

# STAPLEHURST PARISH COUNCIL PLANNING COMMITTEE MINUTES 26<sup>TH</sup> FEBRUARY 2024

## **Public Forum**

A number of residents raised concerns about access to Newdene; that access should be restricted to Station Road.

A resident raised concerns about the Holman House amendment as it would impact significantly on neighbours privacy. The amendments were already happening without permission – clear glass instead of frosted glass and the sales brochure are significantly different from the planning conditions.

A residents (applicant) emphasized that Newdene access would only be from Station Road.

**Present** Cllrs Sharp, Ash, Pett, Mclaughlin and Arger plus the Clerk

**APOLOGIES:** Cllr Farragher and Eerdekenes plus Mrs J Buller – non- member non-voting adviser

**APPROVAL OF PLANNING COMMITTEE MINUTES:** Minute Pages 1725P - 1728P of 5<sup>th</sup> February 2024 available at: <http://www.staplehurst-pc.uk/community/staplehurst-parish-council-13607/planning-committee/> Cllr Arger proposed and Cllr Mclaughlin seconded – agreed unanimously. Duly signed by the Chairman.

**URGENT ITEMS:** Only for items which require a decision before the next meeting on 18<sup>th</sup> March 2024. Item to be agreed first, and then not discussed until “Agreed Urgent Items” after Councillor Declarations.

The issue of flooding on the “Churchill Homes site” was proposed by Cllr Arger and seconded by Cllr Sharp - agreed unanimously

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

1. Declarations of Lobbying - Cllr Sharp Holman House
2. Declarations of Changes to the Register of Interests - NA.
3. Declarations of Interest in Items on the Agenda - NA
4. Requests for Dispensation - NA

**AGREED URGENT ITEMS: - NA**

Cllr Arger proposed and Cllr Sharp seconded to ask the Clerk to write to the developer to clarify how they are managing the flooding on site and are the cranes foundations sufficient given the excessing flooding on the construction site.

Signed Chairman.....Date.....

**CORRESPONDENCE:**

23/504023 **Meadow View, Marden Road TN12 0JG** - Extension of existing Gypsy/Traveller site, through the provision of a total of 20 Static Caravans, across 5 no. plots (net increase 12 Static Caravans) (part retrospective). MBC REFUSED. – Following receipt of the decision notice from MBC it has been suggested that MBC Enforcement is contacted forthwith as the number of caravans on the site exceeds the number permitted in the previously approved application.

Cllr Sharp proposed and Cllr Pett seconded to ask the Clerk to write to MBC Planning Enforcement emphasising that they are in breach of the previously approved planning applications for a total of 8 static caravans.

**FULL PLANNING APPLICATIONS:**

23/505027 **13 Fletcher Road TN12 0LP** - Dropped kerb and creation of new driveway.

Following a debate requesting that the trees are protected during and after construction and that advice on soak aways is followed Cllr Sharp proposed and Cllr Ash seconded to recommend that the application is **APPROVED** but **DO NOT REQUEST** the application is reported to Planning Committee.

Agreed unanimously.

23/505804 **Newdene, Station Road TN12 0QG** - The siting of a static building which is classed as a caravan ancillary to the main dwelling.

Following a debate which highlighted the neighbours concerns about access that the replacement was the same size as the existing garage, that this could be considered "back garden development" Cllr Sharp proposed and Cllr Mclaughlin seconded to recommend that the application is **APPROVED** on the condition of no rear access and that the static caravan is Tied to the main property and **REQUEST** the application is reported to Planning Committee for the planning reasons set out; due to concerns about back garden development.

Agreed unanimously

24/500442 **2 Fleet Farm Cottages, Chart Hill Road TN12 0RW** - Erection of a single storey rear and a two-storey side extension including changes to fenestration.

