

MINUTES OF THE MEETING OF STAPLEHURST PARISH COUNCIL  
PLANNING COMMITTEE  
South Hall, Village Centre  
Monday 11<sup>th</sup> April 2022 at 7.30 p.m.

**PRESENT:**

Councillors, Buller, Riordan, McLaughlin, McLean and Sharp who was in the Chair, and Parish Clerk, Miss A Smith.

**APOLOGIES:**

Apologies were received and accepted from Councillor Bowden due to health reasons.

**PUBLIC FORUM**

Five residents attended the meeting. One residents spoke against application 22/501374 and two residents spoke against application 22/501047.

**APPROVAL OF PLANNING COMMITTEE MINUTES:**

The minute pages 1588P-1590P of 21<sup>st</sup> March 2022 were approved and signed by Councillor Sharp and are 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, Riordan, McLaughlin, McLean and Sharp all declared they had been lobbied in respect of application 22/501140 and Councillor Buller declared she had been lobbied in respect of application 22/51047.
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.

**FULL PLANNING APPLICATIONS: (for recommendation)**

22/501374     **6 Thatcher Road Staplehurst Kent TN12 0ND** Erection of a single storey rear extension, single storey front/side extension and first floor side extension. Councillors RESOLVED to recommend REFUSAL to the MBC Planning Officer for the following reasons; the application is against DM9 of the MBC Local Plan (sections 1 i & iii), and sections 4.37, 4.38, 4.39, 4.40, 4.41 and 4.42 of the Supplementary Planning Document Residential Extensions in that the scale, height and form is extremely large and not subservient to the original dwelling and would be obtrusive to its setting and the surrounding properties; the road is predominantly 2 and 3 bed properties and this application would result in an over intensified plot that would dominate the street scene; that the privacy and daylight particularly of the neighbours including those opposite would be impacted; that the roofline is not subservient or stepped back. Councillors also raised concerns about the lack of

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adequate off street parking for a property of this size, in particular as the road is already seriously over congested with street parking already.

22/501047

**Balfour Winery Five Oak Lane Staplehurst Maidstone Kent TN12 0HT**

Retention of marquee to be sited for a period of 3 years for continued use for ancillary purposes to the existing winery site. Councillors RESOLVED to recommend REFUSAL to the MBC Planning Officer and request that the application be referred to the Planning Committee were the Planning Officer be minded to approve it. The reasons for recommending refusal are that the need for the application is no longer valid, given that the Government have removed all social distancing and other restrictions; the premises are not one of those permitted under the legislation to continue to use permitted development rights, as use of the marquee should be for ancillary purposes to the main business that of a winery. Additional reasons for refusal were that the marquee is not in keeping with the landscape and can clearly be observed from all public viewing access points and roads. Councillors agreed with the residents comments submitted in that the application is against policies SP17 DM1, DM30, DM36, DM37 of the MBC Local Plan and PW2 of the Neighbourhood Plan; in that it is not of small scale, it is not integrated into the local landscape, it will result in increased traffic levels on small rural roads, it can be seen from all roads, there will be increased noise and light pollution, it is not sustainable, particularly in winter, because of it's construction materials and it is a new structure with no adequate surface water plans and should be assessed as such. Councillors noted that the business already has the ability to apply for temporary licences for occasional use and recommend to the applicant that they use this option; they would like to see the applicant comply with the requirement for it to be removed as it should have been in February 2022. In the event however that the application is successful, Councillors also wished to support all the proposed conditions suggested by the residents.

22/501140

**1 The Quarter Cranbrook Road Staplehurst Tonbridge Kent TN12 0EP**

Proposed dropped kerb and vehicular access; and creation of a driveway. Councillors RESOLVED to recommend REFUSAL to the MBC Planning Officer for the following reasons; the application is for a property that is on the corner of a T junction with the incredibly fast, busy and dangerous A229 (see recent road traffic survey data), there is a wall to the property that has been hit multiple times due to accidents demonstrating this; the proposed siting of the dropped curb is opposite a bus stop; there is a mature tree and large culvert protected by a wall along the front of the property that is likely to obscure sight lines. Councillors commented that they felt it would be unnessessary to add another access onto the A229 when the property already benefits from dropped curbs for vehicle parking for between 2 – 4 vehicles via Pinnock Lane – a safer, quieter side road. Councillors were also concerned that Kent Highways had not yet provided a report.

