

MINUTES OF THE MEETING OF STAPLEHURST PARISH COUNCIL
PLANNING COMMITTEE

Virtual Meeting via Zoom video-conference
Tuesday 8th September 2020 at 7.00 p.m.

PRESENT: Councillors Buller, Forward, Thomas and Sharp who was in the Chair. Ex Officio: Chairman Riordan
Deputy Parish Clerk: Mrs DA Jenkins

APOLOGIES: Councillor Bowden whose reason for apology was accepted.

Councillor Sharp PROPOSED to reverse the order of the agenda, to take Correspondence items after the Revised Details application, to enable members of the public to leave the meeting at this point, if they so wished. Councillors AGREED to the reversing of the order of the agenda.

APPROVAL OF PLANNING COMMITTEE MINUTES: Minute Pages 1496P-1500P of 11th August 2020 were approved to be signed by Councillor Sharp and made available at <http://www.staplehurst-pc.uk/community/staplehurst-parish-council-13607/planning-committee/>.

URGENT ITEMS – there were no urgent items.

COUNCILLOR DECLARATIONS:

1. Declarations of Lobbying – All councillors declared they had been lobbied about applications 20/503189 and 20/503020.
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)

20/503033 **Newstead Farm, Couchman Green Lane TN12 ORT** - The stationing of a mobile home for an agricultural workers accommodation (continuation of existing situation/part retrospective). RESOLVED: by four votes in favour and one against, to recommend REFUSAL to the MBC Planning Officer. Councillors commented that the caravan was sited within a flood zone and raised concerns that the temporary permission, which had expired in 2017, had not been enforced.

20/503189 **Cantii, Goudhurst Road TN12 OHB** – Erection of a new garage (part retrospective). RESOLVED: to recommend REFUSAL to the MBC Planning Officer. Councillors commented that the garage is too large and will have an adverse effect on the three listed buildings which are in close proximity to the site. The Parish Council had agreed with a comment made by the Conservation Officer, regarding plans for a similar sized garage at the listed Oast behind Cantii, when he said it was too large. Some of the boundary hedge has now been removed and a large area of the front garden laid to tarmac which is detrimental to the environment and the street scene in this rural location. The applicant has had his appeal dismissed where building work has been completed which is not in accordance with submitted plans. This application is against Policy DM1 sections ii) iv) and v), Policy DM4, Policy DM30 section v) and Policy DM32 paragraph 2 iii) and iv) of the Maidstone Local Plan. In particular Policy DM32 4.13 iv) states: "Proposals for the construction of new or replacement outbuildings (e.g. garages) should be subservient in scale, location and design to the host dwelling and cumulatively with the existing dwelling remain visually acceptable in the countryside." The application for a new garage does not comply with this policy by any means.

20/503700 **The Three Sons Park Wood Lane Parallel Track TN12 0DF** - Stationing of 2no. additional mobile homes (retrospective). RESOLVED: recommend REFUSAL and referral to MBC Planning Committee if the Officer were minded to approve. Councillors commented that in 2018 this site was refused by both the Parish Council and MBC due to the harm it would have on the landscape and the rural character of the countryside as this location is in a Landscape of Local Value. The site was against policies SS1, SP17, DM1, DM3, DM15 and DM30 of the Local Plan and policy PW2 of the Staplehurst Neighbourhood Plan.

In 2019 the Parish Council recommended refusal of application 19/501650. This application was subsequently approved by the MBC Planning Officer with conditions which are relevant to the current application: condition (2) No more than four caravans, as defined by the Caravan Sites and Control of Development Act 1960 and the Caravan Sites Act 1968, shall be stationed on the site (Plot shown as The Three Sons on the submitted Site Location Plan ref: BP-01-2019) at any one time, of which no more than two shall be a static caravan or mobile home, and no further caravans shall be placed at any time anywhere within the site. Unless agreed in writing by the Local Planning Authority, the static caravan or mobile home shall be stationed on the site only in the position shown on the plan (Drawing Number: BP-01- 2019 (Site Plan/Block Plan) hereby approved; Reason: To safeguard the visual amenity, character and appearance of the open countryside location which forms part of the designated Low Weald Landscape of Local Value. Condition (3) No commercial activities shall take place on the land at any time, including the storage of materials and/or livery use. No vehicles over 3.5 tonnes shall be stationed, stored or parked on the site and not more than four vehicles shall be stationed, stored or parked on the site at any one time; Reason: To safeguard the visual amenity, character and appearance of the open countryside location which forms part of the designated Low Weald Landscape of Local Value.

