

# STAPLEHURST PARISH COUNCIL

## PLANNING COMMITTEE MINUTES

### Monday 17<sup>th</sup> APRIL 2023

**Present:** Cllrs. Sharp (chair), Buller, Eerdekenes, McLaughlin, Riordan

As the Clerk was away a responsible resident took the meeting notes.

**APOLOGIES:** none

**APPROVAL OF PLANNING COMMITTEE MINUTES:** Minutes of 27<sup>th</sup> March 2023 available at:  
<http://www.staplehurst-pc.uk/community/staplehurst-parish-council-13607planning-committee/>

were discussed, proposed by Cllr. Sharp, seconded by Cllr. Buller and agreed by majority of 4 for, 0 against and 1 abstention.

**URGENT ITEMS:** Only for items which require a decision before the next meeting on Monday 2<sup>nd</sup> May 2023. Item to be agreed first, and then not discussed until "Agreed Urgent Items" after Councillor Declarations. There were 3 urgent items.

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

1. Declarations of Lobbying. All Cllrs. had been lobbied on 23/501436.

2. Declarations of Changes to the Register of Interests. None

3. Declarations of Interest in Items on the Agenda. None

4. Requests for Dispensation None

**AGREED URGENT ITEMS:**

- 1 Cllr. Buller informed the committee of the concerns raised by a resident over the lack of adherence to the landscaping conditions on the Redrow Estate. Having walked the site she agreed that there was no evidence of wildflower meadows, little hedging and few trees, some of which appeared already dead. She alerted the MBC Planning Officer who forwarded the details to the Landscape Officer who had already been in touch and was willing to visit and discuss with the resident and Councillor Buller the situation.
- 2 Cllr. Sharp alerted Cllrs. that the TPO order item at Holtye Cottage would be discussed at the upcoming MBC Planning Committee.
- 3 Footpath KM311 Right of Way was fully discussed and it was proposed by Cllr. Riordan, seconded by Cllr. Eerdekenes and agreed by majority of 5 for, 0 against and 0 abstentions to answer the four questions posed on the response form by the Chair on behalf of SPC. The statements were supported except the third one. Cllrs. stated that the footpath must be built to the standard required, accessible to all users, including the disabled, and any future maintenance will be the responsibility of KCC, not the development company or residents.

**CORRESPONDENCE:** The diversion of Right of Way KM290 was discussed, proposed by Cllr. Buller, seconded by Cllr. McLaughlin and agreed unanimously for it to be noted.

Signed.....Date.....

**APPEAL NOTIFICATION:** (for noting)

22/504016 **Newstead Farm Couchman Green Lane Staplehurst Tonbridge Kent TN12 0RT**  
Demolition of existing agricultural barn and erection of 2no. residential dwellings with associated parking, landscaping and ecology enhancements.  
Following a debate, it was proposed by Cllr. McLaughlin, seconded by Cllr. Eerdeken and agreed by majority of 5 for, 0 against and 0 abstentions to note this as previous reasons for recommending refusal were agreed by MBC.

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

23/501386 **Brattle Farm, Five Oak Lane TN12 0HE** Operational development in association prior approval reference 22/505937/PNR consisting of demolition of existing store and changes to fenestration.  
Following a debate, it was proposed by Cllr. Riordan, seconded by Cllr. McLaughlin and agreed by majority of 5 for, 0 against and 0 abstentions to recommend approval to the Planning Officer.

23/501436 **Cantii, Goudhurst Road TN12 0HB** Garage conversion to annexe ancillary to the main dwelling. 23/501456 69 Greenhill TN12 0SU - Erection of a single storey front/side extension and the installation of larger French doors to the rear.  
Following a debate, it was proposed by Cllr. Buller, seconded by Cllr. McLaughlin and agreed by majority of 5 for, 0 against and 0 abstentions to recommend refusal to the Planning Officer on the following grounds: The committee raised concerns for the safety of road users and share the concerns of neighbours who use the adjacent access track. They would be put at further risk by the loss of this garage and increasing numbers of potential residents and their vehicles. This narrow, unlit, 60mph, country lane with its parked cars outside this five-bedroomed property already causes hazardous manoeuvres as site lines are restricted. The aerial photograph shows parked vehicles in front of the garage that must reverse blindly into the path of oncoming vehicles. We cannot find policies that cover this change of use application.

