

MINUTES OF THE MEETING OF STAPLEHURST PARISH COUNCIL
PLANNING COMMITTEE
held at South Hall, Staplehurst Village Centre on
Monday 3rd June 2019 at 7.00 p.m.

PRESENT: Councillors Bowden, Buller, Chapman, Forward, Lain-Rose, Langmaid and Sharp who was in the Chair following the election of committee chairman. Ex Officio: Chairman Riordan.
Parish Clerk: Mr MJ Westwood

APOLOGIES: Councillor Thomas whose reason for apology was accepted.

ELECTION OF PLANNING COMMITTEE CHAIRMAN

Parish Council Chairman invited nominations for the role of chairman of the committee. Councillor Buller proposed and Councillor Lain-Rose seconded the nomination of Councillor Sharp as chairman. There being no other nominations, Cllr Sharp was duly elected unopposed and took the chair of the meeting.

APPROVAL OF PLANNING COMMITTEE MINUTES: Minute Pages 1431P-1433P of 23rd April 2019 were approved, signed by Councillor Sharp and made available at <http://www.staplehurst-pc.uk/community/staplehurst-parish-council-13607/planning-committee/>.

URGENT ITEMS: None requested.

COUNCILLOR DECLARATIONS:

1. Declarations of Lobbying – Councillor Buller declared she had been lobbied about 19/502096 and 19/502413.
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.

APPEAL NOTIFICATION: (for noting)

19/500116 **100 Bathurst Road TN12 0LJ** – Demolition of existing detached garage and erection of a part single part two storey front, side and rear extension. Widening of existing drive (Revision to 18/505037) MBC Refused. SPC had recommended Approval (Min 1418P, 1430P). NOTED by Councillors with no further comment.

FULL PLANNING APPLICATIONS: (for recommendation)

19/501873 **Land at Former Wild Duck, Pagehurst Road, Marden Thorn TN12 9LH** – Erection of 2no. detached dwellings. Alteration to existing garage (Plot 1) and repositioning of existing garage (Plot 2) and associated driveways. RESOLVED: recommend REFUSAL to the MBC Planning Officer. Councillors objected to the creation of an additional access which would remove part of the roadside hedge that provided screening. In view of flooding and drainage problems experienced by the neighbouring property, councillors commented that clarification should be sought about management of drainage and ownership of and responsibility for the additional land to be used at the rear of the site.

19/502084 **Petersfield, Maidstone Road TN12 ORE** – Double storey rear extension to existing annexe. RESOLVED: recommend APPROVAL to the MBC Planning Officer with a condition that the annexe remain tied to the main property.

- 19/502096 **Mobile Home at Newstead Farm, Couchman Green Lane TN12 0RT** – Erection of a single dwelling, stables and sand school, replacing mobile home currently on site. RESOLVED: recommend REFUSAL to the MBC Planning Officer. Councillors felt that the proposal did not satisfy the requirements of Local Plan policy DM34, notably sections 3(i), 3(iii) and 3(v). They NOTED that the temporary consent for the mobile home had expired in 2017 without any apparent follow-up action being taken.
- 19/502426 **Land at Fishers Farm, Fishers Road** – Variation of Condition 28 of planning permission 15/510186 (approved plans) to provide changes to the unit mix and layout and accommodate 16 additional units within the site. RESOLVED: recommend APPROVAL to the MBC Planning Officer. Councillors commented that they would not wish this amendment to set a precedent and stressed the importance of monitoring and acting on the traffic impact of the proposal.
- 19/502565 **22 Newlyn Drive TN12 0DA** – Erection of proposed porch. RESOLVED: recommend APPROVAL to the MBC Planning Officer.

NON-MATERIAL AMENDMENT: (for noting/comment)

- 19/502521 **Land North of Headcorn Road TN12 0DT** - being the relocation of the proposed electrical sub-station from the north of the site to the southern part. Electrical sub-station to serve the approved residential development of 167 dwellings. Subject to 14/505432. NOTED by Councillors.

PRIOR NOTIFICATION: (for comment/noting)

- 19/502413 **Land to the South of The Gables, Marden Road** – for the change of use of storage building and any land within its curtilage to dwelling house. Councillors stated that they felt prior approval was not appropriate. They noted that the government's temporary concession of eligibility for permitted development of such changes of use would shortly expire. They commented that the change of use would be inconsistent with current planning policies, notably: the sustainability requirements of NPPF 102, 108 and 110; Staplehurst Neighbourhood Plan Policy PW2, page 26 (development in the countryside) and protected open land (page 19); the proposal fell outside the type of development contemplated by Local Plan policies SP5 and SP17; it did not satisfy the amenity requirements (notably noise-related) of Local Plan policy DM1; the proposal could not be considered as the kind of exception allowed for brownfield sites in the countryside by Local Plan policy DM5, since there was no perceived environmental improvement attached to the proposal and the site remained inaccessible by sustainable modes of transport. On a separate question, Councillors NOTED that a resident had commented on occupation of a mobile home on site and asked that enquiries be made of MBC.

