

MINUTES OF THE MEETING OF STAPLEHURST PARISH COUNCIL
PLANNING COMMITTEE

held at South Hall, Staplehurst Village Centre on
Monday 26th November 2018 at 7.00 p.m.

PRESENT: Councillors 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: Councillor Ashby whose reason for apology was accepted.

APPROVAL OF PLANNING COMMITTEE MINUTES: Minute Pages 1405P-1407P of 5th November 2018 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.

COUNCILLOR DECLARATIONS:

1. Declarations of Lobbying – Councillors Buller, Burnham and Riordan declared they had been lobbied about application 18/505636. Councillor Buller declared she had been lobbied about 18/505483. Councillor Burnham declared he had been lobbied about 13/1869.
2. Declarations of Changes to the Register of Interests – none declared.
3. Declarations of Interest in Items on the Agenda – Councillor Riordan declared he knew the applicant of 18/505636; this was not deemed material to consideration of the application.
4. Requests for Dispensation – none requested.

APPEAL NOTIFICATIONS: (for noting/comment)

- 13/1869 **Udene Barn Stud, Marden Road TN12 OJQ** – Change of use of land from keeping of horses to a mixed use for the keeping of horses and as a residential caravan site for four gypsy families with a total of 8No. caravans (of which no more than 4 shall be static caravans or mobile homes) including the laying of hard standings, erection of 2No. amenity buildings and erection of fencing. SPC Refused (Min 1135P, 1361P). Councillors NOTED that the appeal would be heard at an informal hearing. No additional comments were made.
- 18/500210 **Blossom Lodge, Frittenden Road TN12 ODL** – Change of use of land for stationing of caravans for residential occupation by one family with associated hard standing, cess tank and shed (retrospective) SPC Refused (Min 1360P, 1370P). Councillors NOTED that the appeal would be heard at an informal hearing. No additional comments were made.

FULL PLANNING APPLICATIONS: (for recommendation)

- 18/505018 **Kimberley, Headcorn Road TN12 OBU** – Erection of single storey side extension to provide new shower room and utility area. RESOLVED: recommend APPROVAL to the MBC Planning Officer.
- 18/505536 **Cantii, Goudhurst Road TN12 OHB** – Erection of a first-floor side extension. RESOLVED: recommend APPROVAL to the MBC Planning Officer.
- 18/505636 **12 Parisfield Close TN12 OBF** – Erection of a single storey rear extension with internal alterations. RESOLVED: recommend APPROVAL to the MBC Planning Officer. It was suggested that, given the proximity and access requirements of neighbouring

properties, suitable conditions be applied to ensure construction works were undertaken in a sensitive way.

- 18/505665 **Unit 8 Honeycrest Industrial Estate, Lodge Road TN12 ORX** – Change of Use from Class B2 to Class D2 (Gym). RESOLVED: recommend APPROVAL to the MBC Planning Officer. It was suggested that suitable rails be installed where users' bicycles could be locked and left.
- 18/505795 **3 Reeves Close TN12 ONN** – Erection of a two-storey side extension, internal alterations and additional parking space. *Councillor Sharp temporarily closed the meeting to allow the applicant to explain the reasons for the proposed extension.* After some discussion, by majority vote, it was RESOLVED to recommend REFUSAL to the MBC Planning Officer because the loss of front garden and scale of the proposed extension would represent over-intensive development that would adversely impact on neighbouring properties.
- 18/505818 **Cricket and Tennis Club, Frittenden Road TN12 ODH** – Conversion of three natural tuft tennis courts to two porous asphalt tennis courts with the installation of low-level LED floodlighting and extension of existing block of two porous asphalt tennis courts with the installation of low-level LED floodlighting. RESOLVED: recommend APPROVAL to the MBC Planning Officer.

NON-MATERIAL AMENDMENT: (for noting/comment)

- 18/505569 **Land at Fishers Farm, Fishers Road** - a number of units have been altered marginally in order to comply with M4(2). The tenure of some units has been switched. The total number of units, mix and tenure remains the same as previously approved subject to 15/510186/FULL. NOTED by Councillors.

SUBMISSION OF DETAILS: (for noting/comment)

- 18/505483 **Hen and Duckhurst Farm (Fields North Of 43 Marden Road), Marden Road** - pursuant to Condition 6: Details of materials (original application ref: 14/502010/OUT). The submission was NOTED by Councillors. Councillors discussed problems caused by the construction works under way on the site and observed that: no jet-washing provision had yet been made and Marden Road was exceedingly muddy; there was inadequate provision for on-site parking, resulting in parking extending to off-site roads; construction was proceeding even though conditions had not been discharged. The Clerk reported that representations had been made to the developer and were being followed up with MBC Planning. Councillor Sharp undertook to take up the issues with MBC's Chief Executive.

REPORTED DECISIONS: (for noting)

- 17/506404 **25 Poyntell Road** – Erection of a single storey flat roof garage MBC GRANTED with 3 conditions. SPC had recommended Approval (Min 1366P, 1396P, 1403P). NOTED by Councillors.
- 18/504157 **Perfect Place, Frittenden Road** – Erection of ancillary dayroom building MBC GRANTED with 5 conditions. SPC had recommended Refusal (Min 1398P). NOTED by Councillors.

- 18/504956 **St Martins on the Hill, Cranbrook Road** – Proposed two storey side extension, internal alterations and changes to fenestration MBC GRANTED with 3 conditions. SPC had recommended Approval (Min 1402P). NOTED by Councillors.

- 18/505106 **South Surrenden Manor, High Street** – Listed Building Consent for proposed alterations to window to form doorway from basement (kitchen) to external terrace, removal of two basement (kitchen) walls and relocation of bathroom on first floor MBC GRANTED with 3 conditions. SPC had recommended Approval (Min 1402P). NOTED by Councillors.

- 18/505328 **54 Stanley Close** – Prior Notification for a proposed single storey rear extension MBC PN NOT REQUIRED. SPC raised No Objection (Min 1405P). NOTED by Councillors.

Chairman.....

PUBLIC FORUM – Before the meeting the following comments and questions were raised: construction works undertaken by David Wilson Homes at Hen & Duckhurst Farm were causing problems – a site meeting and enforcement of conditions were needed; when was the Parish Council to discuss the Neighbourhood Plan Review Group’s proposed revisions of the Neighbourhood Plan; the reasons for submission of planning application 18/505636; for application 18/505818, the improved quality and direction of proposed lighting and Sport England’s satisfaction with the proposed tennis court arrangements. After the meeting, the applicant of 18/505795 showed some photographs to support the planning application.