

MINUTES OF THE MEETING OF STAPLEHURST PARISH COUNCIL  
PLANNING COMMITTEE  
Virtual Meeting via Zoom video-conference  
Tuesday 15th December 2020 at 7.00 p.m.

**PRESENT:** Councillors Bowden, Buller, Forward, McNeill, and Sharp who was in the Chair. Ex Officio: Chairman Riordan  
Retiring Parish Clerk - Mr MJ Westwood; Parish Clerk Miss A Smith

**APOLOGIES:** Councillor Thomas was absent

**APPROVAL OF PLANNING COMMITTEE MINUTES:** Minute Pages 1517P-1521P of 10<sup>th</sup> November 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** – Councillors agreed to take one item of urgent business: to consider for comment, application 20/505488 Walden, Marden Road, Lawful Development Certificate for proposed erection of single storey building for ancillary domestic use.

**COUNCILLOR DECLARATIONS:**

1. Declarations of Lobbying – Councillor Buller declared she had been lobbied about 20/505488 Walden, Marden Road, and 20/504574 Cantii, Goudhurst Road. It was also noted that all Councillors had been party to correspondence from Helen Grant MP with regards to items 20/505611 Dickens Gate, Marden Road TN12 0PD, Discharge of Condition 18, and 20/503956 Land South of Marden Road, Hedgerow Removal Notice.
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.

**PUBLIC FORUM** – Councillors had agreed to hear a presentation (Min 1517P) from the development consultants with regards to the proposed Home Farm site in the local plan 18b consultation. The Chair invited the Consultants to make their presentation, which lasted approximately 15 minutes. There were a few questions from Councillors and other members of the public about the indicative plans which lasted a further 5 minutes. Councillors thanked the consultants for their presentation and their time.

**AGREED URGENT ITEMS:**

5. 20/505488 Walden, Marden Road – Lawful Development Certificate for proposed erection of single storey building for ancillary domestic use. Councillors noted that the applicant was requesting a lawful development certificate but felt that a number of points were worthy of comment, in particular; it was unclear as to exactly what the certificate was requesting as within the content of the application and CIL forms a dwelling was indicated, whereas the description noted it was an ancillary building. Councillors also queried the proposed height of the building, indicating that the plans seemed to suggest a building of 4.5m high to the ridge of the roof. They also commented that the proposal was scant of any detailed information, such as a substantive floor plan, doors or fenestration details meaning it was difficult to provide informed comments.

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

- 20/504574 **Cantii, Goudhurst Road TN12 OHB** - Lowering the ridge height of the roof to the firstfloor side extension and erection of a front porch (Retrospective). Councillors commented that historically Cantii Cottage has an approved application (18/505536) for a side extension which was modest in size with no window in the front elevation and no porch. They believe that this application (18/505536) design improved the appearance of the cottage by building on the existing flat roof side extension. They noted that a larger side application (20/500319) was submitted in Jan 2020 and that this application was refused by SPC, MBC and dismissed at appeal. Councillors believe that the current application (20/504574) is for a larger extension which is more than 50% of the width of the original cottage; it has a window in the new front elevation whose style is not in keeping with the existing fenestration and there is now a porch on this extension which is not sympathetic to the cottage's appearance. Councillors confirmed that the cottage is close to 3 listed buildings which form a kind of "conservation area" in this rural lane and that the cottage is close to the highway and so is very visual in this country lane. Councillors recommend REFUSAL on the following planning policy grounds: that this extension and porch overwhelm the original dwelling causing harm to character of the original cottage and the surrounding countryside, especially being in such close proximity to listed buildings; specifically that this application is against MBC Local Plan policies DM1 (Good design), DM30 (Design principles in the Countryside) section (v), DM32 (Extending dwellings in the Countryside) Part 2 sections (i) and (ii), Residential Extensions Document. Extensions in the Countryside.  
Sections 5.18 and 5.36
- 20/505287 **Bletchingley Farm Industrial Estate, Pristling Lane TN12 OHH** - Section 73 - Application for Minor Material Amendment to approved plans condition 2 pursuant to 19/505801/FULL for - demolition of existing Oast house and stable building and erection of 2no, residential dwellings with associated works. Councillors RESOLVED to recommend APPROVAL to the MBC Planning Officer.
- 20/505383 **Bletchingley Oast And Bletchingley Farm Industrial Estate, Pristling Lane TN12 OHH** - Section 73 - Application for Minor Material Amendment to approved plan condition 21 (showing minor amendments) pursuant to application 17/505670/FULL for - a change of use of vacant Oast house and stables to 2 residential dwellings; demolition of all outbuildings and clearance of site to erect 3 no. two storey houses and 2 no. semidetached single storey cottages. Councillors RESOLVED to recommend APPROVAL to the MBC Planning Officer
- 20/505576 **8 Gybbon Rise TN12 OLT** - Erection of a single storey rear extension. Councillors RESOLVED to recommend APPROVAL to the MBC Planning Officer

