

MINUTES OF THE MEETING OF STAPLEHURST PARISH COUNCIL
PLANNING COMMITTEE
held at South Hall, Staplehurst Village Centre on
Monday 3rd February 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: Mr MJ Westwood

APOLOGIES: Councillor Thomas whose reason for apology was accepted.

APPROVAL OF PLANNING COMMITTEE MINUTES: Minute Pages 1469P-1472P of 13th January 2020 were approved, 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 about 20/500050 and 20/500082.
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.

CORRESPONDENCE:

18/501928 **Holman House, Station Road** – Conversion of existing commercial/residential building together with single storey side extension and single storey rear extension, to provide 7no. residential apartments (APPROVED). Request from applicant and design team for meeting to discuss proposed alterations. RESOLVED: extend an invitation to attend and speak during the public forum before any regular planning committee meeting. Councillors were clear that they would not comment in any way that could suggest predetermination of an eventual planning application.

FULL PLANNING APPLICATIONS: (for recommendation)

- 19/506331 **9 Bathurst Close TN12 ONA** – Erection of single storey front extension. RESOLVED: recommend APPROVAL to the MBC Planning Officer.
- 19/506420 **Green Court, High Street TN12 OAP** – Erection of timber framed car port. RESOLVED: recommend APPROVAL to the MBC Planning Officer. Councillors queried whether Listed Building Consent would be required.
- 20/500050 **Fishers Oast, Fishers Road TN12 ODD** – First floor extension. RESOLVED: recommend APPROVAL to the MBC Planning Officer.
- 20/500086 **Thorford Hall Farm, Goudhurst Road TN12 OHQ** - Subdivision of site into two plots, including erection of new chestnut post and 3-rail fencing and a new access gate and gateposts.
- 20/500087 **Thorford Hall Farm, Goudhurst Road TN12 OHQ** – Listed Building Consent for subdivision of site into two plots, including erection of new chestnut post and 3-rail fencing and a new access gate and gateposts. Councillors discussed 20/500086 and 20/500087 together. They were pleased to NOTE that the agricultural part of the land was to remain in agricultural use. RESOLVED: recommend APPROVAL to the MBC Planning Officer.

20/500134 **Duckhurst Barn, Clapper Lane TN12 OJW** - Erection of a single storey lean-to side extension. RESOLVED: recommend APPROVAL to the MBC Planning Officer.

LAWFUL DEVELOPMENT CERTIFICATE: (for noting)

20/500191 **2 North Down TN12 OPG** - for proposed demolition of existing garage outbuilding and side facing porch. Erection of single storey side extension. NOTED by Councillors.

SUBMISSION OF DETAILS: (for noting/comment)

20/500082 **6 Wightwick Close TN12 OFA** - Submission of Details to Discharge Condition 4 Method Statement subject to 17/504261/OUT (SPC Approved Min 1334P, 1367P). Councillors commented that they felt the start of working hours should align with that adopted by other sites in the village and should therefore be 8.00am. They also expressed concern about whether there was adequate parking provision.

REPORTED DECISIONS: (for noting)

19/501653 **Hush Heath Winery, Five Oak Lane** – Bollard lighting scheme for decking and pathway in connection with winery MBC GRANTED with 3 conditions. SPC had recommended Approval (Min 1432P, 1467P). NOTED by Councillors.

19/504275 **Land Adjacent to West View, Maidstone Road** – Outline application (access and layout to be determined) for the erection of four dwellings MBC REFUSED. SPC had recommended Refusal (Min 1455P). NOTED by Councillors who highlighted reason no. 2 which referred to the unsustainability of the location and occupants' consequent reliance on 'the private motor vehicle' which would contravene policies in the Local Plan and the NPPF.

19/505274 **Frankies Farmshop, Clapper Lane** - Erection of a single storey extension and creation of additional 17 car park spaces MBC GRANTED with 7 conditions. SPC had recommended Approval (Min 1467P). NOTED by Councillors.

19/505632 **Wentways Clapper Lane TN12 OJL** – Erection of a two-storey rear extension and creation of a new first floor annexe above existing lounge, including erection of a new entrance porch and a side box bay to replace existing MBC REFUSED. SPC had recommended Approval (Min 1464P, 1469P). NOTED by Councillors.

Chairman.....

PUBLIC FORUM – No items.

Proceedings ended at 7.40pm.