

MINUTES OF THE MEETING OF STAPLEHURST PARISH COUNCIL  
PLANNING COMMITTEE  
Virtual Meeting via Zoom video-conference  
30<sup>th</sup> June 2020 at 7.00 p.m.

**PRESENT:** Councillors Bowden, Buller, Chapman, Forward, and Sharp who was in the Chair.  
Ex Officio: Chairman Riordan  
Parish Clerk: Miss Nicola Ideson

**APOLOGIES:** Councillor Thomas whose reason for apology was accepted.

**APPROVAL OF PLANNING COMMITTEE MINUTES:** Minute Pages 1487P – 1489P of the 9<sup>th</sup> June 2020 were approved to be signed by Councillor Sharp and made available at <http://www.staplehurst-pc.uk/community/staplehurst-parish-council-13607/planning-committee/>.

**COUNCILLOR DECLARATIONS:**

1. Declarations of Lobbying – Councillor Buller declared she had been lobbied in relation to the Hen & Duckhurst development site. All Councillors had been lobbied by a PR company and in relation to a licensing enquiry.
2. Declarations of Changes to the Register of Interests – None were declared.
3. Declarations of Interest in Items on the Agenda – None were declared.
4. Requests for Dispensation - None

**AGREED URGENT ITEMS** –

**Hen & Duckhurst Farm** - Drainage concerns were raised and discussed at length. Further discussions will take place in order to collate information and correspond to the relevant parties

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

- 20/502437 **91 Bathurst Road TN12 0LH** - Part demolition of existing conservatory and erection of single-story rear extension. RESOLVED: Recommend APPROVAL to MBC Planning Officer.
- 20/502438 **133 Bathurst Road TN12 0NL** - Proposed rear garden decking. RESOLVED: Recommend APPROVAL to MBC Planning Officer.

**LAWFUL DEVELOPMENT CERTIFICATE:**

- 20/501766 **Cocklewood Yard, Five Oak Lane TN12 0HT** - (Existing) for existing use of buildings as storage and yard as haulage and maintenance base for in excess of 10 years, plus existing office building in situ for in excess of 5 years. RESOLVED: Recommend APPROVAL to the MBC Planning Officer.

**PRIOR NOTIFICATION:**

- 20/502259 **Chickenden Oast, Chickenden Lane TN12 0DP** - for proposed change of use of agricultural building to 1no. dwelling house and associated operation development (previous application PN/16/508680 Withdrawn. SPC had Noted (Min 1299P,

1306P). RESOLVED; Recommend APPROVAL to MBC Planning Officer.

**REPORTED DECISIONS:** (for noting)

- 20/500338 **12 Lime Trees TN12 OSS** – Lawful Development Certificate for proposed single storey extension with external hard standing to the rear MBC REFUSED. SPC had Noted (Min 1476P). NOTED by Councillors.
- 20/501352 **Kent And Medway Adolescent Unit, Woodland House, Cranbrook Road TN12 OER** - New emergency service road from existing car park for access to new S136 suite (facility for people who are detained by the Police under Section 136 of the Mental Health Act. It provides a 'place of safety' whilst potential mental health needs are assessed under the Mental Health Act and any necessary arrangements made for ongoing care) at basement level of Woodlands House. Erection of new security fencing for S136 suite garden MBC GRANTED with 4 conditions. SPC had recommended Approval (Min 1483P, 1486P). NOTED by Councillors.
- 20/501615 **Land at Abbotsdene Maidstone Road TN12 ORE** - Outline application with all matters reserved for the erection of 1no. detached chalet bungalow with car parking MBC REFUSED. SPC had recommended Approval (Min 1483P). It was NOTED by Councillors that MBC had used the Staplehurst Neighbourhood Plan to help support the refusal, documented in the MBC Delegated Report dated 09/06/20.
- 20/501716 **Wentways, Clapper Lane TN12 OJL** - Erection of a two-storey rear extension, erection of a new two-storey entrance porch and a side box bay to replace existing. (Resubmission of 19/505632/FULL) MBC GRANTED with 4 conditions. SPC had recommended Approval (Min 1464P, 1469P, 1474P, 1483P). NOTED by Councillors.
- 20/501738 **Baywood, Headcorn Road TN12 OBU** - Erection of a single storey rear extension to form an accessible kitchen and dining room MBC GRANTED with 4 conditions. SPC had recommended Approval (Min 1483P). NOTED by Councillors.
- 20/501771 **Duckhurst Barn, Clapper Lane TN12 OJW** – Erection of a single storey annexe linked to main dwelling. Redesign post Refusal (20/500134) MBC GRANTED with 5 conditions. SPC had recommended Approval (Min 1474P, 1480P, 1485P). NOTED by Councillors.
- 20/501907 **GMS & D K Holdings Site at Station Approach TN12 OQN** - application in relation to 11/1944: Changes to the design of the external elevations, plant area and car parking area. The variation of Condition 11 regarding the approval of a car park management plan and Condition 20 regarding heavy duty curtains to the loading bay. Inclusion of a new plans condition listing all approved plans in order to facilitate the removal of all plans, statements and reports from the description of development MBC SATISFIED. SPC had recommended APPROVAL (Min 1485P). NOTED by Councillors.

Chairman.....

**PUBLIC FORUM** –

One member of the public attended and commented on the Hen & Duckhurst site drainage concerns.

Proceedings ended at 8.10pm