**SUBMISSION OF DETAILS:** (for comment/noting)

- 20/505611 **Dickens Gate, Marden Road TN12 OPD** - to Discharge Condition 18 - Foul and surface water sewerage disposal subject to 14/502010/OUT. Councillors expressed concerns that this submission had been received. They noted that they continue to have serious concerns about the proposed scheme's ability to manage both the surface and foul water dispersal. It was noted that there was no change to the currently proposed solution and no proposals for mitigation in the event of a repeat of the recent serious flooding involving foul and surface water. Councillors commented that; the outline planning approval (14/502010/OUT) had shown

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drainage plans dispersing to the north via Lodge Road; that following enquiries by Councillor Riordan, MBC has acknowledged that there is a planning breach occurring currently, but are awaiting the outcome of this application; allowing the discharge to go south to Marden Road will continue to place added pressure on the existing system that has failed during heavy downfalls for over 15 years; they remain unhappy about the changed approach to drainage management which seemed to have occurred late in 2018 following a conference call between Southern Water and Barratt Homes; and that the matter is still being investigated by a number of agencies and Helen Grant MP is engaging with the CEO of Southern Water. Councillors believe therefore that this condition should therefore remain undischarged. Councillors RESOLVED that these comments should be submitted to MBC.

**TREE PRESERVATION ORDER:** (for recommendation/comment)

5007/2020 **Cricket Lodge, Cranbrook Road TN12 0EJ** – Formal notice that MBC has made a TPO on three Yew trees in the curtilage of Cricket Lodge. Councillors expressed their satisfaction at this application.

**REPORTED DECISIONS:** (for noting)

- 20/502770 **Holman House, Station Road TN12 0QQ** - Erection of single storey side extension, part single storey part two storey rear extension, new upper floor, together with external alterations and change of use of commercial to residential to form 10 No. residential units MBC GRANTED with 14 conditions. SPC had recommended Refusal (Min 1493P). NOTED by Councillors.
- 20/503956 **Land South of Marden Rd TN12 0PE** - Hedgerow Removal Notice - Temporarily fully remove a 6m section of hedgerow, partly adjacent to the southern side of Marden Road and partly from an adjoining track with associated peripheral hedgerow plants, to enable temporary construction access MBC WITHDRAWN. SPC had recommended Refusal (Min 1506P). NOTED by Councillors.
- 20/504544 **2 Davies Close TN12 0EH** - Erection of single storey rear extension (resubmission: 20/502888/FULL) MBC GRANTED with 3 conditions. SPC had recommended Approval (Min 1511P). NOTED by Councillors.
- 20/504718 **Fishers Oast, Fishers Road TN12 0DD** - First floor extension (Resubmission of 20/500050) MBC REFUSED. SPC had recommended Approval (Min 1511P) NOTED by Councillors.

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Proceedings ended at 8.30pm.