

MINUTES OF THE MEETING OF STAPLEHURST PARISH COUNCIL
PLANNING COMMITTEE

held at South Hall, Staplehurst Village Centre on
Monday 2nd September 2019 at 7.00 p.m.

PRESENT: Councillors Bowden, Buller, Forward, Thomas and Sharp who was in the Chair. Ex Officio: Chairman Riordan.
Parish Clerk: Mr MJ Westwood

APOLOGIES: Councillors Chapman and Langmaid whose reasons for apology were accepted. Councillor Lain-Rose was absent.

APPROVAL OF PLANNING COMMITTEE MINUTES: Minute Pages 1445P-1447P of 5th August 2019 were approved, signed by Councillor Sharp and made available at <http://www.staplehurst-pc.uk/community/staplehurst-parish-council-13607/planning-committee/>.

URGENT ITEMS: none.

COUNCILLOR DECLARATIONS:

1. Declarations of Lobbying – Councillors Bowden, Buller and Riordan declared they had been lobbied about 19/503824. Councillors Buller and Riordan declared they had been lobbied about 19/503872 and 19/503873. Councillor Bowden declared he had been lobbied about 19/503746 and 19/503894. Councillor Buller declared she had been lobbied about 19/501105, 19/503440 and 19/503527.
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:

Planning Training – Notification from Maidstone Borough Council of planning training sessions and invitation for two representatives to attend each one (for decision). Councillors deferred discussion until the next Committee meeting, noting that the session on 23rd September clashed with the next Parish Council meeting.

NOTIFICATION OF APPEAL (for noting/comment)

18/505100 **Land at George Street** - Outline application with all matters reserved for 80 extra care units with associated communal facilities; provision of vehicular and cycle parking together with all necessary internal roads and footpaths; provision of open space and associated landscape works; and ancillary works and structures. MBC REFUSED. SPC had recommended Refusal (Min 1403P). RESOLVED: notify the Inspector that SPC supported MBC's reasons for refusal.

FULL PLANNING APPLICATIONS: (for recommendation)

19/503154 **1 Marden Road TN12 0NF** – Conversion of integrated garage into a habitable room including replacement of garage door with a door and window and internal alterations. RESOLVED: recommend APPROVAL to the MBC Planning Officer, requesting a condition that the premises remain a single property.

19/503746 **Magnetic Shields Ltd, Headcorn Road TN12 0DS** - Minor Material Amendment to application 18/500109/FULL (MBC had recommended approval Min 1360P) for erection of 80m x 20m steel portal frame factory unit and creation of hardstanding -

with amendments to additional space for access / egress of pre-assembled units, and to raise the overall roof height (ridge and eaves) by 1.0m. RESOLVED: recommend APPROVAL to the MBC Planning Officer.

19/503824 **Tallow Barn, Fitzgerald Close TN12 OFD** - Conversion of an existing barn to a 1-bedroom dwelling. (Retrospective). Councillors NOTED that the application addressed a technical error in documentation relating to a previously approved application. RESOLVED: recommend APPROVAL to the MBC Planning Officer.

19/503872 **Land South of South Cottage, High Street TN12 OAD** - Erection 2no. semi-detached dwellings with associated amenity. RESOLVED: recommend REFUSAL and referral to MBC Planning Committee if the Planning Officer were minded to approve the application. Councillors stated the following reasons: the application did not follow the principles of good design set out in Local Plan policy DM1, sections ii, iv, ix and xiii; Councillors commented that the proposed design and materials were unsympathetic to the setting; the proposed development would adversely affect the adjacent heritage assets, in contravention of Local Plan policy DM4 and Staplehurst Neighbourhood Plan policy PW4; Councillors felt that the Inspector's comments in dismissing an appeal against a previous application (15/506419) remained valid for this application: 'In environmental terms the scheme would result in harm to the setting of adjoining listed buildings (North and South Cottages and Nos 1 & 2 Little Loddenden) and it would fail to either preserve or enhance the character of the Staplehurst Conservation Area. The proposals would fail to protect or enhance the historic environment'; access from the highway to the former garden land would not be of a standard that met requirements of Local Plan policy DM11(iii); Councillors agreed to submit photographic evidence of the difference in level between the highway and the property; the absence of adequate parking provision contravened Local Plan policy DM23 – Councillors contested the availability of rented garages; Councillors also said that the statement that the village's central area offered a bank and a coffee shop was incorrect; Councillors commented that the application had not followed up the requirement for a survey of the pond area to the east of the site to identify Great Crested Newt activity, which had been set out in the Preliminary Ecological Appraisal attached to application 15/506419; Councillors expressed concern about the impact that construction activity would have on access to and from the centre of the village, particularly as many people with limited mobility relied on the footpath adjacent to the site's western boundary.

