

# STAPLEHURST PARISH COUNCIL

## PLANNING COMMITTEE MINUTES

### 14<sup>TH</sup> NOVEMBER 2022

Cllr Sharp stepped down as Chairman of the Planning Committee for this meeting due to a Declaration of Interest regarding the planning application 22/504280

Following a debate Cllr Mclaughlin was proposed, seconded and voted in to Chair this meeting.

**Present** Cllr Mclaughlin, Cllr Buller, Cllr Sharp, Cllr Riordan, Eerdekenes and Davidson-Houston. Also present the Clerk

**APOLOGIES:** None

**APPROVAL OF PLANNING COMMITTEE MINUTES:** Minutes of 24<sup>th</sup> October 2022 available at: <http://www.staplehurst-pc.uk/community/staplehurst-parish-council-13607planning-committee/>

It was proposed, seconded and agreed unanimously to sign the minutes, which the Chair of the meeting duly did.

**URGENT ITEMS:** NA

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

1. Declarations of Lobbying – Cllr Mclaughlin, Cllr Buller, Cllr Sharp, Cllr Riordan, Eerdekenes and Davidson-Houston regarding 22/504280
2. Declarations of Changes to the Register of Interests – NA
3. Declarations of Interest in Items on the Agenda - Cllrs Riordan and Sharp item 22/504280
4. Requests for Dispensation Cllrs Riordan and Sharp requested dispensation to speak on item 22/504280 – It was proposed, seconded and agreed unanimously to allow Cllrs Riordan and Sharp to speak but not vote

**AGREED URGENT ITEMS:** - It was proposed, seconded and agreed unanimously to take the following urgent items.

22/505180 **9A Jaggard Way Staplehurst Kent TN12 0LF**

Erection of an end of terrace dwelling with associated landscaping and creation of driveway to serve existing dwelling.

22/505215 **Thorford Hall Farm Barn Goudhurst Road Staplehurst Kent TN12 0HQ**

Submission of details pursuant to conditions 4 (hard and soft landscaping scheme) and 7 (proposed ecology enhancement works) of application 20/505838/FULL.

Chairman  
signed.....

.....Date.....

Cllr Riordan raised the issue of the potential for extra development in Staplehurst and that the Parish Council have called an urgent meeting with Helen Grant (MP) to clarify the position. Will report back to Council.

**CORRESPONDENCE:** Various residents' comments on planning application **22/504280** have already been circulated to Cllrs.

**APPEAL NOTIFICATION:** None

**FULL PLANNING APPLICATIONS:**

It was proposed, seconded and agreed unanimously to close the meeting to allow residents to comment on the planning application 22/504280, the comments are summarised below

- 1<sup>st</sup> Floor design does not work for Staplehurst Society – storage of archives
- Concerns about Air Raid shelter going
- Under 5 Group concerned about design and if the group can remain
- Does it meet the requirements of Ofsted requirements for Under 5 provision
- Is there over intensification of the site – alternative site?
- Neighbour concerned about security, noise plus Air Pollution if air shelter removed.
- Concerns about some accuracy in the details in the application - A229, "good bus route" Access is via a side road, Playground is it accessible
- Does it meet building Regulations such as toilets provision
- A Trustee in the audience raised the point that the internal layout usage is still open to discussion
- Will there be any S106 / CIL funding
- Concerns about shared pedestrian / vehicle access
- Concerns about environmental issues/ mitigation
- Concerns about sustainability – Solar Power / grey water etc

It was proposed, seconded and agreed unanimously to reopen the meeting.

**22/504280 Staplehurst Community Centre High Street Staplehurst Kent TN12 0BJ**

Removal of existing storage shed, part demolition of community centre, and erection of a single storey rear extension to provide new foyer, hall, kitchen and accessible toilets. Internal alterations to provide 2no. halls, 3no. offices, 2no. multi use spaces, 2no. stores, 2no. kitchens, a café hub, and 2no. toilet areas. Creation of a car park for 26 cars including 3 accessible parking bays, 4 overflow parking bays 5 electric charging points, 5 motorcycle bays, 14 bicycle bays, and van delivery area, and a garden/playground area and bin store.

Cllr McLaughlin thanked residents and recognised that a lot of work has gone into the application, that many of the points raised were about usage and this Committee had to focus on planning issues. Following a debate, which highlighted the following points;

Policy C6 of the Staplehurst Neighbourhood Development Plan "support the redevelopment of the Village Centre site retaining important architectural features of the existing building if appropriate, to provide new and improved community centre facilities"

DM1 – Principles of Good Design

DM 20 – Community Facilities

DM21 - Assessing the transport impacts of development

DM 23 – Parking Standards

Policy SP5 - Rural Service Centres

Policy SP10 - Staplehurst Rural Service Centre

Chairman signed.....Date.....

