

## STAPLEHURST PARISH COUNCIL

MINUTES OF THE  
PLANNING COMMITTEE MEETING25<sup>TH</sup> JULY 2022**Present:** Cllrs Sharp, Buller and Mclaughlin**APOLOGIES:** Apologies were received and accepted from Cllr Riordan and McClean**APPROVAL OF PLANNING COMMITTEE MINUTES:** Minutes of 4<sup>th</sup> July 2022 available at:  
<http://www.staplehurst-pc.uk/community/staplehurst-parish-council-13607planning-committee/>  
Were proposed, seconded and approved for signing**URGENT ITEMS:** Only for items which require a decision before the next meeting on Monday 15<sup>th</sup> August 2022. Item to be agreed first, and then not discussed until "Agreed Urgent Items" after Councillor Declarations. Cllr Sharp asked for the following items to be considered, agreed

Ref. No: 22/503483/FULL

Ref. No: 22/503030/FULL

Ref. No: 22/503484/LBC |

Ref. No: 22/503411/LBC

Ref. No: 22/503410/FULL

**COUNCILLOR DECLARATIONS** regarding items on the Agenda: -

1. Declarations of Lobbying – NA
2. Declarations of Changes to the Register of Interests NA
3. Declarations of Interest in Items on the Agenda NA
4. Requests for Dispensation – Cllr Buller and Cllr Sharp requested dispensation for 21/506487/Full

**AGREED URGENT ITEMS:**

To be considered with Full Planning Applications

**CORRESPONDENCE:** (for comment/noting) NA**APPEAL NOTIFICATION:** (for noting) NA**FULL PLANNING APPLICATIONS:** (for comment/recommendation)22/502761    **2 Fleet Farm Cottages Chart Hill Road Staplehurst Kent TN12 0RW** Demolition of existing lean-to and erection of a part single storey, part two storey side and rear extension, and a front porch with canopy.

The design raised a number of concerns in relation to Supplementary Planning Document for Extensions policies;

5.4, 5.7 and 5.9 – Design principles

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5.12 impact on countryside

1619P

5.20 extension should not overwhelm its original form

5.36 and 5.37 windows in an extension should match the windows in the existing property

It is contravening MBC Local Plan MD9 Residential extensions, conversions and redevelopment within the built-up area - Section 1.

Proposed, seconded and agreed to recommend refusal

22/503288 **107 Bathurst Road Staplehurst Kent TN12 0LJ** Demolition of existing garage and erection of single storey ground floor and first floor rear extensions, a two-storey side extension, and a part single storey, part two storey front extension.

This property is located on a busy and fast bend, and is the main view as you approach the corner. It has always been an integral part of the street scene and as such should have a cohesive design at the front. Maybe they should extend more at the rear of the property.

The design raised a number of concerns in relation to Supplementary Planning Document for Extensions policy;

4.26 – impact on street scene

4.37.4.38 and 4.39 – regarding scale and form

5.4, 5.7 and 5.9 – Design principles

5.20 extension should not overwhelm its original form

It is contravening MBC Local Plan MD9 Residential extensions, conversions and redevelopment within the built-up area - section 1 -

Note; in may well “meet all the needs of the Gravesham Planning Department” but the property is located in Staplehurst and Maidstone Borough Council planning policies need to be considered.

Proposed, seconded and agreed to recommend refusal

22/502336 **8 Bathurst Close Staplehurst Tonbridge Kent TN12 0NA (amendment)**  
Erection of a rear conservatory.

Following a debate, it was proposed, seconded and agreed to recommend for approval.

### **Erection of a new detached garage/ storage building.**

Planning Application

Exhurst Manor Frittenden Road Staplehurst Tonbridge Kent TN12 0FH

Ref. No: 22/503483/FULL

Following a debate, it was proposed, seconded and agreed to recommend for approval subject to the garage / storage building being linked to the main property and Heritage and Conservation Officer comments.

### **Listed Building Consent for the erection of a new detached garage/ storage building.**

Planning Application

Exhurst Manor Frittenden Road Staplehurst Tonbridge Kent TN12 0FH

Ref. No: 22/503484/LBC |

Following a debate, it was proposed, seconded and agreed to recommend for approval subject to the garage / storage building being linked to the main property and Heritage and Conservation Officer comments.

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## Extension of time limit for a safety fencing as approved under 17/504729/FULL.

Planning Application

Land At High Street And George Street Staplehurst Kent TN12 ORA

Ref. No: 22/503030/FULL

Back in 2017 Councillors commented that a key thrust of Staplehurst Neighbourhood Plan Policy GW1 was to enhance the visual approach to the village from the north. Councillors OBJECTED to the installed fencing because it failed to achieve this objective and recommended that a fence more sympathetic to the location, of wooden construction and of more open appearance should be installed. The MBC Planning Officer at the time stated "... but am reluctant to permit such a high and long fence in this prominent location on the busy A road in to Staplehurst on a permanent basis under policies SP17 and DM30 of the adopted Local Plan."

