

# STAPLEHURST PARISH COUNCIL PLANNING COMMITTEE 15<sup>TH</sup> JANUARY 2024

## **Public Forum**

A resident raised the point that they were happy to answer any queries on application 23/504989

A resident raised some points regarding application 23/505764;

- that many of the points raised in the neighbour's letter were not planning matters,
- that the original application in 2025 was approved for 9 dwelling plus 1 when the coach house was removed.
- however, a variation in 2022 meant that the 10th dwelling could be accommodated without the removal of the coach house.
- therefore seeking to retain the coach house.

A resident raised the point that planning application 23/505777 was a resubmission with a minor amendment

**Present:** Cllr Sharp, Arger, Ash, Eerdeken, Farragher, McLaughlin, Pett plus Mrs Buller (non-voting resident adviser) and Clerk

**Apologies** - NA

**APPROVAL OF PLANNING COMMITTEE MINUTES:** Minute Pages 1716P- 1721P of 18<sup>th</sup> December 2023 available at: <http://www.staplehurst-pc.uk/community/staplehurst-parish-council-13607/planning-committee/>

Cllr Arger proposed and Cllr McLaughlin seconded to approve the minutes of the 18<sup>th</sup> December 2023. Agreed majority – 6 For, 0 against and 1 abstained.

**URGENT ITEMS:** Only for items which require a decision before the next meeting on 5<sup>th</sup> February 2024. Item to be agreed first, and then not discussed until "Agreed Urgent Items" after Councillor Declarations. - NA

**COUNCILLOR DECLARATIONS** regarding items on the Agenda: -

1. Declarations of Lobbying – All Woodford Farm House
2. Declarations of Changes to the Register of Interests - NA
3. Declarations of Interest in Items on the Agenda - NA
4. Requests for Dispensation - NA

**AGREED URGENT ITEMS:** - NA

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

23/504989 **Hill View, Grave Lane TN12 0JP** - Garage/outbuilding conversion and change of use to a Holiday let.

Following a debate Cllr Sharp proposed and Cllr Pett seconded to recommend that the application is APPROVED but DO NOT REQUEST the application is reported to Planning Committee with the

Signed Chairman.....Date.....

condition that remains a holiday occupancy condition, preventing their use as a sole or main residence (MBC Local Plan DM31 Conversion of Rural buildings, section 2, para 3)– agreed unanimously.

23/505764 **Woodford Farm House and 10 Woodford Park, Maidstone Road TN12 0RH** - Retention of the existing Coach House for use as an annex ancillary to the main dwelling and alterations to access and parking (retrospective).

Following a debate which highlighted the original application was for 9 plus 1 dwelling that, it was won on appeal and that the inspector statement included – “based on the removal of the coach house.” Therefore should the coach house have been removed, prior to the construction of the tenth dwelling? On the other hand we have an application to retain an existing rural building. Many of the issues raised in the letter were not planning matters

Meeting closed

Cllr Eerdeken's ask the resident why the variation in 2022?

This was due to discussions with MBC planning officers

Meeting re-opened

Following further debate, Cllr Eerdeken's proposed and Cllr Sharp seconded to recommend that the application is APPROVED but DO NOT REQUEST the application is reported to Planning Committee on the condition that the coach house remains tied to the Woodford Farm House as an ancillary annex.

23/505777 **10 Chestnut Avenue TN12 0NH** - Demolition of existing porch, garage and conservatory. Replacement with the erection of a two-storey rear and side extension, single-storey rear infill, single-storey front extension with covered porch and associated landscaping (Resubmission 23/504175/FULL).

Following a debate Cllr Eerdeken's proposed and Cllr Ash seconded to recommend that the application is APPROVED but DO NOT REQUEST the application is reported to Planning Committee – agreed unanimously.

### **TREE WORKS:**

23/505719 **Staplehurst Manor Nursing Home, Frittenden Road TN12 0DG** - Tree Preservation Order Application: G10 Dead Elm - Fell to prevent future failure onto footpath, G13 Ash - Fell to ground level. Tree has Ash dieback. T21 Laburnum - Fell to ground level, tree in decline.

Cllr Ash proposed and Cllr Sharp seconded to refer to the Tree Officer and noted that this was the third “tree works application” in recent months on the site and requested a copy of the tree replanting scheme for the site.

### **DECISIONS:** - noted

23/504705 **Rush Farm, Couchman Green Lane TN12 0RS** - Change of use of 1no. Agricultural Outbuilding to Commercial Use for an Equine Therapy Centre to include holding box, salt room, solarium, wash down bay, water treadmill, 3no. horsebox spaces and 6no. stables with associated works. MBC GRANTED with 6 conditions. SPC had recommended Approval (Min 1713P).

23/504720 **Lakelands, Clapper Lane TN12 0JT** - Conversion of existing garage into a dwelling with erection of a side porch with associated landscaping and parking. MBC GRANTED with 7 conditions. SPC had recommended Approval (Min 1708P).

Signed Chairman.....Date.....

- 23/504757 **Blue Bell Farm, George Street TN12 ORB** - Stationing of 2no. additional mobile homes, 2 additional tourers and relocation of permitted day rooms. MBC GRANTED with 16 conditions. SPC had recommended Approval (Min 1713P).
- 23/504889 **25 Corner Farm Road TN12 OPJ** - Create a vehicle crossing across a footway/verge with dropped kerb and new driveway. MBC GRANTED with 11 conditions. SPC had recommended Refusal (Min 1713P).
- 23/504919 **Land at Woodside Place, Goudhurst Road TN12 OHB** - Siting of 6(no) static caravans pitches for Gypsy and Traveller use. MBC REFUSED. SPC had recommended Refusal (Min 1714P).
- 23/504948 **Oberon, Station Road TN12 ORE** - for a proposed single storey rear extension which:  
A) Extends by 3.5 metres beyond the rear wall of the original dwelling. B) Has a maximum height of 3.7 metres from the natural ground level. C) Has a height of 2.6 metres at the eaves from the natural ground level. Re-submission of application 23/504173 WITHDRAWN by the applicant. SPC had commented (Min 1699P, 1709P). MBC GRANTED. SPC had Noted (Min 1714P).
- 23/505014 **7 Woodford Park TN12 OFX** - Erection of proposed garden studio. MBC GRANTED with 4 conditions. SPC had recommended Approval (Min 1714P).
- 23/505411 **Brightwell House, Old Rectory Lane TN12 OAF** - TPO Application to reduce one horse chestnut tree from 60ft to approximately 10ft. MBC TDD Exempt. SPC had commented (Min 1720P).

Meeting Closed 8.15pm

Signed Chairman.....Date.....