

MINUTES OF THE MEETING OF STAPLEHURST PARISH COUNCIL
PLANNING COMMITTEE

held at South Hall, Staplehurst Village Centre on
Monday 11th March 2019 at 7.00 p.m.

PRESENT: Councillors Ashby, Buller, Forward, Silkin, Smith and Sharp who was in the chair. Ex Officio: Chairman Burnham.
Parish Clerk: Mr MJ Westwood

APOLOGIES: Councillor Riordan whose reason for apology was accepted. Councillor Pontet was absent.

APPROVAL OF PLANNING COMMITTEE MINUTES: Minute Pages 1421P-1424P of 18th February 2019 were approved, signed by Councillor Sharp and made available at <http://www.staplehurst-pc.uk/community/staplehurst-parish-council-13607/planning-committee/>. Councillor Smith abstained.

URGENT ITEMS: None requested.

COUNCILLOR DECLARATIONS:

1. Declarations of Lobbying – Councillors Buller, Burnham and Forward declared they had been lobbied about 19/500705. Councillors Buller and Burnham declared they had been lobbied about 13/1869 and 19/500443. Councillor Buller declared she had been lobbied about 19/500534. Councillor Burnham declared he had been lobbied about 19/500649.
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: (for noting)

- 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 4 shall be static caravans or mobile homes) including the laying of hard standings, erection of 2no. amenity buildings and erection of fencing. Hearing date 26th March 2019 10.00am Town Hall, Maidstone. Attendance to be discussed. NOTED by Councillors (Min 1421P). Councillor Buller volunteered to attend the hearing.
- 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 hardstanding, cess tank and shed (retrospective). Hearing date 2nd April 2019 10.00am Town Hall, Maidstone. Attendance to be discussed. NOTED by Councillors (Min 1421P). Councillor Buller said she may be able to attend the hearing.
- 18/502099 **Iden Park, Cranbrook Road TN12 OES** - Proposed agricultural access off Cranbrook Road (Resubmission of 17/503493). SPC had recommended Refusal (Min 1379P,1390P). Councillors NOTED that any additional comments should be submitted by written representation. Councillor Buller said she would arrange for relevant data to be extracted from the A229 traffic survey and supplied to the Parish Office for sending to the Planning Inspector.

FULL PLANNING APPLICATIONS: (for recommendation)

- 19/500443 **Land to the South of The Gables, Marden Road TN12 OPE** – Temporary change of use of land for 2 years for the stationing of a mobile home with residential use for

security purposes. Councillors felt that security concerns were not reason enough to justify such a dwelling in a location which they felt and previous decisions had concluded was unsustainable (notably 15/509275, 17/505937 and 18/502553). Councillors commented that the application did not address the subjects of domestic waste disposal or sewerage management which was a known issue in the area. They observed that the plans appeared incorrect in that they utilised a section of the neighbouring property for the widened access onto Marden Road. RESOLVED: recommend REFUSAL and referral to MBC Planning Committee were the officer minded to approve the application.

