

MINUTES OF THE MEETING OF STAPLEHURST PARISH COUNCIL
 PLANNING COMMITTEE
 Kathy Lamb Centre
 Tuesday 10th August 2021 at 7.30 p.m.

PRESENT:

Councillors, Buller, Bowden, McNeil, Riordan, and Sharp who was in the Chair and Deputy Clerk Mrs D Jenkins.

APOLOGIES:

Apologies were received and accepted from Councillors Smith and Thomas for work reasons.

PUBLIC FORUM

Seven residents attended the meeting. Presentations were made by residents in respect of the following: 21/503668 Woodleigh, 21/503643 The Chase and 21/501792 The Oast House, Ely Court.

APPROVAL OF PLANNING COMMITTEE MINUTES:

Minute Pages 1553P-1556P of 20th July 2021 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:

There were none.

COUNCILLOR DECLARATIONS:

1. Declarations of Lobbying – Councillor Buller declared that she had been lobbied in respect of application 21/503372.
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 – there were none.

FULL PLANNING APPLICATIONS: (for recommendation)

21/501792 **The Oast House, Ely Court, Goudhurst Road TN12 0HB** - Change of use of Oast into 1no. dwelling, erection of two storey rear extension and detached garage, creation of new access, associated landscaping and erection of post rail fencing, front gate and pergola.

21/501793 **The Oast House, Ely Court, Goudhurst Road TN12 0HB** – Listed Building Consent for internal and external works and erection of two storey rear extension in connection with the conversion of Oast into 1no. dwelling. Councillors discussed both the Full and Listed Building applications together and RESOLVED to recommend APPROVAL to the MBC Planning Officer. Councillors commented that they were pleased to see the listed Oast house being put to a good use.

Chairman's initials

- 21/503202 **Thorford Hall, Goudhurst Road TN12 OHQ** - Erection of a garage and associated works. Councillors RESOLVED to recommend APPROVAL to the MBC Planning Officer.
- 21/503372 **GMS & D K Holdings Site at Station Approach TN12 OQN** - Section 73 - Application for Variation of Conditions 16 (bus information - to remove requirement for 'real time' information) and 20 (car park closure - to remove requirement to provide barrier) pursuant to application 20/503954/FULL (Section 73 - Application for Variation of condition 6 (plant or equipment on the roofs) of application MA/11/1944 (Demolition of existing buildings and redevelopment of the site to provide new (Use Class A1) food store) in order to facilitate plant on the roof of the food store.) Councillors made the following comments with regard to Condition 16: there are currently no bus timetables at the bus stops; it is essential for the station bus stops to have a timetable displayed for people arriving in the village by train; Councillors would prefer 'real time' information to be available on the bus stops but, at the very least, they REQUEST that a timetable of some description be placed on the bus stops adjacent to the railway station. Councillors RESOLVED to APPROVE the variations of Condition 20 and Condition 6.
- 21/503561 **Newstead Farmhouse, Couchman Green Lane TN12 ORT** - Conversion of loft into habitable space, with insertion of front and rear dormers and rear rooflight. Councillors RESOLVED to recommend APPROVAL to the MBC Planning Officer.
- 21/503643 **The Chase, Maidstone Road TN12 ORE** - Proposed single storey rear extension (revised scheme to 20/503230/FULL). Erection of a double garage. Councillors RESOLVED to recommend APPROVAL to the MBC Planning Officer.
- 21/503668 **Woodleigh, Maidstone Road TN12 ORD** - Application for a new 20x40m sand school to existing equestrian facilities, together with a biodiversity pond. Councillors RESOLVED to recommend APPROVAL to the MBC Planning Officer with a condition that the equestrian facilities are to be enjoyed for private use only due to the siting on the busy A229 and that the Public Right of Way will not be affected. Councillors commented that they were very pleased to note that a biodiversity pond was being proposed.
- 21/504030 **The Old Granary, Clapper Lane TN12 OJT** - Erection of an annexe incidental to the main house. Councillors RESOLVED to recommend APPROVAL to the MBC Planning Officer and requested a condition that the annexe be tied to the main dwelling and to remain in the curtilage of The Old Granary.
- 21/504071 **2 Myrtle Cottages, Station Road TN12 OPZ** - Single storey rear extension (Resubmission of 21/501827/FULL). Councillors RESOLVED to recommend APPROVAL to the MBC Planning Officer.

REPORTED DECISIONS: (for noting)

- 21/502780 **3 Old Bell Place TN12 OFE** - Erection of a single-storey pitched roof side extension and new main entrance canopy. MBC GRANTED with 3 conditions. SPC had recommended Approval (Min 1549P). NOTED by Councillors.
- 21/502834 **8 Chestnut Avenue TN12 ONH** - Erection of a part two storey, part single storey rear extension. MBC GRANTED with 4 conditions. SPC had recommended Approval (Min 1549P). NOTED by Councillors.

Chairman's initials

21/502912 **19 Gybbon Rise TN12 0LT** - Erection of a detached three bedroom dwelling together with a proposed driveway and dropped kerb for existing dwelling (resubmission of 21/501309/FULL). MBC REFUSED. SPC had recommended Approval (Min 1549P). NOTED by Councillors.

PUBLIC FORUM – The applicant in respect of 21/503643 sought clarification of the term ‘delegated decision’. The Deputy Clerk responded accordingly.

Proceedings ended at 8.02pm.

Chairman.....