

# STAPLEHURST PARISH COUNCIL PLANNING COMMITTEE MINUTES 27<sup>TH</sup> MARCH 2023

## **Public forum**

Two residents spoke about application 23/500643 and their concerns regarding parking, which is already limited in Allen Square and this proposal would increase pressure, forcing people to park elsewhere and causing car parking problems in other areas.

**Present:** Cllrs Sharp, Buller, Eerdekenes and Mclaughlin

**APOLOGIES:** Cllr Riordan

**APPROVAL OF PLANNING COMMITTEE MINUTES:** Minute Pages 1658P-1661P of 6<sup>th</sup> March 2023 available at: <http://www.staplehurst-pc.uk/community/staplehurst-parish-council-13607/planning-committee/> Cllr Mclaughlin proposed and Cllr Eerdekenes seconded to approve the minutes – agreed unanimously. Duly signed by Cllr Sharp.

**URGENT ITEMS:** Only for items which require a decision before the next meeting on 17<sup>th</sup> April 2023. Item to be agreed first, and then not discussed until "Agreed Urgent Items" after Councillor Declarations. NA

**COUNCILLOR DECLARATIONS** regarding items on the Agenda:

1. Declarations of Lobbying 23/500643 all Cllrs and all Cllrs know applicant of 23/501032
2. Declarations of Changes to the Register of Interests - NA
3. Declarations of Interest in Items on the Agenda - NA
4. Requests for Dispensation - NA

**AGREED URGENT ITEMS:** - NA

**CORRESPONDENCE:** NA

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

23/500643     **1 Benden Close TN12 OSD** - Erection of a two-bedroom attached dwelling with solar panels, associated parking, electric car charging point and insertion of a double dropped kerb for the existing and proposed dwelling.

Following a debate which highlighted that the proposed building was in front of the building line, that the parking was proposed to be located in Allen Square which is already congested and in effect is transferring parking problems to other areas and Councillors noted the concerns of neighbours.

Signed Chairman.....Date.....

It was proposed by Cllr Buller and seconded by Cllr Mclaughlin and agreed unanimously that the application is recommended for REFUSAL, and request the application be referred to MBC Planning Committee were the Planning Officer minded to Approve, on the following grounds:

MBC Local Plan;  
DM1 – loss of biodiversity and amenity gap  
DM11 - Residential Garden land  
DM23 - in correct parking spaces

23/500404 **Weald Cottage Maidstone Road TN12 ORE** - Demolition of existing dwelling and erection of replacement two storey dwelling to include a basement and new access to form in-out drive (Amendment to approved application 22/504221/FULL).

Following a debate which highlighted that the building itself was acceptable but noted the KCC Highways holding objection, Councillors were concerned over the need for a second access on to the busy A229 - the most dangerous rural road in the country, plus the loss of biodiversity – hedges and trees this new access would cause.

It was proposed by Cllr Sharp and seconded by Cllr Buller and agreed majority of 3 for, 1 against and 0 abstained that the application is recommended for REFUSAL, on the following grounds:

MBC Local Plan;  
DM1 – especially the design  
DM3 - loss of natural environment – hedges and trees and biodiversity  
DM30 – the property is classified as in the countryside therefore design  
National Planning Policy Framework – Chapter 15 conserving and enhancing natural environment

Note the building itself is acceptable

23/501032 **2 Headcorn Road TN12 OBT** - Erection of an annexe incidental to the enjoyment of the dwellinghouse and realignment of boundary.

Following a debate, which highlighted there would be a loss of biodiversity but the application could be done under permitted development, there was one driveway and the property should be tied to the main house.

It was proposed by Cllr Mclaughlin and seconded by Cllr Buller and agreed unanimously to recommend the application is APPROVED with the request that the property is tied to the main building.

#### **LAWFUL DEVELOPMENT CERTIFICATE:**

23/500690 **Caversham, Marden Road TN12 OJQ** - for existing use being the continuation of mixed use of agricultural and the keeping of horses. - NOTED

#### **TREE WORKS:** (for noting/comment)

23/500985 **Staplehurst Manor Nursing Home Frittenden Road TN12 ODG** - TPO Application to Fell / Coppice Five Trees, One Common Holly Tree (T1), One Western Red Cedar Tree (T15) and Three Sycamore Trees (T34, T42 and T43). Crown reduction to One False acacia tree (T35) to previous reduction points and shape leaving tree 10m in height and 5m in radial spread.

Cllrs requested that it be referred to the Tree Officer but noted that this was another application to remove trees with little evidence and requested confirmation of where the replacement trees are being planted.

Signed Chairman.....Date.....

**REPORTED DECISIONS:** (for noting)

- 22/502761 **2 Fleet Farm Cottages, Chart Hill Road TN12 ORW** - Demolition of existing lean-to and erection of a part single storey, part two storey side and rear extension, and a front porch with canopy. MBC REFUSED (Min 1630P). SPC had recommended Refusal (Min 1619P). APPEAL DISMISSED.
- 22/504991 **Land at Green Court High Street TN12 OAP** - Erection of 2 storey detached dwelling. MBC REFUSED. SPC had recommended Approval (Min 1650P).
- 22/505902 **The Hop Picking Machine Shed, Mathurst Farm, Goudhurst Road TN12 OHQ** - Demolition of an existing agricultural building and erection of a single dwelling including access, garage, landscaping and associated works. MBC GRANTED with 14 conditions. SPC had remained Neutral (Min 1651P).
- 22/505914 **34 Newlyn Drive TN12 ODA** - Erection of a single storey side extension including changes to fenestration. MBC GRANTED with 3 conditions. SPC had recommended Refusal (Min 1648P).
- 22/505937 **Brattle Farm, Five Oak Lane TN12 OHE** - Prior notification for the change of use of agricultural building to a flexible use. MBC GRANTED with 5 conditions. SPC had commented (Min 1651P).
- 23/500229 **4 Orchard Cottage Cranbrook Road TN12 OEU** - Erection of a single storey detached annexe with raised decking in the garden for use as ancillary accommodation. MBC GRANTED with 7 conditions. SPC had recommended Approval (Min 1651P).
- 23/500231 **Cocklewood Farm, Five Oak Lane TN12 OHT** - Demolition of an existing dwelling within an ancient replanted woodland, and erection of a new replacement dwelling elsewhere on Cocklewood Farm. MBC REFUSED. SPC had recommended Approval (Min 1655P).
- 23/500341 **9 Iden Crescent TN12 ONX** - Erection of single storey side extension. MBC GRANTED with 3 conditions. SPC had recommended Approval (Min 1656P).
- 23/500392 **Agricultural Barn at Newstead Farm, Couchman Green Lane TN12 ORT** - Prior notification for the change of use of agricultural building and land within its curtilage to 3no. dwellings with associated operational development. MBC GRANTED with 4 conditions. SPC had Noted (Min 1656P).

**Public forum**

A resident raised concerns over the Redrow Development and the lack of delivery on a range of issues such as wildflower meadows, links between sites etc.

The resident will contact the Council who will follow up – as we are aware they will soon be off site

**Closed.....8.15pm.....**

Signed Chairman.....Date.....