19/503873 **Land South of South Cottage, High Street TN12 OAD** - Retrospective application for erection of security fence on west boundary of site. RESOLVED: recommend REFUSAL and referral to MBC Planning Committee if the Planning Officer were minded to approve the application. Councillors commented that the Planning Inspector had previously granted permission for the fencing to be in place for six months 'for the applicant to give further consideration to and implement a more appropriate means of enclosure', which the applicant had failed to do.

19/503894 **5 Butcher Close TN12 OTJ** - Conversion of existing extension to form new residential dwelling, including demolition of existing detached garage, erection of a single storey side extension, and erection of front porches to both the existing and proposed dwellings. RESOLVED: recommend APPROVAL to the MBC Planning Officer and request MBC to ensure that the consent provides for clear designation of parking space.

19/503934 **10 North Down TN12 OPG** – Extension of dormer over flat roof to enlarge two bedrooms and allow access to a third via new corridor. RESOLVED: recommend APPROVAL to the MBC Planning Officer.

OUTLINE PLANNING APPLICATIONS: (for recommendation)

19/503527 **Penryn, Station Road TN12 OPY** - Demolition of existing chalet bungalow, detached garage and shed. Erection of 4no. dwellings with creation of new access and associated parking. RESOLVED: recommend REFUSAL and referral to MBC Planning Committee if the Planning Officer were minded to approve the application. Councillors stated: the proposal did not comply with the principles of good design of Local Plan policy DM1 sections ii (it did not respond positively to the historic character of the area), iv (it did not adequately respect the amenity of neighbours), ix (Councillors had concerns about safety of the proposed access) and xii (there was no plan for waste disposal); the proposals would adversely affect the character of the street scene and amenity of local residents, contravening Local Plan policy DM9 sections i and iii; the harm to the character of the area and loss of light and outlook for neighbours would contravene Local Plan policy DM11 sections i and ii; the number of vehicles accessing the site would significantly increase noise and disturbance and would thereby not comply with Local Plan policy DM11 section iv; Councillors commented that the overall parking provision would be inadequate for the number of residences; Councillors expressed concern about the loss of natural drainage area from land which was already known to suffer from drainage problems.

NON-MATERIAL AMENDMENT: (for comment/noting)

19/503740 **121 Bathurst Road TN12 ONB** – Non-Material Amendment for the omission of side extension and its replacement with a side porch subject to 17/501680/FULL (SPC had recommended Approval Min 1312P). See 'Reported Decisions'. NOTED by Councillors.

REVISED DETAILS: (for comment/noting)

19/501105 **Whiteacres, Marden Road TN12 OJG** - Siting of two additional mobile units, with associated access and landscaping works. Proposed site layout plan (SPC had recommended Refusal Min 1428P). Whilst Councillors noted the revised access proposal, they retained the other concerns expressed in their previous recommendation. RESOLVED: confirm recommendation of REFUSAL and referral to MBC Planning Committee if the Planning Officer were minded to approve the application.

19/502556 **46 Jeffery Close TN12 OTH** - Minor material amendment to condition 2 of 18/500579/FULL (Demolition of existing conservatory and side porch. Erection of front porch, two storey side and single storey rear extension and external alterations (Resubmission of 17/505563/FULL) with additional new parking space and dropped kerb.) to allow alterations to boundary fence, including installation of a gate. Amended Plan and Information - 17-24-12-G. The fence panels and gates adjacent to 45 Jeffery Close are amended to provide 50mm gaps between each slat (SPC had recommended Approval Min 1439P). RESOLVED: recommend APPROVAL to the MBC Planning Officer.

19/503440 **12 Bathurst Close TN12 ONA** - Demolition of existing garage. Erection of part single storey, part two storey side extension with the creation of 3 bay car port and

associated landscaping (SPC had recommended Refusal Min 1445P). Councillors NOTED the withdrawal of the car port from the application, which they felt addressed most of their concerns. RESOLVED: recommend APPROVAL to the MBC Planning Officer subject to a condition that the new surface should be permeable.