TREE WORKS: (for comment)

- 19/502208 **Tree South of Little Orchard, Chapel Lane TN12 0AN** - Conservation area notification for 2 Hawthorn trees (T1 on sketch) to be cut back/pruned to a finishing dimension of 15 ft by 15 ft. RESOLVED: recommend APPROVAL to the MBC Tree Officer.
- 19/502648 **Eccleston House, Old Rectory Lane TN12 0AF** - Conservation area notification to cut back various trees (Mainly Field Maple & Oak) to boundary and raise low

branches over garden to 5m. RESOLVED: recommend APPROVAL to the MBC Tree Officer.

REPORTED DECISIONS: (for noting)

- 18/506047 **Land at Fishers Farm, Fishers Road** – Submission of details pursuant to condition 15 part (b) (Footpath Improvements) for planning permission 15/510186/FULL MBC APPROVES. SPC had Noted (Min 1412P). NOTED by Councillors.
- 18/506246 **Land East of The Paddocks, George Street** – Change of use of land to use as a residential caravan site for two gypsy families, each with two caravans including no more than one static caravan. Formation of a new access, lying of hardstanding and erection of two utility buildings MBC REFUSED. SPC had recommended Refusal (Min 1417P). NOTED by Councillors.
- 19/500399 **Meadow View, Marden Road** – Proposed stationing of 4no. additional mobile homes for extended Gypsy & Traveller family MBC GRANTED with 7 conditions. SPC had recommended Refusal (Min 1422P). NOTED by Councillors.
- 19/500460 **Bell Cottage, High Street** – Listed Building Consent for installation of 2no. conservation Velux windows MBC REFUSED. SPC recommended Approval (Min1432P). NOTED by Councillors.
- 19/500855 **Copp William, Marden Road** – Erection of a detached oak framed garage/store building MBC GRANTED with 5 conditions. SPC had recommended Approval (Min 1428P). NOTED by Councillors.
- 19/500926 **Maralan, Chapel Lane** – Proposed single storey rear extension MBC GRANTED with 3 conditions. SPC had recommended Approval (Min 1427P). NOTED by Councillors.
- 19/500960 **1 Henhurst Farm Cottages, Pinnock Lane** – Existing garage to be converted into habitable space, 3no. windows to be retro fitted to side elevation and erection of enclosed front porch MBC GRANTED with 3 conditions. SPC had recommended Approval (Min 1428P). NOTED by Councillors.
- 19/501206 **Land at Fishers Farm, Fishers Road** – Submission of details pursuant to condition 15 part (a) (off-site highways improvements) of planning permission 15/510186/FULL MBC APPROVES. SPC had Commented (Min 1429P). NOTED by Councillors.
- 19/501239 **30 South Bank** – Erection of a detached single storey garden annexe to accommodate an elderly relative MBC GRANTED with 4 conditions. SPC had recommended Refusal (Min 1429P). NOTED by Councillors.
- 19/501278 **Railway Tavern, Station Road** – Listed Building Consent for minor alterations to 16/505967/LBC (approved at appeal) to allow alterations to the bathroom and room layouts – works completed MBC GRANTED. SPC had Commented (Min 1429P). NOTED by Councillors.
- 19/501396 **Kings Head, High Street** – Erection of new pergola to bottom of patio, replace existing decking with new Yorkstone slate to match existing. Replacement of existing fence to patio with new MBC GRANTED with 2 conditions. SPC had recommended Approval (Min 1431P). NOTED by Councillors.

19/501397 **Kings Head, High Street** – Listed Building Consent for external works including new pergola to bottom of patio, replace existing decking with new Yorkstone slate to match existing. Replacement of existing fence to patio with new MBC GRANTED with 2 conditions. SPC had recommended Approval (Min 1431P). NOTED by Councillors.

19/501658 **4 Orchard Cottage, Cranbrook Road** – Lawful Development Certificate for a proposed loft conversion with 2no. roof lights to front and 2no. roof lights to rear MBC APPROVED. SPC had recommended Approval (Min 1432P). NOTED by Councillors.

TW/18/3830/R12 **Knoxbridge Farm, Knoxbridge, Frittenden TN17 2BT** – Details of the external finish and colour of the buildings and structures pursuant to condition 12 of planning permission TW/18/3830. KCC GRANTED. SPC had recommended Approval (Min 1762). NOTED by Councillors.

Chairman.....

PUBLIC FORUM – Before the meeting a resident discussed objections to 19/502413. During temporary meeting closures residents commented on 19/501873 and 19/502084.