The current application means that yet more of this site will be occupied by additional buildings and vehicles along with associated domestic paraphernalia, with further hardstanding. There is no information on the disposal of foul or surface water for the site which lies close to the protected ancient woodland. This application is against policies SP17, DM1, DM3 and DM30 of the MBC Local Plan and PW2 of the Staplehurst Neighbourhood Plan. This whole area has now been urbanised and there seems to be no way to stop this continual expansion or subdivision of the Maplehurst sites.

LISTED BUILDING CONSENT: (for recommendation)

20/503354 **Thorford Hall Farm, Goudhurst Road TN12 0HQ** - for internal alterations and installation of new boiler flue (works completed). RESOLVED: recommend APPROVAL to the MBC Planning Officer.

REVISED DETAILS: (for noting/comment)

20/503020 **Cross at Hand Garage, Maidstone Road TN12 0RH** - Change of use of land from car sales to hand car wash site, with the erection of gates, fencing and refuse area, placement of storage container and creation of surface water drainage and interceptor – Site Location, Existing and Proposed Block Plans, Fence and Container Elevations updated plans. SPC had recommended Refusal (Min 1497P). RESOLVED: recommend REFUSAL and referral to MBC Planning Committee if the Officer were minded to approve. Councillors wished to reiterate everything said in their previous comments on this application. They noted that there was still no information indicating the proposed opening times of the site nor had an assessment of the vehicle numbers expected to visit the car wash been provided. As no drainage plans have been submitted, Councillors are concerned about where the excess water will

drain to. It was also noted that despite receiving revised plans the new homes at Woodford Farm, immediately adjacent to the site, are not depicted. A storage unit at the site currently under construction, without planning permission, is detrimental to the street scene in a rural area due to its location and proportions.

CORRESPONDENCE:

Staplehurst Neighbourhood Plan Review Group were thanked for their work on the Government Consultations. Councillor Riordan suggested lobbying Helen Grant MP who, in her manifesto, stated she was not in support of development in areas without infrastructure. Councillors supported this action.

Councillor Sharp closed the meeting at this point to allow the Chair of Staplehurst Neighbourhood Plan Review Group to summarise the difference between the three Government consultations received. Councillor Sharp then re-opened the meeting.

Government Consultations: Invitation to comment on: -

- [Planning for the future](#): the Planning White Paper, to reform the planning system – proposes reforms of the planning system to streamline and modernise the planning process, bring a new focus to design and sustainability, improve the system of developer contributions to infrastructure, and ensure more land is available for development where it is needed. Deadline for responses 29th October 2020. (Comments had been received from NPRG). Deferred to the following Planning Committee Meeting on 29th September 2020.
- [Changes to the current planning system](#): deadline for responses 1st October 2020. RESOLVED: Councillors AGREED to confer and send their comments, taking into account those comments made by the NPRG, to Councillor Perry and the Chair of the Neighbourhood Plan Review Group for review, before the deadline of 1st October 2020.
- [Transparency and competition: a call for evidence on data on land control](#): deadline for responses 30 October 2020. Deferred to the following Planning Committee Meeting on 29th September 2020.

David Wilson Homes: An Invitation to visit Dickens Gate on either Tuesday 13th October or Tuesday 20th October at 9.30am. Hosted by Paul Kitchingman, David Wilson Homes Kent Managing Director, who will be on hand to answer any questions about the development. Councillors Buller and Forward would attend the meeting on Tuesday 13th October 2020 at 9.30am.

