

MINUTES OF THE MEETING OF STAPLEHURST PARISH COUNCIL
PLANNING COMMITTEE

held at South Hall, Staplehurst Village Centre on
Monday 13th August 2018 at 7.00 p.m.

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

APOLOGIES: none as all were present.

APPROVAL OF PLANNING COMMITTEE MINUTES: Minute Pages 1391P-1392P of 16th July 2018 were approved, signed by Councillor Sharp and made available at <http://www.staplehurst-pc.uk/community/staplehurst-parish-council-13607/planning-committee/>.

URGENT ITEMS: Councillors agreed to take as urgent items: (i) the condition of the Railway Tavern; (ii) status of land adjacent to South Cottage; (iii) notification received from MBC that its Planning Committee would discuss at upcoming meetings planning applications 18/501158 Knoxbridge Farm and 17/504412 Iden Grange.

COUNCILLOR DECLARATIONS:

1. Declarations of Lobbying – Councillor Buller declared she had been lobbied about applications 18/503844 and 18/503826.
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.

AGREED URGENT ITEMS:

- (i) Railway Tavern: Councillor Buller expressed concern about the appearance of the listed Railway Tavern building. RESOLVED: contact the MBC Conservation Officer about the subject.
- (ii) Land adjacent to South Cottage: Councillor Sharp commented that a month before expiry of the period allowed for the temporary security fencing the Parish Council had taken up the case with MBC Planning Department. Since that time, it had continued to press for action, as had Borough Councillor Perry, and the case now rested with MBC Enforcement following expiry of the allowed period. Councillor Sharp reported that the Enforcement Team's available course of action would be to serve an enforcement notice for which correct Land Registry title information was required (otherwise the enforcement notice would be invalid); however, the Land Registry information was currently unavailable pending settlement of a boundary dispute.
- (iii) Councillors NOTED that MBC had scheduled 18/501158 Knoxbridge Farm for discussion at its meeting on 16/08/18 and 17/504412 Iden Grange for an adjourned meeting on 23/08/18. RESOLVED: Councillor Sharp to speak about Knoxbridge Farm on 16/08/18. Councillor Buller said she would advise her availability for 23/08/18.

Councillors agreed to take application 18/503826 as the first listed item.

SUBMISSION OF DETAILS: (for comment)

- 18/503826 **Hen and Duckhurst Farm, Marden Road TN12 0PD** - pursuant to condition 13 (Contamination), condition 18 (foul and surface water sewerage disposal) and condition 21 (details of the vehicular access and emergency access) for planning permission 14/502010/OUT (SPC Refused Min 1372, 1303P). On the drainage proposals Councillors observed: the Parish Council had some time ago sought a meeting with Southern Water which the company had declined because it had not

seen the drainage proposals; Southern Water had advised that its assessments on earlier proposals for the site were no longer valid; it had yet to provide comments on the current proposals. Councillors further observed: for an application on a nearby site (land south of Marden Road) Southern Water had previously stipulated that additional drainage infrastructure would be required; the Parish Council therefore looked to Southern Water to confirm its satisfaction or otherwise with proposals for timely delivery of a drainage infrastructure to meet the needs of the Hen & Duckhurst Farm development while assuring service for and no adverse impact on existing residents. Councillors noted that plans submitted contained proposed speed humps which appeared to relate to planning condition 23 and to a S278 agreement which the Parish Council had not seen. Councillors observed that: planning condition 23 referred only to traffic calming measures and did not stipulate road humps; such maps as had been made available did not include the new zebra crossing and did not show culverts under the road (precluding assessment of compliance with regulation 3(1) of the Highways (Road Humps) Regulations 1999). Councillors also observed that the maps erroneously referred to long-decommissioned streetlighting. Councillors further commented: road humps and the lighting and signage requirements associated with them were not at all suited to the rural nature of Marden Road; in 2017 HM Government's Environment Secretary had issued advice to local councils to consider removing humps; KCC policy (Using Traffic Calming to Manage Speed in Kent 2006) stated that humps should only be introduced where completely necessary and no compelling evidence had been submitted to justify the need for them; full consultation with residents and emergency services was a KCC and legislative requirement (Highways Act 1980, Road Humps Regulations 1999 and Traffic Calming Regulations 1999) but Councillors found no indication that such consultation had taken place. The local Speedwatch team had no evidence to suggest that humps would address any problems on Marden Road; rather, Councillors considered that the installation of humps would create problems, especially for emergency services and for the infirm. Councillors therefore felt that they could not support the application and **RESOLVED** to recommend **REFUSAL** and referral to MBC Planning Committee were the Planning Officer minded to recommend approval.

