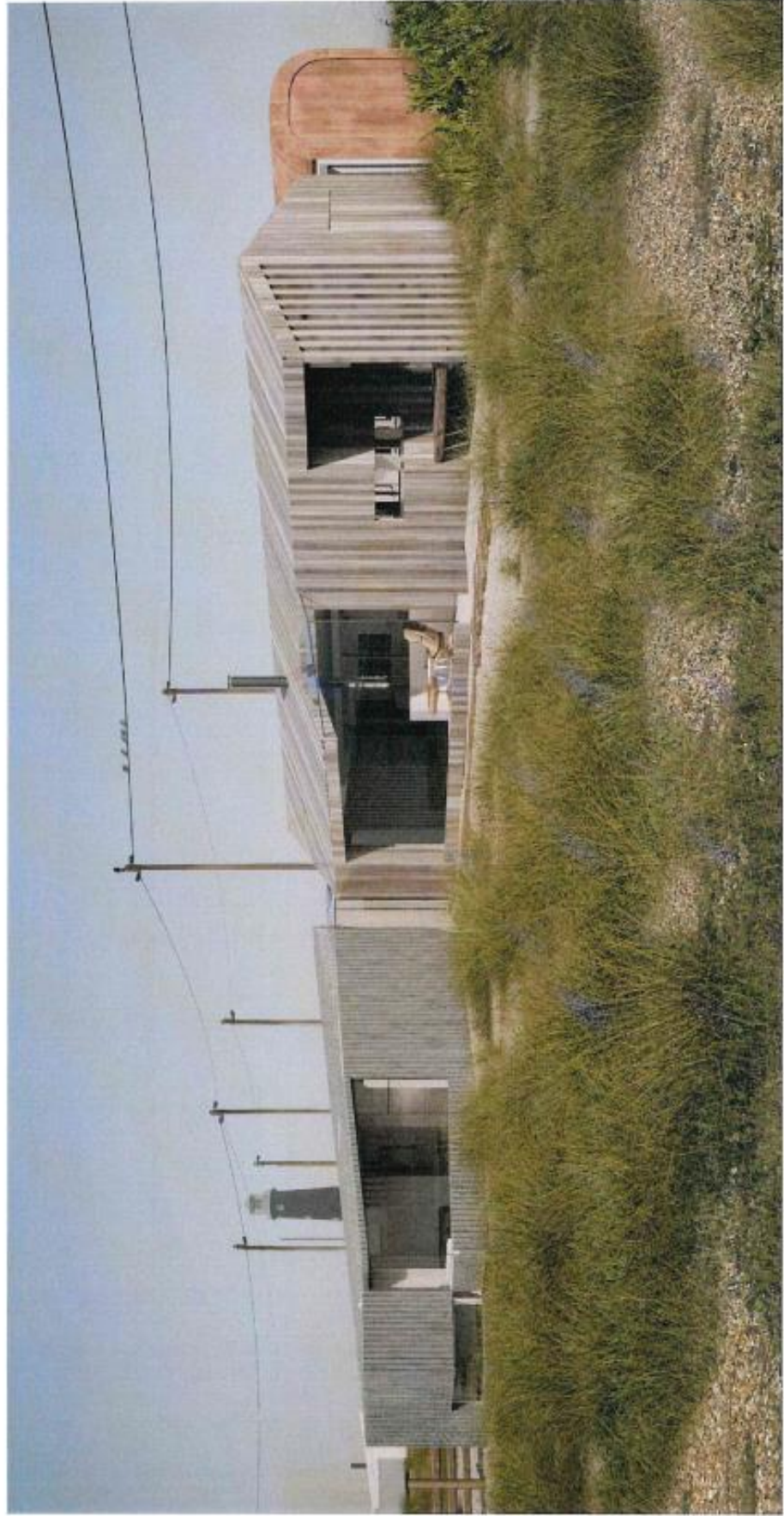
REGULATED MATERIALS SHOULD BE  
WEATHERED MATERIALS



RECYCLED CORROSION RESISTANT  
STEEL CLADDING



THE LANDSCAPE SHOULD BE  
WEATHERED MATERIALS IN A  
NATURAL WAY



BEACH SIDE VIEW



EAST FACING VIEW FROM DUNGENESS ROAD



WEST FACING VIEW FROM DUNGENESS ROAD



CORTEX WALL AND BRUSHING



THE CURVED STEEL AND PROXIMATE WOOD ARE IN COMPLIMENT WITH OTHER



EXPOSED BARE CORTEL STEEL



A PROXIMATE BUILDING CAN PROVIDE VISUALITY TO THE BAY AND BEHIND



UNBROKEN HEATING EFFICIENTLY HEATS THE ROOM FACILITATED BY AIRBORNE SOURCES



AIR SOURCE HEAT PUMP WHICH USES RENEWABLE ENERGY AND IS HIGHLY EFFICIENT