SUBMISSION OF DETAILS: (for comment/noting)

19/503893 **Perfect Place, Frittenden Road** - Submission of details pursuant to condition 4 (Site Development Scheme) for appeal decision APP/U2235/W/18/3197187 in relation to planning permission 17/504433/FULL (SPC had recommended refusal Min 1344P, MBC refused, granted on appeal). See 'Reported Decisions'. NOTED by Councillors.

REPORTED DECISIONS: (for noting)

19/501650 **The Three Sons, Park Wood Lane Parallel Track** - Change of use of land to residential for two Gypsy Traveller families, including the siting of 2no. static caravans, 2no. touring caravans, and erection of a stable/utility block, with parking for four vehicles, associated hardstanding and infrastructure (retrospective). MBC GRANTED with 8 conditions. SPC had recommended Refusal (Min 1438P). NOTED by Councillors.

19/502397 **Land to the South of The Gables, Marden Road** - Erection of a replacement barn. MBC WITHDRAWN by applicant. SPC had recommended Refusal (Min 1439P). NOTED by Councillors.

19/502657 **Iden Park, Cranbrook Road** - Erection of two side extensions to existing agricultural barn. MBC GRANTED with 2 conditions. SPC had raised No Objection (Min 1439P). NOTED by Councillors.

19/502680 **1 Surrenden Court, High Street** - TPO application to Crown reduce 1no. Macracarpa by approximately 4-5metres to a final height of approximately 12m, and shape. MBC GRANTED with one condition. SPC had left decision to the Tree Officer (Min 1440P). NOTED by Councillors.

19/502693 **Eccleston House, Old Rectory Lane** - TPO application to cut back low branches of 1no. Field Maple to boundary and raise canopy over drive to 5m MBC GRANTED with 1 condition. SPC had recommended Approval (Min 1443P). NOTED by Councillors.

19/502881 **100 Bathurst Road** - Demolition of existing garage and alterations to access and driveway. Erection of part single, part two storey front and side extension and part single, part two storey rear extension with internal alterations. MBC GRANTED with 4 conditions. SPC had recommended Approval (Min 1439P). NOTED by Councillors.

19/502919 **Staplehurst Youth Club, High Street** - Replacement of broken single 5-bar wooden access gate with a new double 5-bar wooden access gate. MBC GRANTED with 3 conditions. SPC was applicant and had Noted (Min 1442P). NOTED by Councillors.

19/503005 **25 Poyntell Road** - Erection of a single-storey flat roofed garage and replacement fence with trellis (Revised scheme to 17/506404) MBC GRANTED with 3 conditions. SPC had recommended Approval (Min 1442P). NOTED by Councillors.

- 19/503242 **Petersfield, Maidstone Road** – Double storey rear extension to existing annexe and alterations to roof (Resubmission to 19/502084) MBC GRANTED with 4 conditions. SPC had recommended Approval (Min 1443P). NOTED by Councillors.
- 19/503332 **Ely Court, Goudhurst Road** – Erection of a single storey rear extension MBC GRANTED with 6 conditions. SPC had recommended Approval (Min 1443P). NOTED by Councillors.
- 19/503388 **Ely Court, Goudhurst Road** – Listed Building Consent for erection of a single storey rear extension MBC GRANTED with 4 conditions. SPC had recommended Approval (Min 1443P). NOTED by Councillors.
- 19/503494 **29 Hurst Close** - Prior notification for a proposed single storey rear extension which:
A) Extends by 4 metres beyond the rear wall of the original dwelling. B) Has a maximum height of 2.67 metres from the natural ground level. C) Has a height of 2.67 metres at the eaves from the natural ground level. MBC PRIOR APPROVAL NOT REQUIRED. SPC had Noted (Min 1446P). NOTED by Councillors.
- 19/503740 **121 Bathurst Road TN12 0NB** – Non-Material Amendment for the omission of side extension and its replacement with a side porch subject to 17/501680/FULL MBC SATISFIED. NOTED by Councillors.
- 19/503893 **Perfect Place, Frittenden Road** - Submission of details pursuant to condition 4 (Site Development Scheme) for appeal decision APP/U2235/W/18/3197187 in relation to planning permission 17/504433/FULL (SPC had recommended refusal Min 1344P, MBC Refused, Granted on appeal). MBC GRANTED. SPC was not consulted. NOTED by Councillors.

Chairman.....

PUBLIC FORUM – Before the meeting four residents stated their objections to application 19/503872 and four residents stated their objections to 19/503527. A representative of the applicants for 19/503824 stated that the application had been submitted to regularise the consent granted to a previous application which had contained technical errors. The applicant for 19/503934 explained the reason for the application.