CORRESPONDENCE:

Planning Appeals Consultation: <https://www.gov.uk/government/consultations/independent-review-of-planning-appeal-inquiries-call-for-evidence>. The call for evidence seeks views, particularly from those with direct experience, on the current operation of the planning appeal inquiries process and how it could be improved, so that decisions can be made sooner, but without compromising the quality of the decisions. Deadline: 18 September 2018. **NOTED** by Councillors without comment.

FULL PLANNING APPLICATIONS: (for recommendation/comment)

18/503222 **Woodside Place, Goudhurst Road TN12 0HB** – Variation of condition 3 of application MA/08/1620 (Variation of condition 3 of planning permission MA/97/0513 to allow a further two residential caravans together with a touring caravan as shown on site location plan; existing block plan and proposed block plan received on 8/8/08) to allow 2 additional caravans to be stationed at the site (a total of 5 mobile homes and 1 touring caravan). **RESOLVED:** recommend **APPROVAL** to the MBC Planning Officer with a condition that the site should not be divided and a request that the Environmental Health team satisfy itself as to the adequacy of the single utility block provision.

18/503844 **The Three Sons, Park Wood Lane Parallel Track TN12 ODF** – Provision of mobile home unit and utility block/day room with associated parking and facilities for one family under Gypsy status. RESOLVED: recommend REFUSAL and referral to MBC Planning Committee if the Planning Officer were minded to approve the application. Councillors commented that their reasons for recommending refusal of application 17/506079 applied equally to this application: development would be contrary to policy PW2 of the Staplehurst Neighbourhood Plan (development in the countryside beyond the village envelope SNP paragraph 4.16); the proposal would exacerbate the already urbanising impact of development in the area; development would be inconsistent with provisions of policy SP17 and would harm the appearance and character of the countryside and the nature of the ancient woodland; the intrusive lighting adjacent to the ancient woodland would be contrary to Local Plan policy DM8 (external lighting); the site was not a sustainable one, being far removed from village facilities, and was not allocated for gypsy and traveller use in the Local Plan.

18/504040 **27 Pinnock Lane TN12 OEL** - Demolition of two existing single storey rear extensions. Replacement with new single storey rear extension. RESOLVED: recommend APPROVAL to the MBC Planning Officer.

LISTED BUILDING CONSENT: (for recommendation/comment)

18/503606 **North and South Surrenden Manor, High Street TN12 OBL** – Proposed new 1.8m fencing to High Street to North and South Surrenden Manor. RESOLVED: NO OBJECTION to the proposal, although Councillors expressed preference for a lower (1m) fence.

NON-MATERIAL AMENDMENT: (for noting/comment)

18/503779 **Land Off Headcorn Road TN12 ODT** – Non-Material Amendment for house type substitutions to the private dwellings only of approved planning permission 14/505432/FULL. RESOLVED: NO OBJECTION to the amendments. Councillors commented that greater clarity in the maps' illustration of footpath provision would be helpful.

PRIOR NOTIFICATION: (for noting)

18/503677 **Redundant Former Iden Manor Farm Building, Land Adjacent Iden Croft Herbs, Frittenden Road TN12 ODH** – Prior notification for the change of use of agricultural building use to a flexible use falling within Class B8 (storage or distribution). For its prior approval to: -Transport and Highways impacts of the development. - Contamination risks on the site. - Flooding risks on the site. - Noise impacts of the development. NOTED by Councillors.

