

MINUTES OF THE MEETING OF STAPLEHURST PARISH COUNCIL  
PLANNING COMMITTEE  
held at North Hall, Staplehurst Village Centre on  
Monday 18<sup>th</sup> December 2017 at 7.00 p.m.

**PRESENT:** Councillors Ashby, Buller, Silkin, Smith and Sharp who was in the chair. Ex Officio: Chairman Burnham and Vice-Chairman Riordan.  
Parish Clerk: Mr MJ Westwood

**APOLOGIES:** None as all members were present.

**APPROVAL OF PLANNING COMMITTEE MINUTES:** Minute Pages 1349P-1351P of 4<sup>th</sup> December 2017 were approved, signed by Councillor Sharp and made available at [http://www.staplehurstvillage.org.uk/minutes\\_of\\_the\\_last\\_meetings.aspx](http://www.staplehurstvillage.org.uk/minutes_of_the_last_meetings.aspx).

**URGENT ITEMS:** No items were requested.

**COUNCILLOR DECLARATIONS:**

1. Declarations of Lobbying – Councillors Buller and Riordan declared they had been lobbied about 17/503390.
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.

**ADDITIONAL DETAILS:** (for noting/comment)

17/503390 **River Farm, Chart Hill Road, Staplehurst TN12 0RW (Adjacent Parish)** – Erection of a controlled atmosphere stores, covered access way, dispatch and loading bay extension and fruit processing area. SPC had recommended Refusal (Min 1327P) - Transport Statement received. After some debate Councillors RESOLVED to maintain their previous recommendation of REFUSAL (Votes for Refusal – 4, Against – 3) for the following reasons: the additional information did not address convincingly the traffic concerns they had previously raised (Min 1327P); information on surface water drainage remained inadequate. Councillors were, however, sympathetic towards the ambitions of the local business and said they would like to be in a position to support them if expert parties were to find an acceptable and workable solution to the concerns raised.

17/504412 **Iden Grange, Cranbrook Road TN12 0ET** – Demolition of storage buildings and erection of 5 detached dwellings, 2 car ports for plots 1 and 5, 2 two bay car ports for the existing house and barn conversion approved under 14/505872. SPC had recommended Refusal (Min 1339P) - Details relating to proposed improvements to Access Road and Landscaping received. Councillors considered that the new information did not change their concerns about development outside the village envelope (contrary to Staplehurst Neighbourhood Plan policy PW2) and the lack of footpath provision. RESOLVED nem con: for the above reasons maintain recommendation of REFUSAL and referral to MBC Planning Committee.

**FULL PLANNING APPLICATIONS:** (for recommendation)

17/503493 **Iden Park, Cranbrook Road TN12 0ES** – Proposed agricultural access off Cranbrook Road. Councillors observed that the application contained no information about why the new access was required. They noted that the planning inspector had dismissed an appeal against refusal of application 15/509999 for development on the site due to the effect on the character, appearance and

ecology of the area. They expressed concern that the proposed access would have a similarly adverse impact on the woodland and on the character and appearance of the southern approach to the village (Staplehurst Neighbourhood Plan Objective 10). For the above reasons Councillors RESOLVED to recommend REFUSAL to the MBC Planning Officer.

- 17/504802 **Faith Cottage, Clapper Lane TN12 0JT** – Retrospective application for the erection of a replacement dwelling (retrospective application 15/505829 for replacement dwelling incorporating extension SPC had recommended Approval (Min 1226P)). RESOLVED: recommend APPROVAL to the MBC Planning Officer.
- 17/506158 **Beuly, Maidstone Road TN12 0RE** – Part demolition and erection of two-storey side extension, two-storey rear extension, two-storey front extension, front porch and alteration to fenestration and cladding (application 17/501032 – Replacement dwelling – SPC had recommended Approval (Min 1307P)). RESOLVED: recommend APPROVAL to the MBC Planning Officer.

**LAWFUL DEVELOPMENT CERTIFICATE:** (for noting)

- 17/506170 **21 Offens Drive TN12 0LR** – (proposed) for the erection of a single storey rear extension with 2 roof lights. NOTED by Councillors.

**NON-MATERIAL AMENDMENT:** (for noting/comment)

- 17/506274 **Land at Fishers Farm, Fishers Road TN12 0RS** – Changes to the house types proposed on plots 1-5 (original application reference 15/510186) (application 17/505235 Variation of Condition 28 – to alter the layout and form of plots 1-5 – SPC had recommended Approval (Min 1244P)). NOTED by Councillors.

**TREE WORKS:** (for comment)

- 17/506239 **3 Surrenden Court, High Street TN12 0EZ** – Trees in a Conservation Area Consent: 1no. Oak tree – reduction and crown thin by up to 30% total; 5no. Leylandii trees – remove including stump grinding. Councillors commented that they would like the tree officer to review the health of the oak tree and the screening value of the leylandii; they found the suggested decline in health surprising given the apparent health of the trees at the time of planning application 13/1188. They questioned whether the extent of the requested reduction and thinning was necessary and whether the works could not be confined to addressing encroachment towards the house and thereby preserve the appearance from Nicholson Walk.
- 17/505942 **1 Surrenden Court, High Street TN12 0EZ** - TPO application to 1no. Oak – fell. 1no. Oak – carry out a 20% reduction (2-3 metres) with a proportional width reduction, cutting back to appropriate branch axles. Remove major deadwood. 1 no. Red Oak – fell. 3no. Limes – Reduce by approximately 40% (5-6 metres) to manage as pollards. Additional details requested by Planning Committee (Min 1350P) had been received. Councillors NOTED the additional information and asked that the tree officer consider it in the context of the apparent health of the trees at the time of planning application 13/1188.

**REPORTED DECISIONS:** (for noting)

- 16/505888 **Chalfont, Maidstone Road** – Removal of existing roof & dormers to rear, creation of a first floor with replacement roof with the insertion of a rooflight & creation of rear balcony. APPEAL ALLOWED. MBC REFUSED. SPC had recommended Approval (Min 1273P, 1281P, 1298P). NOTED by Councillors.
- 16/505966 **Railway Tavern, Station Road** – Change of use and conversion of The Railway Tavern to one dwelling; and the erection of a new detached dwellings with parking and landscaping. APPEAL ALLOWED. SPC had recommended Refusal (Min 1273P,1284P, 1291P, 1310P, 1318P, 1330P). NOTED by Councillors who asked the Clerk to write to the developer to request consideration of repositioning the new dwelling’s vehicle access on the north side of the site to facilitate access for occupiers of the adjacent shop.
- 16/505967 **Railway Tavern, Station Road** – Listed Building Consent for conversion of The Railway Tavern to a dwelling and associated works. APPEAL ALLOWED. SPC had recommended Refusal (Min 1273P,1284P, 1291P, 1310P, 1318P, 1330P). NOTED by Councillors.
- 17/503061 **Land South of Meadow Lark Cottage, Pristling Lane** – Temporary stationing of a static caravan to provide a residential accommodation MBC WITHDRAWN. SPC had recommended Approval (Min 1323P). NOTED by Councillors.
- 17/504161 **The Squirrels, 20 Staple Drive** – Erection of a single storey side extension MBC GRANTED with 5 conditions. SPC had recommended Approval (Min 1333P, 1341P, 1343P). NOTED by Councillors.

Chairman.....

**PUBLIC FORUM** – Before the meeting a resident commented on planning application 17/506369 Holman House to be discussed at the Parish Council planning committee on 02/01/18. The applicant’s planning consultant commented on additional information provided for 17/504412 Iden Grange, which he felt satisfied national and local plan policy requirements.