

MINUTES OF THE MEETING OF STAPLEHURST PARISH COUNCIL
PLANNING COMMITTEE
held at South Hall, Staplehurst Village Centre on
Monday 5th June 2017 at 7.00 p.m.

PRESENT: Councillors Ashby, Buller, Riordan, Sharp (from the point indicated in the minutes) and Smith. Ex Officio: Chairman Silkin and Vice-Chairman Burnham who was in the chair.
Parish Clerk: Mr MJ Westwood

APOLOGIES: none.

APPROVAL OF PLANNING COMMITTEE MINUTES: Minute Page 1315P of 15th May 2017 was approved, signed by Councillor Burnham and made available at http://www.staplehurstvillage.org.uk/minutes_of_the_last_meetings.aspx.

URGENT ITEMS: None requested.

COUNCILLOR DECLARATIONS:

1. Declarations of Lobbying – Councillors Buller and Burnham declared they had been lobbied about 15/505508. Councillor Buller declared she had been lobbied about MBC Planning Committee decisions 15/501528 and 15/501537.
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.

Councillor Sharp joined the meeting.

APPEAL NOTIFICATION: (for additional comments)

16/507726 **St Martins On The Hill, Cranbrook Road TN12 0ES** - Demolition of part of the existing dwelling and erection of single storey extensions and two storey extension with the insertion of Juliet balcony, dormer windows and rooflights, creation of new parking and turning area, widening of existing pedestrian gate to form new vehicular access and erection of new gates to entrances. MBC REFUSED. SPC did not object in principle to the extension but wished to see a design review to link the two points of access (Min 1291P, 1300P). Councillors NOTED the appeal notification without further comment.

CORRESPONDENCE: (for noting and decision)

15/501528 & 15/501537 **Maplehurst Lane, Frittenden Road** and 15/510660 **Parkwood Stables, Parkwood Lane:** correspondence from residents pursuant to MBC Planning Committee decisions 25th May 2017. Councillors Buller and Burnham reported the decisions taken by MBC Planning Committee on 25th May to approve the three applications. Councillors expressed concern that the Committee had set aside policy to reach a decision that was inconsistent with policy and also with previous decisions (13/1713 and 13/1732) made under delegated powers. They also felt that the discussion of the proposals had suffered because it took place so late in the evening's proceedings. Councillors RESOLVED that the Clerk should write to MBC to express their concerns.

FULL PLANNING APPLICATIONS: (for recommendation)

17/502230 **29 Butcher Close TN12 0TJ** – Demolition of existing rear conservatory, single storey rear extension and conversion of garage (including infill of covered porch

and new pitched roof) to form bedroom and ensuite shower room with alterations to fenestration (Revised scheme to 16/508184/FULL). SPC Approved (Min 1294P). Councillors RESOLVED nem con to recommend APPROVAL to the MBC Planning Officer.

- 17/502402 **Thorford Hall Farm, Goudhurst Road TN12 OHQ** – Installation of sewage treatment plant and Calor gas storages tank. Discussed with 17/502403.
- 17/502403 **Thorford Hall Farm, Goudhurst Road TN12 OHQ** – Listed Building Consent for installation of sewage treatment plant and Calor gas storages tank. Councillors RESOLVED nem con to recommend APPROVAL to the MBC Planning Officer.
- 17/502615 **45 Bell Lane TN12 OBB** – Erection of a single storey rear extension. Councillors RESOLVED nem con to recommend APPROVAL to the MBC Planning Officer.
- 17/502646 **Woodleigh, Maidstone Road TN12 ORD** – Erection of a two storey side extension, single storey rear extension and first floor side extension over existing garage. Councillors RESOLVED nem con to recommend APPROVAL to the MBC Planning Officer.
- 17/502691 **Crabtree Farmhouse, Cradducks Lane TN12 ODR** – Alter angle of roof from 40 degrees to 45 degrees on detached oak framed 2 bay open garage and insertion of 2 conservation roof lights. Discussed with 17/502693.
- 17/502693 **Crabtree Farmhouse, Cradducks Lane TN12 ODR** – Listed Building Consent to alter angle of roof from 40 degrees to 45 degrees on detached oak framed 2 bay open garage and insertion of 2 conservation roof lights. Councillors RESOLVED nem con to recommend APPROVAL to the MBC Planning Officer.

