

MINUTES OF THE MEETING OF STAPLEHURST PARISH COUNCIL
PLANNING COMMITTEE

held at South Hall, Staplehurst Village Centre on
Monday 4th December 2017 at 7.00 p.m.

PRESENT: Councillors Ashby, Buller, Smith and Sharp who was in the chair. Ex Officio: Vice-Chairman Riordan.

Parish Clerk: Mr MJ Westwood

APOLOGIES: Councillors Burnham and Silkin.

APPROVAL OF PLANNING COMMITTEE MINUTES: Minute Pages 1346P-1348P of 20th November 2017 were approved, signed by Councillor Sharp and made available at http://www.staplehurstvillage.org.uk/minutes_of_the_last_meetings.aspx.

URGENT ITEMS: The Clerk drew councillors' attention to publication of further information about 17/503390 River Farm, Chart Hill Road, on which councillors had previously commented although not formally consulted. Councillors agreed to defer any discussion to allow time to review the information.

COUNCILLOR DECLARATIONS:

1. Declarations of Lobbying – Councillors Ashby and Buller declared they had been lobbied about 17/17/505938 and 17/506097. Councillors Buller and Sharp declared they had been lobbied about 17/505937. Councillors Buller and Smith declared they had been lobbied about 17/505670. Councillor Buller declared she had been lobbied about 17/505942.
2. Declarations of Changes to the Register of Interests – none declared.
3. Declarations of Interest in Items on the Agenda – Councillors Ashby and Sharp declared they were acquainted with occupants of site 17/505670; this was not deemed prejudicial to consideration of the application.
4. Requests for Dispensation – none.

FULL PLANNING APPLICATIONS: (for recommendation/comment)

- 17/505670 **Bletchingley Oast and Bletchingley Farm Industrial Estate, Pristling Lane TN12 OHH** – Change of use of vacant oasthouse and stables to 2 residential dwellings; demolition of all outbuildings and clearance of site to erect 3 no. two storey houses and 2 no. semi-detached single storey cottages. RESOLVED - recommend REFUSAL and referral to MBC Planning Committee for the following reasons: development would be contrary to policy PW2 of the Staplehurst Neighbourhood Plan (development in the countryside beyond the village envelope); the loss of small businesses currently on site would be inconsistent with Staplehurst Neighbourhood Plan Objective 12 (support for a strong local economy with good access to jobs and employment opportunities); the distance from village facilities and narrow lanes made the location unsustainable; the area experienced problems with surface water and drainage; the application (Transport Statement section 4.1) overstated village facilities, there being just a single pub and a small, not extensive, range of shops in the village.
- 17/505680 **1 Marian Square TN12 OSQ** – Demolition of existing single storey side extension with garage. Erection of a two-storey side extension providing garage, dining, utility and master bedroom. (Resubmission of 17/504275). RESOLVED: recommend APPROVAL to the MBC Planning Officer.
- 17/505798 **Pets World, Cranbrook Road TN12 OEU** – Extension to provide a cattery, erection of a covered walkway, change of use of part of the building to veterinary

practice use and use of part of the first floor of the office/storage building to staff/security accommodation. RESOLVED: recommend APPROVAL to the MBC Planning Officer.

