

MINUTES OF THE MEETING OF STAPLEHURST PARISH COUNCIL
 PLANNING COMMITTEE
 South Hall, Village Centre
 Monday 7th February 2022 at 7.30 p.m.

PRESENT:

Councillors, Buller, Riordan, McLaughlin and Sharp who was in the Chair and Parish Clerk, Miss A Smith.

APOLOGIES:

Apologies were received and accepted from Councillor Bowden due to health reasons.

PUBLIC FORUM

Eight residents attended the meeting. Three residents spoke against application 21/506207.

STATEMENTS BY THE CHAIR

Prior to the commencement of the meeting the Chair confirmed to the Committee that Councillor McLaughlin was now a member of the Committee and welcomed him.

Following receipt of a complaint from the applicant of Weald Cottage 21/502845 the Chair read out the following statement in reference to.

"At the time that this planning application came before the council, a councillor advised us of concerns about the hedge and trees. This led to SPC adding to their formal planning objections that they were 'dissapointed' that 'some of the hedge and trees had already been removed' which had a negative 'impact on the street scene'.

We took the councillors comments into consideration as we do all comments at planning meeting including those made by the public.

Subsequent observations of the site revealed that the councillors comments were not correct so the council took the decision to withdraw those comments from their repsonse to MBC. Planning grounds for objection remained. SPC apologise for any distress caused about this incorrect information.

It seems that on the MBC planning portal the request to withdraw the statement has not been uploaded, however within the minutes of the actual MBC planning meeting their officer does state that these specific SPC comments were withdrawn. Unfortunately, SPC are unable to manage the MBC planning portal to make this more clear."

APPROVAL OF PLANNING COMMITTEE MINUTES:

The minute pages 1579P-1582P of 10th January 2022 were approved and signed by Councillor Sharp and are available at <http://www.staplehurst-pc.uk/community/staplehurst-parish-council-13607/planning-committee/>.

URGENT ITEMS:

Councillor Buller requested that the Clerk write to the MBC Planning Officer regarding Penryn 22/500300/SUB. She commented that there was an application to discharge condition 5 (Surface

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water drainage) relating to application 19/503527/OUT. Given the issues of flooding at the bottom of the garden, concerns had been raised as to the works being carried out and their potential impact on neighbours. Councillor Buller felt the Parish Council should be assured that these works were acceptable. Councillors agreed with this suggestion.

COUNCILLOR DECLARATIONS:

1. Declarations of Lobbying – Councillors Buller, Riordan, McLaughlin and Sharp all declared they had been lobbied in respect of applications 21/506207. Councillor Buller declared she had been lobbied in respect of application 21/504832 and Councillors Riordan and Sharp declared they had been lobbied in respect of application 22/500194.
2. Declarations of Changes to the Register of Interests – None declared.
3. Declarations of Interest in Items on the Agenda – Councillor Riordan declared an interest in application 21/506828 as he had previously undertaken work for the applicant.
4. Requests for Dispensation – Councillors Riordan requested and was granted a dispensation to participate in discussion and voting on 21/506828 in accordance with Section 33(2)(c) of the Localism Act 2011.

FULL PLANNING APPLICATIONS: (for recommendation)

- 21/506828 **The Hop Picking Machine Shed, Mathurst Farm, Goudhurst Road TN12 OHQ** - Demolition of an existing agricultural building and erection of a single dwelling including access, garage, landscaping and associated works. Councillors commented that they felt they had no option but to RESOLVE to recommend REFUSAL, to the MBC Planning Officer, as the application was against DM31, in particular section 1 (ii), and no explanation had been given for the reasons for the demolition of the original building. However, Councillors did note that the application was more architecturally pleasing.
- 21/506871 **Woodland House, Winthrop Hall, Cranbrook Road TN12 OER** - Removal of current secure outside space fencing to rear of property and construction of new 4.2 m high secure fencing with 2 No. escape access doors. Councillors RESOLVED to recommend APPROVAL to the MBC Planning Officer.
- 22/500394 **1 Alen Square TN12 OSB** - Erection of a part two storey, part first floor side extension (resubmission of 21/505766/FULL) (SPC Approved Min 1573P, 1582P). Councillors RESOLVED to recommend APPROVAL, to the MBC Planning Officer, with the following condition; that the application be adjusted to comply with paragraph 4.21 of the Residential Extensions Supplementary Planning Document to ensure that, as a corner plot, the applicant add more fenestration on the eastern elevation.

LISTED BUILDING CONSENT:

- 22/500048 **Oaks Farmhouse, High Street TN12 OBH** - for removal of 3no. existing non conservation style rooflights and replacement with 2no. conservation style rooflights and making good to and repair of roof following removal of 1no. rooflight. Councillors RESOLVED to recommend APPROVAL to the MBC Planning Officer.

