

MINUTES OF THE MEETING OF STAPLEHURST PARISH COUNCIL
PLANNING COMMITTEE

held at South Hall, Staplehurst Village Centre on
Monday 2nd October 2017 at 7.00 p.m.

PRESENT: Councillors Ashby, Buller, 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 members were present.

APPROVAL OF PLANNING COMMITTEE MINUTES: Minute Pages 1336P-1338P of 18th September 2017 were approved, signed by Councillor Sharp and made available at http://www.staplehurstvillage.org.uk/minutes_of_the_last_meetings.aspx.

URGENT ITEMS: none.

COUNCILLOR DECLARATIONS:

1. Declarations of Lobbying – none declared.
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.

CORRESPONDENCE:

A request from a resident to pursue Judicial Review with regard to planning applications granted consent at Staplehurst. Councillors considered the correspondence relating to planning consent granted for applications 15/501528 and 15/501537. Given the potential magnitude of judicial review costs Councillors felt it was not something that the Parish Council could take on independently. RESOLVED: to consult neighbouring parishes to seek their views on judicial review of decisions or other action at a lower level.

FULL PLANNING APPLICATIONS: (for recommendation/comment)

- 17/504412 **Iden Grange, Cranbrook Road TN12 0ET** – Demolition of storage buildings and erection of 5 detached dwellings, 2 car ports for plots 1 and 5 and 2 two bay car ports for the existing house and barn conversion approved under 14/505872. Councillors noted that the proposal would be brownfield development but had several concerns and therefore RESOLVED nem con to recommend REFUSAL and referral to MBC Planning Committee because development would be outside the village envelope (against Neighbourhood Plan policy PW2); access and exit would be hazardous; there was no suitable footway provision; the refusal of consent for Aydhurst Farm Oast (17/502803) which was smaller in scale but also outside the village envelope created a precedent for refusing this application.
- 17/504669 **Turley Farmhouse, Couchman Green Lane TN12 0RS** – Erection of 1no. outbuilding. RESOLVED: recommend APPROVAL to MBC Planning Officer.
- 17/504670 **Turley Farmhouse, Couchman Green Lane TN12 0RS** – Listed Building Consent for the erection of 1no. outbuilding. RESOLVED: recommend APPROVAL to MBC Planning Officer.

LAWFUL DEVELOPMENT CERTIFICATE: (for noting)

- 17/504645 **15 Lime Trees TN12 0SS** – (proposed) for rear extension to replace existing conservatory. NOTED by Councillors.

REPORTED DECISIONS: (for noting)

- 16/504201 **The Grange, George Street** – Outline application for a residential development comprising 33 dwellings, redevelopment of existing residential property and stables to employment use, erection of employment units with all matters reserved except access and layout (Masterplan) MBC REFUSED; SPC had recommended Refusal (Min 1264P, 1281P, 1307P); APPEAL DISMISSED. Councillors NOTED that the appeal inspector gave full weight to Staplehurst Neighbourhood Plan policy PW2.
- 16/507661 **Land to the South of Marden Road** – Outline application for the erection of up to 126 dwellings with access, parking and associated landscaping (Access being sought) MBC refused. SPC had recommended Refusal (Min 1290P). Councillors NOTED that the application had been determined under delegated powers by the Planning Officer but expressed disappointment that the decision letter made no reference to the Staplehurst Neighbourhood Plan.
- 15/505508 **Land East of The Paddocks, George Street** – Change of use of land to use as a residential caravan site for two gypsy families, each with two caravans including one static caravan/mobile home, formation of new access, laying of hardstanding and erection of two amenity buildings. Councillor Burnham reported that on 28th September he and Councillor Perry had spoken at MBC Planning Committee against the application which was REFUSED. NOTED with thanks by Councillors.

Chairman.....

PUBLIC FORUM – No comments were made.