Following a debate which highlighted it seems very similar to the previous application and has not addressed MBC reasons for refusal last time Cllr Sharp proposed and Cllr Ash seconded to recommend that the application is **REFUSED** due to contradicting MBC Local Plan Policies SP17, DM1, DM 30 and DM32 and but **DO NOT REQUEST** the application is reported to the Planning Committee.

Agreed unanimously

24/500456 **Weald Cottage, Maidstone Road TN12 0RE** - Erection of a detached outbuilding consisting of double garage and double open car bay with office and storage above.

Following a debate which highlighted that there does not appear to be any access to the proposed garage, that it could be considered Back garden development or not in

Signed Chairman.....Date.....

keeping with the countryside. However, it set back and not visible and there are no objections from neighbours Cllr Sharp proposed and Cllr Pett seconded to recommend that the application is **APPROVED** but **DO NOT REQUEST** the application is reported to Planning Committee.

Agreed unanimously

24/500542 **14 Tyler Road TN12 OGY** - Erection of an Orangery to the rear of the property.

Following a debate which noted the neighbour will have less light Cllr Sharp proposed and Cllr Mclaughlin seconded to recommend that the application is **APPROVED** but **DO NOT REQUEST** the application is reported to Planning Committee.

Agreed unanimously

### **LAWFUL DEVELOPMENT CERTIFICATE:**

24/500660 **9 Benden Close TN12 OSD** -for proposed loft conversion with dormer window to rear elevation & 3no. rooflight windows to front elevation.

Cllr Arger proposed and Cllr Sharp seconded to ask the Clerk to write to MBC planning and local MBC Cllrs that the dormer window is very large and will impact on the neighbours privacy and the roof lights at the front will impact on the street scene. (DM30)

### **NON-MATERIAL AMENDMENT:** (for information only)

24/500573 **Holman House, Station Road TN12 OQQ** - non-material amendment of application 20/502770/FULL: Proposal for 1 No. additional rooflight at 2nd floor level & alteration to aperture of existing 1st floor window to South side elevation.

Cllr Sharp proposed and Cllr Pett seconded to ask the Clerk to write to MBC Planning and local MBC Councillors that this "non-material amendment" as we are aware that a number of amendments have been made to the original application.

This particular MBC planning condition was strongly supported by Staplehurst Parish Council to help mitigate the impact on the privacy of the neighbouring properties and the existing condition should be implemented without any amendment.

### **DECISIONS:** (for noting)

23/504023 **Meadow View, Marden Road TN12 OJG** - Extension of existing Gypsy/Traveller site, through the provision of a total of 20 Static Caravans, across 5 no. plots (net increase 12 Static Caravans) (part retrospective). MBC REFUSED. SPC had recommended Refusal (Min 1702P).

23/504507 **46 Stanley Close TN12 OTA** - Erection of an attached residential dwelling with associated parking. MBC REFUSED. SPC had recommended Approval (Min 1704P).

23/504989 **Hill View, Grave Lane TN12 OJP** - Garage/outbuilding conversion and change of use to a holiday let. MBC GRANTED with 9 conditions. SPC had recommended Approval (Min 1722P).

Signed Chairman.....Date.....

23/505195     **16 Lime Trees TN12 OSS** - TPO Application (TPO 12 of 1996) - for crown reduction of one Oak tree by 2.5m to height of 12.5m and reduce spread by 2.5 m to 12.5m. MBC GRANTED with 2 conditions. SPC had commented (Min 1720P).

23/505777     **10 Chestnut Avenue TN12 ONH** - Demolition of existing porch, garage and conservatory. Replacement with the erection of a two-storey rear and side extension, single-storey rear infill, single-storey front extension with covered porch and associated landscaping (Resubmission 23/504175/FULL). MBC GRANTED with 6 conditions. SPC had recommended Approval (Min 1723P).

Meeting closed.....8.20pm.....

These minutes are not verbatim but an accurate reflection of the debate and the decisions.

Signed Chairman.....Date.....