- 19/500534 **Holtye Cottage, Headcorn Road TN12 OBU** - Erection of 5 ft overlapping fence between hedge, consisting of 6 x 5 ft panels with 6-inch base boards and supporting posts (Retrospective). RESOLVED: recommend APPROVAL to the MBC Planning Officer.
- 19/500646 **16 North Down TN12 OPG** – Demolition of existing single storey garage and erection of a single storey side extension with associated works to front and rear for disabled access. RESOLVED: recommend APPROVAL to the MBC Planning Officer.
- 19/500649 **Cricket and Tennis Club, Frittenden Road TN12 ODH** - Erection of a single storey side extension and verandah, single storey rear extension and new canopy to north elevation. RESOLVED: recommend APPROVAL to the MBC Planning Officer.
- 19/500705 **Hen and Duckhurst Farm, Marden Road TN12 OPD** – Variation of condition 20 of 14/502010/OUT (Outline application for the Erection of residential development for up to 250 dwellings with access and garaging with access considered at this stage and all other matters reserved for future consideration.) to allow Saturday working hours start time to be changed from 9:00am to 8:00am (total working hours 8:00am to 13:00pm). Councillors expressed disappointment with the application and the management of works at Hen & Duckhurst Farm. They commented that the permissible working hours were often being exceeded and not being enforced. RESOLVED: recommend REFUSAL to MBC Planning Committee were the officer minded to approve the application.
- 19/500706 **6 Marian Square TN12 OSQ** – Proposed garage conversion. RESOLVED: recommend APPROVAL to the MBC Planning Officer.
- 19/500775 **Baywood, Headcorn Road TN12 OBU** – Demolition of existing conservatory and erection of single storey side extension to serve as a ground floor bedroom and associated level access shower room. RESOLVED: recommend APPROVAL to the MBC Planning Officer.
- 19/500873 **Little Woodford, Maidstone Road TN12 ORH** - Erection of 2no. four-bedroom bungalows and 1no. three-bedroom bungalow. Councillors commented that the application did not satisfy the requirements of policy PW2 of the Staplehurst Neighbourhood Plan; the site was in an unsustainable location outside the village envelope and was removed from village facilities; development would not accommodate adoption of alternative means of transport as residents would be car-reliant (the southbound bus-stop being located the other side of a busy 60mph A-road with no crossing facility) and the development would generate additional traffic at a hazardous access point onto the road; Councillors considered these aspects were inconsistent with the requirements of NPPF 108-110. RESOLVED: recommend

REFUSAL to MBC Planning Committee were the officer minded to approve the application.

- 19/500926 **Maralan, Chapel Lane TN12 0AJ** - Proposed single storey rear extension. RESOLVED: recommend APPROVAL to the MBC Planning Officer.

REPORTED DECISIONS: (for noting)

- 18/505607 **Iden Park Service Station, Cranbrook Road** - Demolition of existing buildings and reconfiguration/redevelopment of Iden Park Service Station incorporating; the construction of a replacement car showroom/MOT building (230 m2) and a replacement forecourt shop/sales building (207 m2) associated with the existing petrol filling station (PFS) MBC GRANTED with 9 conditions. SPC had recommended Approval (Min 1415P). NOTED by Councillors.
- 18/505988 **14 Cross at Hand Cottages, Maidstone Road** - Replace front wall and fencing damaged due to road traffic accident caused by new road resurfacing. (Retrospective) MBC GRANTED. SPC had recommended Approval (Min 1417P). NOTED by Councillors.
- 18/506244 **Coppwilliam, Marden Road** – Erection of an oak framed garage building MBC WITHDRAWN. SPC had recommended Approval (Min 1411P). NOTED by Councillors.
- 18/506245 **Coppwilliam, Marden Road** – Listed Building Consent for the erection of an oak framed garage building MBC WITHDRAWN. SPC had recommended Approval (Min 1411P). NOTED by Councillors.
- 18/506473 **7 Surrenden Road** – Erection of a two-storey side and rear extension MBC GRANTED with 4 conditions. SPC had recommended Approval (Min 1415P, 1422P). NOTED by Councillors.
- 19/500004 **Great Pagehurst Place, Pagehurst Road** – Non-material amendment application with regards to application 17/502033 – Garage position revised and one extra pair of double doors added MBC SATISFIED. SPC had Noted (Min 1418P). NOTED by Councillors.
- 19/500021 **Newhaven Farm, Grave Lane** – Prior Notification for proposed change of use of agricultural building to a residential dwelling MBC GRANTED with 1 condition. SPC had raised No Objection (Min 1418P). NOTED by Councillors.
- 19/500126 **Maralan, Chapel Lane** – Lawful development Certificate for a proposed single storey lean-to rear extension MBC REFUSED. SPC had Noted (Min 1418P). NOTED by Councillors.

Chairman.....

PUBLIC FORUM – Before the meeting Borough Councillor Perry discussed application 19/500443 and a representative of the applicant discussed the rationale for application 19/500649.