Having tolerated the design for 5 years – if MBC are minded to approve another 5-year period we would prefer an improved design.

## Erection of a single storey rear extension and removal of tree (Resubmission of 21/506487/FULL).

Planning Application

1 Vine House High Street Staplehurst Kent TN12 OAR

Ref. No: 22/503410/FULL

Following a debate, it was proposed, seconded and agreed to recommend for approval subject to the Tree Officer comments on the removal of the tree.

## Listed Building Consent for the erection of a single storey rear extension, with partial removal of rear external wall and internal alterations.

Planning Application

1 Vine House High Street Staplehurst Kent TN12 OAR

Ref. No: 22/503411/LBC |

Following a debate, it was proposed, seconded and agreed to recommend for approval subject to the Tree Officer comments on the removal of the tree.

**REVISED DETAILS:** (for comment/noting) - NA

**PRIOR NOTIFICATION:** (for comment/noting) - NA

**LAWFUL DEVELOPMENTS:** (for comment/noting) - NA

**SUBMISSION OF DETAILS:** (for comment/noting) - NA

22/503145 Kingsbrooke Cranbrook Road Staplehurst Kent TN12 OEU Submission of details pursuant to condition 3 (Biodiversity) in relation to planning permission 21/503594

Noted

22/503184 Little Woodford Maidstone Road Staplehurst Tonbridge Kent TN12 ORH Submission of details pursuant to conditions: 7 (biodiversity); and 9 (contamination mitigation scheme) of application 20/504163

Noted

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**TREE ORDERS:** (for comment/noting)

22/503447 **1 Vine House High Street Staplehurst Kent TN12 OAR** Conservation Area  
Notification: T1, mature Ivy clad Western Red Cedar in the rear garden. The tree had movement in the wind and caused the adjacent wall to crack, we would like to remove the tree.

Noted and await the Tree Officer comments

**REPORTED DECISIONS:** (for noting)

22/502028 **24 Corner Farm Road Staplehurst Tonbridge Kent TN12 OPS** Garage conversion including raising of roof height, erection of a single storey rear extension and insertion of 1no roof light east elevation. MBC granted with 3 conditions. SPC recommended approval. (1602P)

22/501619 **Land at Faith Cottage Clapper Lane Staplehurst Tonbridge Kent TN12 OJT**  
Submission of details pursuant to condition 4 (landscape scheme) of application 21/503226 MBC approved. SPC noted. (1600P)

22/501591 **Chickenden Barn Chickenden Lane Staplehurst Tonbridge Kent TN12 ODP**  
Conversion of existing barn to residential dwelling, including new entrance and access drive with associated parking. Withdrawn SPC recommended refusal (1599P, 1600P)

22/502288 **1 Henhurst Farm Cottages Pinnock Lane Staplehurst Kent TN12 OEN**  
Erection of a single storey lean-to front extension and garage conversion to create a playroom/study area, including the addition of 1no. ground floor window and 2no. first floor windows to the side elevation. MBC granted with 3 conditions. SPC recommended approval. (1603P)

22/502377 **Denholm Clapper Lane Staplehurst Tonbridge Kent TN12 OJL** Submission of details pursuant to condition 4 (Biodiversity) in relation to planning permission 21/506261. MBC approved. SPC noted. (1604P)

22/501947 **Penryn Station Road Staplehurst Kent TN12 OPY** Submission of details pursuant to condition 5 (surface water drainage) in relation to planning application 19/503527/OUT and appeal decision W/4001003. MBC approved. SPC noted. (1600P)

22/502506 **Wentways Clapper Lane Staplehurst Kent TN12 OJL** Lawful Development Certificate (Existing) for erection of 2no. garden outbuildings within residential curtilage, for uses ancillary to the main dwelling, which were constructed in excess of 4 years ago. MBC granted. SPC noted/no objection. (1608P)

22/502387 **2 Pinnock Lane Staplehurst Tonbridge Kent TN12 ONP** Erection of new front porch and provision of new pitched roof over existing integral garage. MBC granted with 3 conditions. SPC recommended approval. MBC granted with 3 conditions. SPC noted/no objection. (1607P)

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22/502233 Land South of South Cottage High Street Staplehurst Kent TN12 0JY Creation of a new vehicular access. MBC refused. SPC recommended refusal. (1607P, 1608P)

22/502190 13 Lime Trees Staplehurst Tonbridge Kent TN12 0SS TPO application to fell/remove one Scots Pine. MBC refused consent. SPC referred to Tree Officer. (1604P)

**These minutes are not verbatim, but a summary of the discussions.**

**Signed Chairman.....**

**Date.....**

**STAPLEHURST PARISH COUNCIL PLANNING COMMITTEE NEXT MEETING  
15<sup>th</sup> August 2022 7.30 pm**

Chairman's initials.....Date