RURBY ELEVATED TERRAIN FRAMED CONSTRUCTION



MAINT BY PANELS HIGHER FROM VIEW BEHIND TRAYS





INTERIOR PERSPECTIVE



BEDROOM PERSPECTIVE



CARRIAGE PERSPECTIVE



BATH PERSPECTIVE



THE DINING AREA, LOOKING SOUTH, WITH  
CENTRAL ISLAND OF COOKING AND  
SERVICING



WITH ACCESS TO WOOD AND METAL  
FINISHES



THE HALLWAY, LOOKING SOUTH, WITH  
ACCESS TO THE INTERIOR OF  
THE EXTENSION



ORIENTED VIEW







## Hollaway Studio

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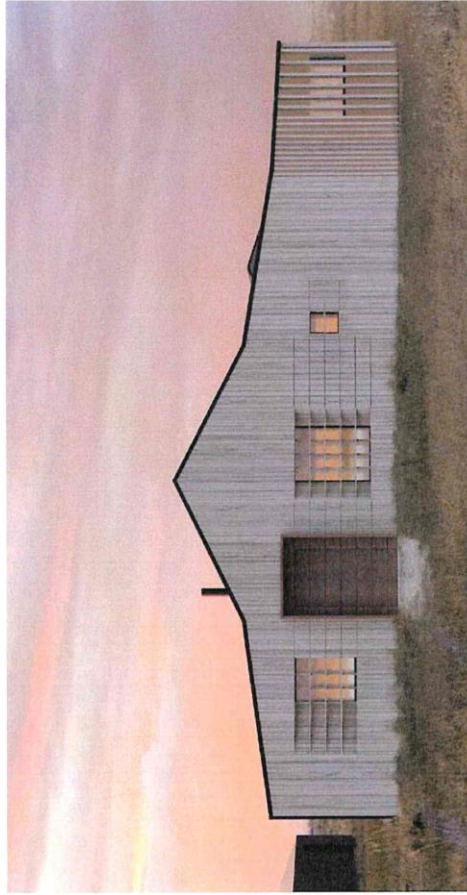
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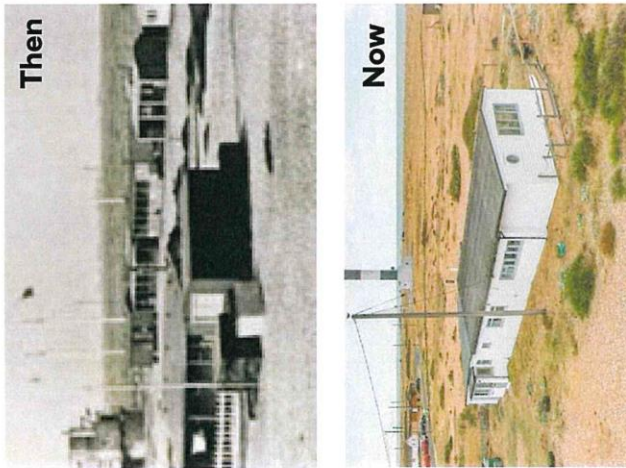