REVISED DETAILS: (for recommendation)

- 15/505508 **Land East of The Paddocks, George Street** – Change of use of land to use as residential caravan site for two gypsy families, each with two caravans including one static caravan/mobile home, formation of new access, laying of hardstanding and erection of two amenity buildings. SPC had recommended Refusal to the previously submitted application for three gypsy families, three caravans and three amenity buildings (Min 1221P). Notwithstanding the draft Local Plan's proposed allocation of land in George Street as a gypsy and traveller site, Councillors voiced concern about the sustainability of the location particularly in respect of access to the rest of the village and the risk of flooding in the vicinity. They were uncomfortable about the safety issues arising from the creation of another access point onto a narrow lane. They shared the view of the Environmental Health team that the application lacked information about foul sewage disposal and potable water provision. Councillors therefore RESOLVED nem con to recommend REFUSAL to MBC Planning Committee.

REPORTED DECISIONS: (for noting)

- 13/1713 **Land East of Maplehurst Lane, Frittenden Road TN12 ODL** – Change of use of land to a gypsy/traveller site for two families with the stationing of 2 static caravans, 2 touring caravans, 2 utility buildings, laying of hard surfacing, cesspit and the erection of close boarded fencing MBC REFUSED. SPC had recommended Refusal (Min 1132P). Councillors NOTED the refusal and commented that it highlighted the inconsistency of MBC Planning Committee's approval of 15/501528 & 15/501537 Maplehurst Lane, Frittenden Road and 15/510660 Parkwood Stables, Parkwood Lane.

- 13/1732 **The Oaks, Frittenden Road TN12 0DL** – Use of land as a gypsy/traveller site for one gypsy family including stationing of 1no. touring caravan and 1no mobile home, erection of a utility block and installation of a cesspit. MBC REFUSED. SPC had recommended Refusal (Min 1133P). Councillors NOTED the refusal and commented that it highlighted the inconsistency of MBC Planning Committee’s approval of 15/501528 & 15/501537 Maplehurst Lane, Frittenden Road and 15/510660 Parkwood Stables, Parkwood Lane.
- 16/505966 **Railway Tavern, Station Road TN12 0QH** – Change of use and conversion of The Railway Tavern to one dwelling; and the erection of a new detached dwelling with parking and landscaping MBC REFUSED. SPC had recommended Refusal (Min 1273P, 1284P, 1291P, 1310P). NOTED by Councillors.
- 16/505967 **Railway Tavern, Station Road TN12 0QH** – Listed Building Consent for conversion of The Railway Tavern to a dwelling and associated works MBC REFUSED. SPC had recommended Refusal (Min 1273P, 1285P). NOTED by Councillors.
- 17/500861 **Great Wadd Oast House, Waller Hill, Frittenden** – Change of use of Oast House from ancillary residential accommodation to independent residential use MBC GRANTED with 4 conditions. SPC had recommended Approval (Min 1305P). NOTED by Councillors.
- 17/501033 **13 Slaney Road** – Erection of two storey side extension and creation of rear first floor extension MBC GRANTED with 4 conditions. SPC had referred the Planning Officer to the neighbour’s objection regarding loss of light (Min 1308P, 1310P). NOTED by Councillors.
- 17/501054 **Mathurst Farm, Goudhurst Road** – Convert Oast House to a single residential dwelling with associated amenity space, landscaping and parking facilities MBC GRANTED with 13 conditions. SPC had recommended Approval (Min 1308P). NOTED by Councillors.
- 17/501680 **121 Bathurst Road** – Alteration to existing planning permission 14/505475 (single storey side extension and rear extension) to reduce the width of the rear extension MBC GRANTED with 3 conditions; SPC had recommended Approval (Min 1312P). NOTED by Councillors.
- 17/501813 **Martin House, Maidstone Road** – Erection of a two storey front extension and first floor extension over existing garage MBC GRANTED with 3 conditions. SPC had recommended Approval (Min 1312P). NOTED by Councillors.
- 17/501827 **18 Chestnut Avenue** – Conversion of existing garage to for new shower room and construction of new pitched roof over existing single storey front projection MBC GRANTED with 3 conditions. SPC had recommended Approval (Min 1313P). NOTED by Councillors.

Chairman.....

PUBLIC FORUM – After the meeting in the public forum before Full Council a resident commented on 15/505508: he advised access would be onto George Street and sought clarification of the comments made by Mid-Kent Environmental Health team.