

MINUTES OF THE MEETING OF STAPLEHURST PARISH COUNCIL  
PLANNING COMMITTEE

Virtual Meeting via Zoom video-conference  
Tuesday 10<sup>th</sup> November 2020 at 7.00 p.m.

**PRESENT:** Councillors Bowden, Buller, Forward, McNeil and Sharp who was in the Chair. Ex Officio: Chairman Riordan  
Acting Parish Clerk - Mr MJ Westwood; Parish Clerk Designate Miss A Smith

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

**APPROVAL OF PLANNING COMMITTEE MINUTES:** Minute Pages 1510P-1513P of 20<sup>th</sup> October 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/>.

**URGENT ITEMS** – Councillors agreed to take two items of urgent business: (1) Hen & Duckhurst Farm – update on application 20/503956/HEDGE and drainage issues; (2) Land at Lodge Road.

**COUNCILLOR DECLARATIONS:**

1. Declarations of Lobbying – Councillor Buller declared she had been lobbied about Hen & Duckhurst Farm (urgent item and 20/500800). Councillors Forward and Sharp declared they had been lobbied about 20/504920.
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:**

1. Hen & Duckhurst Farm – Councillor Forward commented that 20/503956/HEDGE had yet to be determined by MBC and, should it go before MBC's Planning Committee, the Parish Council should be ready to make a full case to support its recommendation for refusal, including reference to the serious drainage issues which had not been satisfactorily addressed. It was NOTED that Borough Councillor Perry had escalated the Hen & Duckhurst Farm situation to Helen Grant MP who was taking up the matter with Southern Water. Councillor Riordan commented that a Southern Water representative had stated that it could not prevent a development connecting to its network and will have mitigation measures in place to deal with increased demand. Councillor Bowden commented that Southern Water had acknowledged that the storage tank would best be located on site rather than in Marden Road as is proposed. Councillor Forward volunteered to initiate work to document the Parish Council's arguments against the planning proposals, to which other members could then contribute.
2. Lodge Road – Noting that Land at Lodge Road was a favoured site in MBC's evaluation of submissions to the Local Plan Review, Councillors AGREED to accept an invitation from Civils to hold an update meeting with the company to learn about its latest proposals. The Parish Office will make arrangements for the meeting as soon as possible.

**APPEAL NOTIFICATION:**

- 20/500800     **Hen and Duckhurst Farm, Marden Road TN12 OPD** - Removal of condition 20 (Construction/Delivery Hours) of 14/502010/OUT (Outline application for residential development for up to 250 dwellings with access considered at this stage and all other matters reserved for future consideration). SPC had recommended Refusal (Min 1821, 1489P). Additional comments or withdrawal/modification of previous

comments must be submitted in writing to the Planning Inspectorate by 1<sup>st</sup> December 2020. It was RESOLVED to make a further comment to the Planning Inspector to express disappointment that the applicant sought to use Covid-19 to justify removing the restriction on construction/delivery hours, particularly in view of the adverse impact that extended working would have on the quality of life and on local residents' ability to work safely and effectively at home in compliance with Covid-19 guidance.

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

- 20/504680 **Little Couchman Green Cottage, Couchman Green Lane TN12 0RT** - Erection of a replacement chalet style bungalow, together with partial demolition and conversion of existing dwelling to create storage and parking area, variations to residential garden and landscape enhancement. It was RESOLVED to recommend REFUSAL to the MBC Planning Officer because Councillors felt the application was unclear in that the description appeared inconsistent with the content of the proposals. The proposed building appeared to be an additional dwelling rather than a replacement one and not a bungalow. Councillors commented that the application did not demonstrate compliance with Local Plan policy DM1.xi (Principles of good design – development on areas at risk from flooding) and that they would wish to see fully addressed the concerns expressed by the Internal Drainage Board and the Environment Agency.
- 20/504776 **Barn Adjacent to Newhaven Farm, Grave Lane TN12 0JP** - Proposed conversion of existing barn to create a single residential dwelling and change of use of land together with new driveway and landscape. Ecological enhancement. It was RESOLVED to recommend APPROVAL to the MBC Planning Officer.
- 20/504920 **Land North of Blue Bell Farm, George Street TN12 0RB** - Change of use of land to use as a residential caravan site for 2 gypsy families, including laying of hardstanding and erection of ancillary amenity buildings. Although expressing a reservation that the proposal would deliver development north of the railway line, Councillors NOTED that the development site was covered by Policy GT1(11) in the Local Plan. They therefore recommended APPROVAL with conditions to be applied to enhance bio-diversity and require the use of permeable surfacing.
- 20/505091 **Bletchingley Oast And Bletchingley Farm Industrial Estate, Pristling Lane TN12 0HH** - Minor material amendment to planning application 17/505670/FULL (Change of use of oast house and stables to 2 dwellings; demolition of all outbuildings and clearance of site to erect 3(no) houses and 2(no) semi-detached single storey cottages), to remove conditions 5 (external joinery); and 10 (schedule of repairs for retained buildings). (Section 73). SPC had recommended Refusal (Min 1349P, 1373P). NOTED by Councillors.

**TREE WORKS APPLICATION:** (for recommendation)

- 20/504810 **The Maples, Old Rectory Lane TN12 0AF** - TPO application to reduce group of trees (G1 on plan) including Hazel, Sycamore and Ash, to 8 feet and manage as mixed hedge; crown reduce one Yew to 4m height and 4m spread to give good clearance from house; reduce height of one Sycamore to 8m. It was RESOLVED to leave the decision to the MBC Tree Officer.

**REPORTED DECISIONS:** (for noting)

- 20/502781     **Newhaven Farm, Grave Lane TN12 OJP** - Creation of a 35m x 20m turn out/riding arena with drainage. MBC GRANTED with 6 conditions. SPC had recommended Approval (Min 1506P). NOTED by Councillors.
- 20/502913     **Land Adjacent to Bridge House, Couchman Green Lane TN12 ORS** - Retrospective application for the stationing of a caravan and storage unit, extension of the access track and the erection of a summerhouse at land associated with Bridge House, Couchman Green Lane MBC REFUSED. SPC had recommended Approval (Min 1497P). NOTED by Councillors.
- 20/503900     **Woodland House, Winthrop Hall, Cranbrook Road TN12 OER** - Lawful Development Certificate (Proposed) for creation of new access pathway and resting areas to S136 suite MBC GRANTED. SPC had NOTED (Min 1507P). NOTED by Councillors.
- 20/503987     **Great Buttercup Barn, Pristling Lane TN12 OHH** - to retain works as completed and satisfy condition 3 (details of internal joinery) pursuant to application 15/510084/LBC MBC GRANTED with 2 conditions. SPC had recommended Approval (Min 1507P). NOTED by Councillors.
- 20/504017     **Providence Strict Baptist Chapel, Chapel Lane TN12 OAJ** - Re-construction of toilets together with roof and internal alterations. MBC GRANTED with 2 conditions. SPC had recommended Approval (Min 1506P). NOTED by Councillors.
- 20/504045     **8 Greenhill TN12 OSU** - Erection of a single storey side and rear extension. MBC GRANTED with 3 conditions. SPC had recommended Refusal (Min 1506P). NOTED by Councillors.

Chairman.....

**PUBLIC FORUM** – Two members of the public and one visiting councillor attended. After the meeting, Borough Councillor Perry said that he had called in application 20/502913. A resident commented that the Parish Council had previously had occasion to seek clarification of an application for development on the site of Little Couchman Green Cottage (17/506546).

Proceedings ended at 8.35pm.