

MINUTES OF THE MEETING OF STAPLEHURST PARISH COUNCIL
PLANNING COMMITTEE
South Hall, Village Centre
Monday 3rd May 2022 at 7.30 p.m.

PRESENT:

Councillors, Buller, Riordan, McLaughlin, and Sharp who was in the Chair, and Parish Clerk, Miss A Smith.

APOLOGIES:

Apologies were received and accepted from Councillor Bowden due to health reasons and Councillor McLean for personal commitments.

PUBLIC FORUM

Two residents attended the meeting. One residents spoke against application 22/501591.

APPROVAL OF PLANNING COMMITTEE MINUTES:

The minute pages 1595P-1598P of 11th April 2022 were approved and signed by Councillor Sharp and are available at <http://www.staplehurst-pc.uk/community/staplehurst-parish-council-13607/planning-committee/>.

URGENT ITEMS:

None

COUNCILLOR DECLARATIONS:

1. Declarations of Lobbying – Councillors Buller, Riordan, McLaughlin, and Sharp all declared they had been lobbied in respect of applications 22/501591 and 22/501947
2. Declarations of Changes to the Register of Interests – None declared.
3. Declarations of Interest in Items on the Agenda – None declared.
4. Requests for Dispensation – None requested.

FULL PLANNING APPLICATIONS: (for recommendation)

22/501591 **Chickenden Barn Chickenden Lane Staplehurst Tonbridge Kent TN12 ODP**
Conversion of existing barn to residential dwelling, including new entrance and access drive with associated parking. Councillors RESOLVED to recommend REFUSAL to the MBC Planning Officer and request that the application be referred to the Planning Committee were the Planning Officer minded to approve it. The reasons for recommending refusal are that the application is against DM1, DM3, DM4, DM30 and DM31 in that; the proposed access road would be within metres of the Grade II listed 1700's Cart Shed on the neighbours property and would therefore not allow the building to have it's own clear setting and would affect this designated heritage asset and could cause damage to the foundations of this listed building. Councillors also commented that this area of land is subject to surface water flooding which appears not to have been fully considered with regard to the access road. Significantly the proposed egress to the road is on a narrow lane

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within 30m of a blind bend and should have appropriate visibility splays, but these are not possible due to veteran heritage trees, a pond and telegraph poles; additionally the proposals suggest moving the electricity supply underground but does not appear to take into account that the supply is also for the neighbours property. Councillors note that there is already an access to the west of the property and would recommend that this access is appropriately considered. They also request that Kent Highways undertake a survey of this access given the difficulties described.

- 22/501728 **25 Iden Crescent Staplehurst Tonbridge Kent TN12 ONX** Erection of a first-floor side/rear extension. Councillors RESOLVED to recommend APPROVAL to the MBC Planning Officer.
- 22/501684 **3 The Parade Staplehurst Tonbridge Kent TN12 OLA** Change of Use from Shop (Class E) to a hot food takeaway (Sui Generis) and installation of a flue. Councillors RESOLVED to recommend APPROVAL to the MBC Planning Officer.

REVISED DETAILS: (for comment/noting)

- 22/501886 **40 Butcher Close Staplehurst Kent TN12 OTJ** non-material amendment to application 17/506542/FULL: To amend the parking arrangements for 41 Butchers Close. Councillors commented that they had no objections and NOTED the application.

SUBMISSION OF DETAILS: (for comment/noting)

- 22/501619 **Land at Faith Cottage Clapper Lane Staplehurst Tonbridge Kent TN12 OJT** Submission of details pursuant to condition 4 (landscape scheme) of application 21/503226. Councillors NOTED the the application.
- 22/501827 **5 Butcher Close Staplehurst Kent TN12 OTJ** Submission of details pursuant to condition 4 (landscaping) in relation to planning permission 19/503894 (Already approved – see below). Councillors NOTED the the application.
- 22/501712 **21 Gybbon Rise Staplehurst Tonbridge Kent TN12 OLN** Submission of details pursuant to conditions: 2 (materials); 3 (boundary treatments); 4 (landscaping); 6 (ecological enhancements); and 9 (decentralised and renewable or low-carbon energy sources) of application 21/505662. Councillors NOTED the the application.
- 22/501947 **Penryn Station Road Staplehurst Kent TN12 OPY** Submission of details pursuant to condition 5 (surface water drainage) in relation to planning application 19/503527/OUT and appeal decision W/4001003. Councillors NOTED the the application.

REPORTED DECISIONS: (for noting)

- 22/501827 **5 Butcher Close Staplehurst Kent TN12 OTJ** Submission of details pursuant to condition 4 (landscaping) in relation to planning permission 19/503894 MBC approved. SPC made no comment. Councillors NOTED the the decision.
- 22/501084 **Land Adjacent to Bridge House Couchman Green Lane Staplehurst Tonbridge Kent TN12 ORS** Submission of details pursuant to conditions 2

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(details of materials), 3 (landscaping scheme), 5 (boundary treatments and fencing) and 6 (biodiversity enhancement scheme) of application 21/502623 MBC approved. SPC noted (1593P). Councillors NOTED the the decision.

- 22/500708 **Aydhurst Farm Oast Marden Road Staplehurst Kent TN12 OPD**
Submission of Details to Discharge Condition 3 (Materials), Condition 6 (Landscape Scheme) and Condition 9 (Biodiversity Scheme) of planning permission 19/504561 MBC APPROVED PART A and REFUSED PART B. SPC made no comment. Councillors NOTED the the decision.
- 22/500543 **Hill View Headcorn Road Staplehurst Kent TN12 OBT** Erection of 2no. two storey semi-detached dwellings. MBC refused. SPC recommended refusal. (1589P). Councillors NOTED the the decision.
- 22/500352 **Woodford Farm Maidstone Road Staplehurst Tonbridge Kent TN12 ORH**
Submission of Details to Discharge Condition 6 - Hard and soft landscape of replacement dwelling for Woodford Coach House subject to 21/504744 MBC approved. SPC made no comment. Councillors NOTED the the decision.
- 21/506628 **Ely Oast Goudhurst Road Staplehurst Tonbridge Kent TN12 OHB** Listed Building consent for internal and external works in connection with conversion of Oast house (revised scheme to 20/503049) MBC approved with 4 conditions.SPC recommended approval. (1580P) Councillors NOTED the the decision.
- 21/506627 **Ely Oast Goudhurst Road Staplehurst Tonbridge Kent TN12 OHB**
Change of use of redundant Oast House to 1no. four-bedroom dwelling, erection of a detached double garage with a bat maternity roost in loft and change of use of adjacent land to residential use (revised scheme to 20/503048 MBC approved with 10 conditions. SPC recommended approval. (1580P) Councillors NOTED the the decision.
- 22/500787 **5 Butcher Close Staplehurst Kent TN12 OTJ** Conversion of existing four bedroomed dwelling to 2no. two bedroomed dwellings, including erection of a single storey rear extension and front porches, and erection of 1no. attached one bedroomed dwelling and provision of parking with electric vehicle charging points. MBC refused. SPC recommended refusal. (1591P) Councillors NOTED the the decision.
- 22/500739 **Land At Former Wild Duck Marden Thorn Marden Kent TN12 9LH**
Erection of 2(no) dwellings with associated garaging, parking, amenity, and landscape enhancements. Withdrawn by applicant. SPC recommended refusal. (1592P) Councillors NOTED the the decision.

PUBLIC FORUM – The Chair of the Neighbourhood Planning Review Group raised some points about the recent presentation of the Group’s work to Full Council at the meeting on the 25th April.

Proceedings ended at 8.30pm.

Chairman.....