Existing Dwelling

CGT - Proposed Dwelling



**Form / Scale**



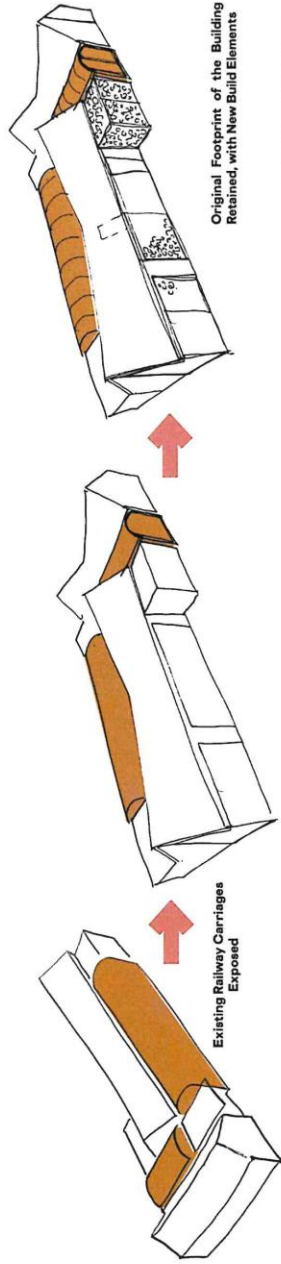
HISTORIC AND MAINLAND STRUCTURES ARE A KEY TO INSPIRING DESIGN



THE NEW DESIGN REFINES THE FORM OF THE EXISTING BUILDING



THE PITCHED ROOF REFINES THE CURRENT VOLUMETRIC ARCHITECTURE IN RESPONSE

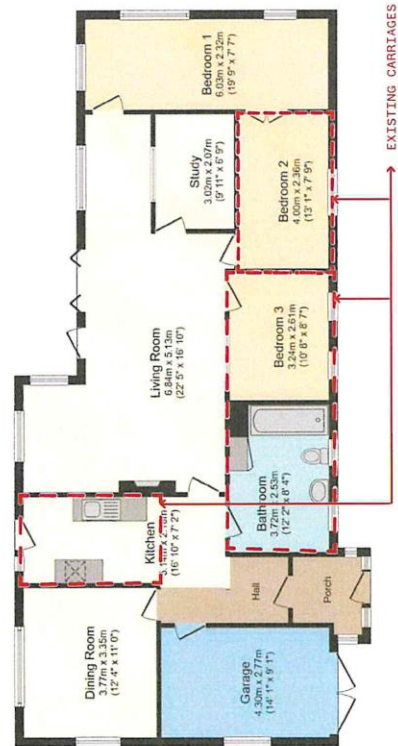


DESIGN REFERENCES: HISTORIC BUILDINGS IN THE REGION

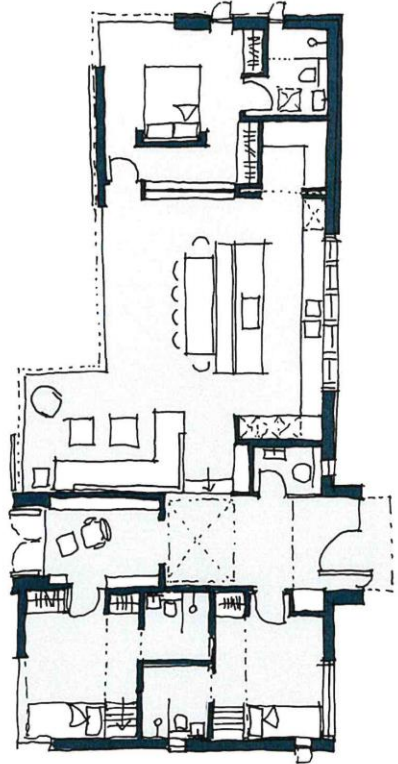
THE NEW DESIGN REFINES THE FORM OF THE EXISTING BUILDING WITH THEN LANDSCAPE ENHANCED

THE NEW DESIGN REFINES THE FORM OF THE EXISTING BUILDING WITH THEN LANDSCAPE ENHANCED

**Existing Ground Floor**



**Proposed Ground Floor**





**Materials**



THROUGHOUT THE DUMGENESS LANDSCAPE THERE ARE WELL-ESTABLISHED RUSTED STEEL



THE LASER-CUT RUSTED STEEL FACADE EXPRESSES THE LOCAL MATERIALITY



COMBINED, THE MATERIALITY OF THESE WELL-ESTABLISHED STRUCTURES IN DUMGENESS



ENHANCING ARTISTIC CULTURE IN DUMGENESS



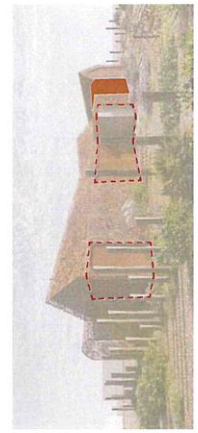
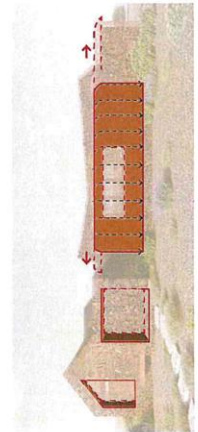
SCULPTURES WILL BE INCLUDED IN THE LANDSCAPING, ADDING TO THE LOCAL ART SCENE



THE FACADE WILL FEATURE ARTWORK BY THE DODDLE



LANDSCAPING WILL FEATURE ARTWORK THAT REFLECTS THE ASSOCIATION WITH DUMGENESS







RESTORING THE ORIGINAL TIMBER FRAME WITH CARBON-LOW AND EXPRESSING HISTORIC FEATURES



THE DURABLE, RECYCLED MILD STEEL CONTRIBUTES TO THE COMMITMENT TO LOW-CARBON MATERIALS



THE LOG CABIN WILL BE CONSTRUCTED WITH TIMBER CONSTRUCTION



SOLAR SHADING REDUCES ENERGY USE BY PROVIDING PASSIVE COOLING



A RESERVE GARDEN WILL PROVIDE HABITAT FOR DIVERSE SPECIAL ECOSYSTEM  
THE UNIQUE SHRUB SITE PROVIDES NATURAL DRAINAGE SOLUTIONS