- 17/505937 **Land to the South of The Gables, Marden Road TN12 OPE** – Demolition of existing buildings and erection of two detached dwellings and replacement storage building. Councillors considered that the reasons for refusal of previous application 15/509275 for development on the site remained valid. RESOLVED - recommend REFUSAL and referral to MBC Planning Committee for the following reasons: development would be contrary to policy PW2 of the Staplehurst Neighbourhood Plan (development in the countryside beyond the village envelope – SNP paragraph 4.16); the site was not allocated for development in the Local Plan and development would be inconsistent with provisions of policies SP5 and SP17; development would harm the appearance and character of the countryside; the distance from the village centre and absence of a footway made the location unsustainable; the construction of Hen & Duckhurst Farm would not 'significantly alter' the access as submitted in the supporting statement as the Hen & Duckhurst Farm access point and complementary path provision would be a considerable distance from the application site; the plan of the extended onto neighbouring property; there had been known drainage and sewage issues in the area.
- 17/505938 **Chickenden Oast, Chickenden Lane TN12 ODP** – Subdivision of Chickenden Oast to create two self-contained dwellings, link structure and part conversion of garaging to habitable space. RESOLVED: recommend APPROVAL to the MBC Planning Officer with a request that suitable provision be made for parking for visitors to the memorial site.
- 17/506097 **The Three Sons, Park Wood Lane Parallel Track TN12 ODF** – Provision of mobile home unit and utility block/day room with associated parking and facilities for one family under gypsy status. RESOLVED - recommend REFUSAL and referral to MBC Planning Committee for the following reasons: development would be contrary to policy PW2 of the Staplehurst Neighbourhood Plan (development in the countryside beyond the village envelope – SNP paragraph 4.16); the proposal would exacerbate the already urbanising impact of development in the area; development would be inconsistent with provisions of Local Plan policy SP17 and would harm the appearance and character of the countryside and the nature of the ancient woodland; the intrusive lighting adjacent to the ancient woodland would be contrary to Local Plan policy DM8 (external lighting); the site was not a sustainable one, being far removed from village facilities, and was not allocated for gypsy and traveller use in the Local Plan; the application claimed inaccurately that plot one had planning permission whereas application 15/510210 was actually refused (decision notice 29/08/17).

TREE WORKS: (for comment)

- 17/505942 **1 Surrenden Court, High Street TN12 0EZ** – TPO application to 1no. Oak – fell. 1no. Oak – carry out a 20% reduction (2-3 metres) with a proportional width reduction, cutting back to appropriate branch axles. Remove major deadwood. 1 no. Red Oak – fell. 3no. Limes – Reduce by approximately 40% (5-6 metres) to manage as pollards. Councillors stated that they wished to see a tree report setting out the reasons for the proposed works, notably the felling and pollarding, before they would be in a position to comment.

REPORTED DECISIONS: (for noting)

- 17/504645 **15 Lime Trees** – Lawful Development Certificate (Proposed) for rear extension to replace existing conservatory MBC APPROVED. SPC had Noted (Min 1339P). NOTED by councillors.

- 17/504842 **Chestnut Cottage, Clapper Lane** – Erection of a single storey rear extension. Alterations to fenestration including 2no. Velux windows to rear elevations and repositioning of a front door MBC GRANTED with 3 conditions. SPC had recommended Approval (Min 1341P). NOTED by councillors.

- 17/504878 **Grasmere, Station Road** – Demolition of existing conservatory and erection of two new dormers, conversion of pitched roof to gable end on front elevation and part conversion of existing garage into a home office, including the erection of a garden wall to the front and side of the property MBC REFUSED. SPC had recommended Approval (Min 1341P). NOTED by councillors.

- 17/505003 **48 Corner Farm Road** – Erection of a single storey rear extension and internal alterations MBC GRANTED with 3 conditions. SPC had recommended Approval (Min 1342P). NOTED by councillors.

- 17/505013 **Staplehurst Manor Nursing Home, Frittenden Road** - TPO application - 1no. Sycamore Tree - Remove x1 leaning overhanging limb. 1no. Sycamore Tree - Remove x1 leaning overhanging limb and x2 branches of Sycamore tree. 1no. Sycamore Tree - Raise height of overhanging branches above track from Ash trees by 5m in height by removing the lower limbs. 1 Sycamore Tree - Raise height of overhanging branches above track from Sycamore tree opposite private house by 5m. Strip Ivy from trees within this area up to 1m from ground MBC GRANTED with 1 condition. SPC had recommended Approval (Min 1342P). NOTED by councillors.

Chairman.....

PUBLIC FORUM – Before the meeting six residents spoke on applications on the agenda: there were four objections to 17/505670, two objections to 17/505937 and one explanation by the applicant for 17/505938. Senior Planning Enforcement Officers from MBC introduced themselves to the meeting and discussed the work of the enforcement team. After the meeting the applicant for 17/505938 indicated he would be amenable to suitable parking provision for the air memorial site in Chickenden Lane.