It was proposed by Cllr Buller and seconded by Cllr Davidson-Houston to refuse the application on the following planning grounds: DM1, D20, D21, D23, SP5 and SP10. The vote was 2 for, 2 against 0 abstained and the Chair of the meeting voted against the proposal to refuse the application in the casting vote.

It was then proposed by Cllr Eerdeken and seconded by Cllr McLaughlin to approve subject to the following conditions;

- Clarify the Air Raid Shelter due to concerns about security, noise and air pollution
- Clarify the car parking and see if the Air Raid shelter can be retained.
- Clarify the access issue
- Clarify the environmental mitigation issues
- Clarify the sustainability issues
- Clarify that it meets Building regulations
- Clarify that it meets the requirements of SP5, SP10, DM20 – meets local needs and does not result in loss of community facilities by reducing storage facilities

The vote was 3 for, 1 against, 0 abstained.

**22/505180 9A Jaggard Way Staplehurst Kent TN12 OLF**

Erection of an end of terrace dwelling with associated landscaping and creation of driveway to serve existing dwelling.

The debate focused on the further reduction of open space / street scene and that it was an over intensification of the site. It was noted that it was in front of the building line. It was proposed and seconded to refuse the application based on DM1, DM9 and DM 11 this was approved unanimously.

**REVISED DETAILS:** NA

**PRIOR NOTIFICATION:** NA

**LAWFUL DEVELOPMENTS:** NA

**SUBMISSION OF DETAILS:** Noted

**22/504994 1 Newtown Cottages George Street Staplehurst Kent TN12 ORA**

Submission of Details pursuant to condition 2 (Biodiversity Enhancement Scheme) of Application 21/505072/FULL.

**22/505215 Thorford Hall Farm Barn Goudhurst Road Staplehurst Kent TN12 OHQ**

Submission of details pursuant to conditions 4 (hard and soft landscaping scheme) and 7 (proposed ecology enhancement works) of application 20/505838/FULL.

**TREE ORDERS:**

**22/504929 Hodges Place High Street Staplehurst Kent TN12 OAU**

Conservation Area Notification: to reduce One Ash Tree and maintain at 60% of current height and breadth. Telephone wires for 3 properties pass through this tree and size control is needed to prevent disconnection from branch due to damage / wind (as shown in photographs received 20.10.2022).

Chairman signed.....Date.....

Following a debate, it was proposed, seconded and agreed unanimously to refer to the Tree Officer.

### **REPORTED DECISIONS: Noted**

22/503565 **Woodford Farm Maidstone Road Staplehurst Tonbridge Kent TN12 ORH**  
Demolition of the existing farm house and outbuilding, and erection of 4no. new residential dwellings with associated private amenity space, landscaping and parking. MBC refused. SPC had serious concerns, but noted the application (1627P/1628P)

22/503404 **Great Wadd Oast House Waller Hill Frittenden Cranbrook Kent TN17 2DA**  
Erection of a single storey outbuilding together with two stand alone solar panels. Withdrawn. SPC supported with conditions. (1624P)

21/503372 **GMS & D K Holdings Site at Station Approach Staplehurst Kent TN12 0QN**  
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.) MBC granted with 19 conditions. SPC recommended approval, requesting timetables to be placed at the nearby bus stops. (1558P)

22/504694 **Little Woodford Maidstone Road Staplehurst Kent TN12 ORH**  
Submission of Details pursuant to condition 2 (External Materials Schedule) of Application 20/504163/FULL. MBC approved.

22/504401 **1 Fir Tree Close Staplehurst Kent TN12 0AT**  
Tree Preservation Order application: T1, Mature Yew Tree in the front garden. Reduce the canopy. Northern spread from 3.5 meters to 3 meters. Eastern spread from 5.5 meters to 4 meters. Southern spread from 5.5 meters to 4 meters. Western spread from 5.5 meters to 4 meters. Height of 17.5 meters to 15.5 meters. Lift from 2.5 meters to 5 meters. MBC granted with 1 condition. SPC noted and referred to Tree Officer (1629P)

22/503722 **Green Court High Street Staplehurst Tonbridge Kent TN12 0AP**  
Conversion of existing outbuilding to residential annexe, including erection of a single storey side extension. MBC approved with 4 conditions. SPC referred this to Conservation Officer. (1628P)

At the end several residents spoke;

- Concern about potential extra houses in MBC Local Plan
- Request that existing users / residents are catered for in the new community centre

*These minutes are not verbatim but a summary of discussion and decisions made at the meeting*

**Closed – 9:30pm**

Chairman signed.....Date.....