REVISED DETAILS: (for noting/comment)

18/502488 **Royal Oak House, High Street TN12 OAH** – Change of Use from A3 Café to A4 Public House with A3 Restaurant SPC Approved (Min 1381P). Councillors commented that the revised details did not change their previous recommendation of APPROVAL.

TREE WORKS: (for noting/comment)

18/504019 **Willow Pond, Chapel Lane TN12 0AN** - Conservation area notification to re-pollard five Willow Trees, fell one Goat Willow, fell one Willow. NOTED by Councillors.

REPORTED DECISIONS: (for noting)

17/506404 **25 Poyntell Road** – Erect single storey flat roof double garage MBC application INVALID. SPC had recommended Refusal (Min 1366P). NOTED by Councillors.

18/501342 **Meadow View, Marden Road** - Retrospective application seeking to vary conditions 2 and 3 appended to planning permission 15/507291/FULL to enable occupation of the site by any Gypsy and Traveller family MBC GRANTED with 9 conditions. SPC had recommended Refusal (Min 1370P). NOTED by Councillors.

18/501355 **Spuds and Buds 2 Rathbond House, High Street** – Change of use of ground floor from A1 (Shop) to Sui Generis (body art and piercing studio). MBC GRANTED with 4 conditions. SPC had recommended Approval (Min 1375P). NOTED by Councillors.

18/501864 **6 Wightwick Close, Fishers Road** – Approval of Reserved Matters (Appearance, Landscaping and Scale being sought) and discharge of Condition 9 (Ecology), pursuant to Outline Planning Consent 17/504261/OUT for 3no. detached dwellings with access off Wightwick Close. MBC GRANTED with 2 conditions. SPC had NOTED (Min 1376P). NOTED by Councillors.

18/502254 **Land Adjacent to West View, Maidstone Road** – Outline application for the erection of six bungalows and construction of new access road, including formation of new access from Maidstone Road (Access being sought, all other matters reserved) MBC REFUSED. SPC had recommended Refusal (Min 1382P). NOTED by Councillors.

18/502404 **Faith Cottage, Clapper Lane** – Amendments to garage, including three pitched roof dormers to provide storage at first floor level. (Revision to 16/506117) MBC REFUSED. SPC had recommended Refusal (Min 1381P). NOTED by Councillors.

18/502510 **11 Iden Crescent** – Erection of detached (2-bed) house and creation of new driveway MBC GRANTED with 10 conditions. SPC had recommended Approval (Min 1386P). NOTED by Councillors.

18/502662 **4 Marian Square** – First floor extension over existing ground floor extension to form two new bedrooms MBC GRANTED with 3 conditions. SPC had recommended Approval (Min 1386P). NOTED by Councillors.

18/502713 **4 Cross at Hand Cottages, Maidstone Road** – Erection of single storey flat roof rear extension, including roof light MBC REFUSED. SPC had recommended Approval (Min 1386P). NOTED by Councillors.

18/502821 **1 Albion Cottages, Goudhurst Road** – Construction of a single storey rear extension, demolition of existing garage and construction of a garage/store in the garden MBC GRANTED with 3 conditions. SPC had recommended Approval (Min 1386P). NOTED by Councillors.

18/503265 **Little Couchman Green Farm, Couchman Green Lane** – Proposed relocation of an equestrian exercise are, including restoration of existing and landscape enhancements MBC GRANTED with 8 conditions. SPC had recommended Approval (Min 1389P, 1391P). NOTED by Councillors.

Chairman.....

PUBLIC FORUM – Before and after the meeting four residents spoke about application 18/503826. Comments covered the following issues: there was no indication that the drainage proposals had been tested; need to obtain confirmation that Southern Water had approved the drainage proposals and would adopt the implemented measures; Southern Water’s comments on a previous application for development south of Marden Road indicated that a new foul sewer needed to be laid; speed humps and their related signage and lighting along Marden Road would be inappropriate; their implementation would be counter to KCC and HM Government guidance; no compelling need or clear benefit had been demonstrated in the proposals; consultation about the proposed speed humps had been inadequate; speed humps would cause suffering to infirm patients and for the emergency services; the plans that were available were out of date and omitted important information.