REVISED DETAILS: (for comment/recommendation)

- 21/504832 **Iden Grange, Cranbrook Road TN12 OET** - Demolition of 19no. storage buildings and erection of 5no. detached dwellings and 4-bay car barn, conversion

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of a timber framed Kentish barn to form a single dwelling house together with associated parking, landscaping, amenity areas and infrastructure (additional information submitted). Councillors RESOLVED to recommend REFUSAL and requested the application be referred to MBC Planning Committee were the Planning Officer minded to approve the application, on the following grounds: it is contrary to policy PW2 of the Staplehurst Neighbourhood Plan in that it is outside of the village envelope; it is contrary to policies DM1 and SP17 of the MBC Local Plan in that the design does not enhance the local, natural area and they also wished to support the comments made by Kent Police in that the application does not meet the threshold to design out crime. In respect of Policy SP17 (page 71 of the Local Plan), the site is part of the Low Weald Special Landscape area and as MBC has an excess of its 5 year housing supply this windfall site is unnecessary. The application is also contrary to section 9 of the NPPF as the site is not in a sustainable location, with no safe cycle or pedestrian passageways and no safe access to public transport; it would be reliant on the use of a car. The ingress and egress is at an extremely dangerous point for pedestrians to cross the busy and fast A229, close to the Chittenden bends, an accident blackspot, with the inability to install a pedestrian crossing as it falls within the 50mph zone. Additionally traffic attempting to access or exit the entrance to the site would cause a hazard to oncoming traffic. Councillors requested that photographs be submitted showing the dangerous bend and incline along the A229 at the point of the proposed site. Whilst Councillors noted that the removal of adjoining structures to the Kentish Barn would enhance that building, they disagreed with the applicants comments that the whole site would be enhanced by the development of other properties alongside the barn. Councillors wished to express their support for the MBC Conservation Officers comments and agreed that they felt the application was against DM4 of the MBC Local Plan. Additionally, they wished to support the comments of the KCC Flood and Water Management Team.

21/506207

Staplehurst Service Station, High Street TN12 0BN - Redevelopment of the Former Staplehurst Service Station for retirement living accommodation for older people (sixty years of age and/or partner over fifty-five years of age) comprising 27 retirement apartments and 2 retirement cottages including communal facilities, access, car parking and landscaping (revised transport statement and addition of parking arrangements overview). Councillors RESOLVED to recommend REFUSAL and requested the application to be referred to MBC Planning Committee if the Planning Officer were minded to approve the application. Councillors agreed that the application was against DM1 of the MBC Local Plan, in particular section (vi) in that it does not represent good design as the proposal is an overintensification of the site and that the street scene is incongruous with other neighbouring properties; section (x) in that it does not appear to design out crime and Councillors wished to support the comments made by Kent Police on this matter and section (xiii) in that it fails to provide adequate vehicular parking to meet the adopted standards. Councillors commented on the lack of adequate parking for both residents, staff and visitors which would have a detrimental impact on neighbours, in particular Cornforth Close as one of the only close by potential legal parking alternatives. Councillors also commented that the application is against policy DM23 in not meeting the required standards for parking for the number and nature of the properties being proposed. Councillors wished to support KCC Highways report in full, including the need for the site to have a service and emergency vehicle access strategy. Councillors noted the change in the application suggesting that the target audience would now be for residents over the age of 80 years. Councillors felt that this category of residents would be even more dependent on the car for transport, to and from areas within and outside of the

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village;the applicants reliance on public transport is extremely flawed and Councillors questioned the appropriateness of the comparators used by the applicant as they appeared to be mostly of an urban and not rural nature. Councillors commented that the current hourly bus service is consistently unreliable and has been for many years and the train service equally so. Additionally they stated that Staplehurst does not have many local amenities within walking distance, for example there is no bank, very limited retail provision or cafes/restaurants, all of which increases the need for the use of a vehicle. Councillors noted that there is already a significant increase in traffic along the A229, both north and southbound, including an increase in speeding despite the Railway Station currently being under utilised. Councillors submit their recent (Nov 2021) traffic survey data that, among other things, indicate over 70,000 traffic movements through the Cuckolds crossroads per week.

SECTION 73 APPLICATION: (for comment/recommendation)

22/500194 **49 Surrenden Road TN12 0LY** - for minor material amendment to condition 2 (to allow the addition of a parapet wall to prevent roof and guttering from overhanging the boundary) pursuant to 21/503237/FULL for - Conversion of garage into habitable space. Erection of single storey front and two storey side extensions. Creation of first floor side and rear extensions, including internal alterations. Councillors RESOLVED to recommend APPROVAL, to the MBC Planning Officer.

TREE WORKS:

22/500092 **6 Marian Square TN12 0SQ** - TPO application to reduce one Field Maple by 4m to height of 10m and radial spread of 9m. Councillors recommended that the matter be referred to the MBC Tree Officer.

REPORTED DECISIONS: (for noting)

21/506031 **33 Slaney Road TN12 0SE** - Erection of a single storey side extension. MBC GRANTED with 3 conditions. SPC had recommended Approval (Min 1576P). Councillors NOTED the decision.

21/506261 **Denholm, Clapper Lane TN12 0JL** - Demolition of garage. Erection of part two storey rear extension, part single storey rear extension, conversion of loft into habitable space and erection of replacement garage. MBC GRANTED with 5 conditions. SPC did not comment. Councillors NOTED the decision.

21/506334 **20 Usborne Close TN12 0LD** - Erection of a single-story rear extension and replacement stairs to the front. Installation of a dropped kerb and driveway. MBC GRANTED with 3 conditions. SPC did not comment. Councillors NOTED the decision.

21/506487 **1 Vine House, High Street TN12 0AR** - Erection of single storey rear extension and removal of 1no. tree. MBC REFUSED. SPC did not comment. Councillors NOTED the decision.

21/506488 **1 Vine House, High Street TN12 0AR** - Listed building consent for the erection of single storey rear extension, with partial removal of rear external wall and internal alterations. MBC REFUSED. SPC did not comment. Councillors NOTED the decision.

PUBLIC FORUM – no comments were made.

Proceedings ended at 8.28pm.

Chairman.....