22/501427

**Knoxbridge Farmhouse Cranbrook Road Staplehurst Cranbrook Kent TN17 2BT**

Replace existing conservatory with the erection of a two-storey rear extension. Councillors RESOLVED to recommend APPROVAL to the MBC Planning Officer.

**PRIOR NOTIFICATIONS: (for comment/noting)**

22/501329 **21 Fletcher Road Staplehurst Tonbridge Kent TN12 0LP** Prior notification for a proposed single storey rear extension which: A) Extends by 4.20 metres beyond the rear wall of the original dwelling. B) Has a maximum height of 2.77 metres from the natural ground level. C) Has a height of 2.77 metres at the eaves from the natural ground level. Councillors COMMENTED that the proposed extension for 4.2metres exceeds the recommended 3 metres as set out in paragraph 4.10 of the Supplementary Planning Document Residential Extensions.

**REPORTED DECISIONS: (for noting)**

- 22/500194 **49 Surrenden Road Staplehurst Tonbridge Kent TN12 0LY** Section 73 - Application for minor material amendment to condition 2 (to allow the addition of a parapet wall to prevent roof and guttering from overhanging the boundary) pursuant to 21/503237/FULL for - Conversion of garage into habitable space. Erection of single storey front and two storey side extensions. Creation of first floor side and rear extensions, including internal alterations. MBC APPROVED. SPC recommended approval (1586P). Councillors NOTED the decision.
- 22/501410 **Oaks Farmhouse High Street Staplehurst Tonbridge Kent TN12 0BH** Submission of details pursuant to condition 5 (details of new tiles) of application 22/500048/LBC being reclaimed Kent peg tiles MBC APPROVED SPC did not comment. Councillors NOTED the decision.
- 22/500394 **1 Alen Square Staplehurst Tonbridge Kent TN12 0SB** Erection of a part two storey, part first floor side extension (resubmission of 21/505766/FULL). MBC APPROVED SPC recommended approval (1584P). Councillors NOTED the decision.
- 22/500300 **Penryn Station Road Staplehurst TN12 0PY** Submission of Details to Discharge Condition 5 (Surface water drainage) of planning permission 19/503527/OUT MBC REFUSED SPC had made comments (1583/4P). Councillors NOTED the decision.
- 22/500301 **Penryn Station Road Staplehurst TN12 0PY** Submission of details pursuant to Condition 5 (Biodiversity), Condition 6 (Renewable Energy), Condition 10 (Closure of the existing access), Condition 11 (Refuse), Condition 12 (Secure cycle storage) and Condition 15 (External lighting) in relation to planning permission 21/501449/REM. MBC APPROVED SPC did not comment. Councillors NOTED the decision.
- 22/500453 **Merrymaids Farm Couchman Green Lane Staplehurst Tonbridge Kent TN12 0RR** Lawful Development Certificate (Existing) for occupation of dwelling by persons not employed in agriculture in breach of condition 7 for continuous period in excess of 10 years. MBC REFUSED SPC did not comment. Councillors NOTED the decision.
- 22/500092 **6 Marian Square Staplehurst Tonbridge Kent TN12 0SQ** TPO application to reduce one Field Maple by 4m to height of 10m and radial spread of 9m. MBC GRANTED. SPC referred to Tree Officer (1586P). Councillors NOTED the decision.
- 21/506697 **Newstead Farm Couchman Green Lane Staplehurst Tonbridge Kent TN12 0RT** Demolition of existing agricultural barn, removal of existing mobile home, shipping containers and porta cabin, and erection of 3no. residential dwellings with

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associated parking, landscaping and ecology enhancements. MBC REFUSED. SPC recommended refusal. (1580P). Councillors NOTED the decision.

**PUBLIC FORUM** – No presentations were made.

Proceedings ended at 8.30pm.

Chairman.....