

MINUTES OF THE MEETING OF STAPLEHURST PARISH COUNCIL
PLANNING COMMITTEE

held at South Hall, Staplehurst Village Centre on
Monday 16th July 2018 at 7.00 p.m.

PRESENT: Councillors Ashby, Buller, Forward, 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 were present.

APPROVAL OF PLANNING COMMITTEE MINUTES: Minute Pages 1388P-1390P of 2nd July 2018 were approved, signed by Councillor Sharp and made available at <http://www.staplehurst-pc.uk/community/staplehurst-parish-council-13607/planning-committee/>. Councillors Ashby, Riordan and Silkin abstained.

URGENT ITEM: no items.

COUNCILLOR DECLARATIONS:

1. Declarations of Lobbying – Councillor Buller declared she had been lobbied about 18/503495.
2. Declarations of Changes to the Register of Interests – none declared.
3. Declarations of Interest in Items on the Agenda – Councillor Forward declared she lived near the site of application 18/502979; this was deemed non-prejudicial.
4. Requests for Dispensation – None requested.

FULL PLANNING APPLICATIONS: (for recommendation/comment)

- 18/502979 **47 Bell Lane TN12 0BB** – Erection of single storey rear extension. RESOLVED: recommend APPROVAL to the MBC Planning Officer. Councillor Forward abstained.
- 18/503265 **Little Couchman Green Farm Couchman Green Lane** – Proposed relocation of an equestrian exercise area, including restoration of existing and landscape enhancements. DEFERRED from meeting on 2nd July (Min 1389P). RESOLVED: recommend APPROVAL to the MBC Planning Officer.
- 18/503426 **3 Cross at Hand Cottages, Maidstone Road TN12 0RJ** – Demolition of existing single storey extension and erection of a new single storey rear extension, including alterations to first floor rear elevation and installation of new rooflights in existing pitched roof. RESOLVED: recommend APPROVAL to the MBC Planning Officer.
- 18/503495 **Thorford Hall Farm, Goudhurst Road TN12 0HQ** – Construction of a new access at Thorford Hall Farm (re-submission of application 18/501574. MBC WITHDRAWN. SPC had recommended Refusal (Min 1373P, 1383P)). Councillors commented that their objection to the withdrawn application applied equally to the new one. They questioned the proximity of the new access to the boundary fence; they were not convinced that the old photographs illustrated historic access or building; they noted that when the new dwelling had been approved the current access arrangements had been deemed acceptable and saw no evidence to merit a change of decision. RESOLVED: recommend REFUSAL and referral to MBC Planning Committee were the Planning Officer minded to approve the application.

REPORTED DECISIONS: (for noting)

- 18/501146 **Hen and Duckhurst Farm, Marden Road** – To form a temporary access onto land formally known as Hen and Duckhurst Farm from Marden Road, to allow site vehicles access in conjunction with planning application 17/506306 MBC GRANTED with 3 conditions. SPC had recommended Approval (Min 1369P). NOTED by Councillors.

- 18/501985 **27 Pinnock Lane** – Demolition of existing single storey rear extension and erection of a part two-part single storey rear extension MBC REFUSED. SPC had made no comment (Min 1381P). NOTED by Councillors.

- 18/502450 **Chickenden Oast, Chickenden Lane** – Insertion of a mezzanine floor and the addition of a flue to serve a wood burning stove MBC GRANTED with 2 conditions. SPC had recommended Approval (Min 1381P). NOTED by Councillors.

- 18/502603 **2 Church Gate Cottages, High Street** – Listed Building Consent for the replacement of front door MBC GRANTED with 2 conditions. SPC had recommended Approval (Min 1382P). NOTED by Councillors.

Chairman.....

PUBLIC FORUM – Before the meeting a resident spoke about his objections to 18/503495, commenting that: the proposed new access would harm his privacy; when permission for two new dwellings was given there was no requirement for new access and now there was only one new dwelling; the two photographs used by the application to illustrate a claimed historic use were extraneous.