

MINUTES OF THE MEETING OF STAPLEHURST PARISH COUNCIL
PLANNING COMMITTEE

held at South Hall, Staplehurst Village Centre on
Monday 15th October 2018 at 7.00 p.m.

PRESENT: Councillors Ashby, Buller, Forward and Sharp who was in the chair. Ex Officio: Chairman Burnham.

Parish Clerk: Mr MJ Westwood

APOLOGIES: Councillors Riordan, Silkin and Smith whose reasons for apology were accepted.

APPROVAL OF PLANNING COMMITTEE MINUTES: Minute Pages 1398P-1402P of 24th September 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 Ashby, Buller, Burnham and Forward declared they had been lobbied about application 18/505037. Councillor Buller declared she had been lobbied about application 18/505100.
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.

APPEAL NOTIFICATIONS:

17/502997 **Maplehurst Paddock, Frittenden Road** – Removal of condition 2 of previously approved application MA/12/1793 (An application for permanent use of land as home for a gypsy family within a mobile home, plus touring caravan, dayroom and stables). SPC had recommended Refusal (Min 1323P, 1345P). Councillors NOTED that an informal hearing would take place on 15th January 2019.

FULL PLANNING APPLICATIONS: (for recommendation)

18/504956 **St Martins on The Hill Cranbrook Road** - Proposed two storey side extension, internal alterations and changes to fenestration. RESOLVED: recommend APPROVAL to the MBC Planning Officer.

18/505037 **100 Bathurst Road TN12 0LJ** - Demolition of existing detached garage and erection of a part single part two storey front, side and rear extension. Widening of existing drive. RESOLVED: recommend REFUSAL to the MBC Planning Officer. Councillors expressed concern that: the size of the proposed extension would mean it would not be subservient to the main dwelling; the development would be too intensive for the area; it could have a detrimental impact on the neighbouring property.

LISTED BUILDING CONSENT: (for recommendation)

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. RESOLVED: recommend APPROVAL to the MBC Planning Officer.

OUTLINE PLANNING APPLICATION: (for recommendation)

- 18/505100 **Land at George Street** - Outline application with all matters reserved for 80 extra care units with associated communal facilities; provision of vehicular and cycle parking together with all necessary internal roads and footpaths; provision of open space and associated landscape works; and ancillary works and structures. *Councillor Ashby temporarily left the meeting during this item.* RESOLVED: recommend REFUSAL and referral to MBC Planning Committee were the officer minded to approve the application. Councillors commented: development at the proposed location north of the railway would be contrary to Staplehurst Neighbourhood Plan policy PW2; previous applications for development on the site had been refused by the Parish Council, MBC and the planning inspector at appeal; the location was not sustainable, being some distance from amenities; the access route to the station would be across an open railway crossing and a muddy, unlit footpath, which would not be safe; residents with mobility, hearing or sight issues would be at a particular disadvantage if they were to try to use the route; proposed parking provision would be inadequate for the needs of residents, visitors and employees; George Street as a narrow and unlit lane with no footpath was unsuitable for the likely traffic movements that the development would generate; the root protection areas of the trees covered a large part of the site and development would cause damage; there appeared to be no room for a suitable attenuation pond; in summary, the proposal would urbanise George Street to an unacceptable degree and would be against agreed planning policy.

REVISED DETAILS: (for comment)

- 17/506404 **25 Poyntell Road TN12 0SA** – Erection of a single-storey flat-roofed garage. Ownership certificate and existing and proposed plans and elevations (SPC recommended refusal Min 1366P). Councillors NOTED the revised orientation of the garage meant it would now give onto the public highway rather than private land. RESOLVED: recommend APPROVAL to the MBC Planning Officer.

SUBMISSION OF DETAILS: (for comment)

- 18/504954 **Parkwood Stables Park Wood Lane Parallel Track Staplehurst TN12 0DF** – Submission of Details to Discharge Condition 5 (Method of Foul Sewage Treatment) Condition 6 (Landscape Scheme) and Condition 9 (Landscape Scheme and Ecological Management Plan) Subject to 15/510660/FULL (Granted by MBC, SPC refused 1259P, 1316P, 1331P). *Councillor Ashby returned to the meeting at the start of this item.* Councillors commented: the boundaries of the application site depicted on the plan drawings appeared unclear; the fact that the cesspit had not been emptied since November 2017 did not give councillors confidence that the proposed frequency of emptying the cesspit (approximately every three months) would be followed.

REPORTED DECISIONS: (for noting)

- 18/501928 **Holman House, Station Road** - Conversion of existing commercial/residential building together with single storey side extension and single storey rear extension, to provide 7no. residential apartments. MBC GRANTED with 14 conditions. SPC had recommended refusal (Min 1376P, 1399P). NOTED by Councillors.

- 18/502488 **Royal Oak House, High Street** – Change of Use of ground floor from A3 Café to A4 Public House with A3 Restaurant MBC GRANTED with 5 conditions. SPC had recommended Approval (1381P, 1395P). NOTED by Councillors.

- 18/502444 **Clarks Farm, Five Oak Lane** – Listed Building Consent for conversion of barn to residential annexe MBC GRANTED with 2 conditions. SPC had recommended Approval (Min 1387P). NOTED by Councillors.

- 18/502553 **Land to the South of the Gables Marden Road** - Demolition of existing buildings and erection of two detached dwellings and replacement storage building (re-submission of 17/505937/FULL). MBC REFUSED. SPC had recommended refusal (1388P-1389P). NOTED by Councillors.

Chairman.....

PUBLIC FORUM – Before the meeting a member of the public discussed objections to application 18/505100.