Planning Committee Terms of Reference - review and amendments: addition of paragraphs 2(i) and 2(j). Deferred from Full Council to Planning Committee for rewording and clarification. Councillors reviewed the additional paragraphs and AGREED that 2(i) should remain as it stands and that 2(j) should be amended to take into account any incidental lobbying of members.

REPORTED DECISIONS: (for noting)

- 20/500269 **Land South of South Cottage, High Street** - Erection of 1no. 4-bedroom detached dwelling with associated amenity (Resubmission of 19/503872/FULL) MBC REFUSED. SPC had recommended Refusal (Min 1475P). NOTED by Councillors.
- 20/500319 **Cantii, Goudhurst Road** - Erection of part two storey, part first floor side extension including alterations to roof and erection of front porch extension (part retrospective) MBC APPEAL DISMISSED. SPC had recommended Refusal (Min 1492P). NOTED by Councillors.

- 20/501321 **Holman House, Station Road TN12 0QQ** - Erection of a second-floor extension and rear first floor extension, including alterations to fenestration, to provide 3no. additional apartments and amendments to external landscaping and parking MBC WITHDRAWN. SPC had recommended Refusal (Min 1479P). NOTED by Councillors.
- 20/501362 **6 Wightwick Close TN12 0FA** - Discharge Condition 6 (Refuse Bins) Condition 7 (Prevent Surface Water Drainage onto Highway) and Condition 8 (Sustainable Surface Water Drainage) Subject to 17/504261/OUT MBC APPROVES. SPC had commented (Min 1480P). NOTED by Councillors.
- 20/502367 **Little Knoxbridge, Cranbrook Road** - Demolition of Granary/Garage and erection of replacement building using existing materials. Increase in depth of building MBC GRANTED with 4 conditions. SPC had recommended Approval (Min 1493P). NOTED by Councillors.
- 20/502437 **91 Bathurst Road** - Part demolition of existing conservatory and erection of single-story rear extension MBC GRANTED with 4 conditions. SPC had recommended Approval (Min 1490P). NOTED by Councillors.
- 20/502438 **133 Bathurst Road** - Proposed rear garden decking MBC GRANTED with 4 conditions. SPC had recommended Approval (Min 1490P). NOTED by Councillors.
- 20/502699 **Coppwilliam, Marden Road** - Creation of outdoor swimming pool with erection of oak framed building to house pool plant, store and potting shed MBC GRANTED with 7 conditions. SPC had recommended Approval (Min 1493P). NOTED by Councillors.
- 20/502717 **69 Bathurst Road TN12 0LQ** - Erection of two storey attached dwelling in place of previously approved side extension and erection of a single storey rear extension MBC GRANTED with 10 conditions. SPC had recommended Approval (Min 1493P). NOTED by Councillors.
- 20/502810 **17 The Parade** - Demolition of existing timber store and erection of a single storey rear extension to form new store and toilet facilities MBC Granted with 3 conditions. SPC had recommended Approval (Min 1494P). NOTED by Councillors.
- 20/502836 **Aydhurst Farm Oast, Marden Road** - Demolition of existing barn, removal of existing yard area, and erection of 2no. dwellings (revised scheme to 19/504561) MBC REFUSED. SPC had recommended Refusal (Min 1494P). NOTED by Councillors.
- 20/502888 **2 Davies Close** – Single storey extension to rear MBC REFUSED. SPC had commented (Min 1495P). NOTED by Councillors.
- 20/503301 **Woodford Farm, Maidstone Road** - Non Material Amendment - The application relates to minor alterations to the plans included within condition which sought to amend the approved plans to ensure that a single story garage could be provided for plot 4 of the development subject to 15/506037/FULL (APP/U2235/W/16/3142747). MBC SATISFIED. SPC had recommended Approval (Min 1499P). NOTED by Councillors.

Chairman.....

PUBLIC FORUM – No items were raised.

Proceedings ended at 8.45pm.