23/501456 **69 Greenhill TN12 0SU** Erection of a single storey front/side extension and the installation of larger French doors to the rear.  
Following a debate, it was proposed by Cllr. Sharp, seconded by Cllr. McLaughlin and agreed by majority of 5 for, 0 against and 0 abstentions to recommend approval to the Planning Officer.

23/501476 **8 Parisfield Close TN12 0BF** Existing masonry carport to be converted to a garage including erection of a front extension with the insertion of twin garage doors.  
Following a debate, it was proposed by Cllr. Riordan, seconded by Cllr. Buller and agreed by majority of 5 for, 0 against and 0 abstentions to recommend approval to the Planning Officer.

23/501529 **4 Bathurst Road TN12 0LG** Removal of existing garage and erection of a new lean-to garage.  
Following a debate, it was proposed by Cllr. Sharp, seconded by Cllr. Eerdeken and agreed by majority of 4 for, 0 against and 1 abstention to recommend refusal to the Planning Officer on the following grounds; The application lacked sufficient details concerning the construction materials to be used, windows and the purpose of the rear internal room. It was noted that the drawings showed level ground whilst the site slopes.

23/501545 **Providence Strict Baptist Chapel, Chapel Lane TN12 0AJ** Replace existing white painted timber windows with like for like double glazed units.

23/501434 **Providence Strict Baptist Chapel, Chapel Lane TN12 0AJ** Listed Building Consent for replacement of existing white painted windows with double glazing.

Following a debate, it was proposed by Cllr. Buller, seconded by Cllr. Riordan and agreed by majority of 5 for, 0 against and 0 abstentions to recommend approval to the Planning Officer provided it is approved by the Conservation Officer.

Signed.....Date.....

**TREE WORKS:** (for noting)

23/501397 **All Saints C Of E Church, High Street TN12 OAX** Conservation area notification to carry out works to various trees.

Councillors noted that this application had already been determined.

**REPORTED DECISIONS:** (for noting)

22/505582 **2 Iden Crescent TN12 ONU** Loft conversion with 1no. rear dormer and 3no. dormers to front roof slope (Revision of Planning Application ref: 22/503005/FULL). MBC GRANTED with 3 conditions. SPC had recommended Refusal (Min 1646P).

23/500210 **Chantilly, Headcorn Road TN12 OBT** Proposed change of use of part of dwellinghouse (Use ClassC3) to Dental Clinic (Use Class D1), two storey rear extension and first floor side extension. MBC REFUSED. SPC had recommended Refusal (Min 1655P).

23/500371 **14 Fishers Road TN12 ODD** Erection of single storey rear extension (Retrospective Application). MBC GRANTED with 1 condition. SPC had recommended Approval (Min 1656P).

23/500492 **4 Davies Close TN12 OEH** Loft conversion with rear dormer. MBC GRANTED with 3 conditions. SPC had recommended Approval (Min 1656P).

23/500520 **72 Bathurst Road TN12 OLJ** Erection of a conservatory to the rear of the property. MBC GRANTED with 3 conditions. SPC had recommended Approval (Min 1656P).

23/500527 **10 Hurst Close TN12 OBX** Erection of first floor side extension, garage conversion to habitable room, front roof canopy and changes to fenestration. MBC GRANTED with 4 conditions. SPC had recommended Approval (Min 1660P).

23/500593 **1 & 2 Slaney Cottages, Headcorn Road TN12 ODT** Erection of a single storey rear infill extension, raising the existing gable ridge height to provide more first floor accommodation, insertion of conservation rooflights, dormer windows and alterations to fenestration. MBC GRANTED with 3 conditions. SPC had recommended Approval (Min 1660P).

23/500631 **Rabbit Farmhouse, Goudhurst Road TN12 OHQ** for replacement of windows with slim double-glazed glass and bespoke handmade oak frames (works started). MBC GRANTED with 2 conditions. SPC had recommended Approval (Min 1661P).

**PUBLIC FORUM:**

Six residents attended. Four residents raised the following points for information.

A very large crane has arrived on land near Aydhurst Farm

The Fernham on-line consultation precludes those without computer access.

The Goudhurst Road has very dangerous potholes near Cantii.

A resident asked why the high green fence had been removed from the railway embankment. Councillors answered that it was because the temporary permission had not been renewed.

A member of the Road Safety Group advised Councillors on the initial findings of the yellow-line consultation which showed strong support from local residents, some of whom added valuable comments which should be considered by Full Council.

The meeting ended at 8:35pm.

Signed.....Date.....