

MINUTES OF THE MEETING OF STAPLEHURST PARISH COUNCIL
PLANNING COMMITTEE

held at South Hall, Staplehurst Village Centre on
Monday 15th July 2019 at 7.00 p.m.

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

APOLOGIES: None as all were present.

APPROVAL OF PLANNING COMMITTEE MINUTES: Minute Pages 1438P-1441P of 24th June 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: Councillors AGREED to take one item of urgent business relating to revised details for 19/502096 Mobile Home at Newstead Farm, Couchman Green Lane TN12 0RT.

COUNCILLOR DECLARATIONS:

1. Declarations of Lobbying – All Councillors declared they had been lobbied about 19/501369. Councillor Bowden declared he had been lobbied about 19/503242, 19/503332 and 19/503388.
2. Declarations of Changes to the Register of Interests – none declared.
3. Declarations of Interest in Items on the Agenda – Councillor Thomas declared an interest in 19/503242 and said that she would abstain from discussion and voting on the application.
4. Requests for Dispensation – none requested.

AGREED URGENT ITEMS:

19/502096 **Mobile Home at Newstead Farm, Couchman Green Lane TN12 0RT** – Erection of a single dwelling, stables and sand school, replacing mobile home currently on site (revised details). Councillors welcomed the submission of the Flood Risk Assessment and Drainage Strategy on which they looked to specialists to comment. Councillors felt that a critically assessed sustainable business plan was still necessary to address their concerns about compliance with Local Plan policy DM34 and therefore their recommendation of REFUSAL to the MBC Planning Officer remained unchanged. Councillors NOTED that the expiry of temporary consent for the mobile home in 2017, highlighted in their comments (Min 1435P), had not been addressed.

FULL PLANNING APPLICATIONS: (for recommendation)

- 19/502919 **Staplehurst Youth Club, High Street TN12 0BL** – Replacement of broken single 5-bar wooden access gate with a new double 5-bar wooden access gate (FOR NOTING). NOTED by Councillors as the Parish Council was the applicant.
- 19/503005 **25 Poyntell Road TN12 0SA** – Erection of a single-storey flat roofed garage. (Revised scheme to 17/506404 GRANTED (SPC had recommended Refusal/Approval Min 1366P, 1396P, 1403P, 1409P)). RESOLVED: recommend APPROVAL to the MBC Planning Officer.
- 19/503170 **Woodford Farm, Maidstone Road TN12 0RH** – Minor Material Amendment to condition 3 of 15/506037 (Demolition of existing commercial buildings, hardstanding and Woodford Coach House and the erection of a replacement dwelling for Woodford Coach House and 9 dwellings with parking and landscaping) (allowed on appeal) to allow minor alterations to approved plans. NOTED by Councillors without further comment.

- 19/503242 **Petersfield, Maidstone Road TN12 ORE** – Double storey rear extension to existing annexe and alterations to roof (Resubmission to 19/502084 WITHDRAWN (SPC had recommended Approval Min1434P)). RESOLVED: recommend APPROVAL to the MBC Planning Officer with a condition that the annexe remain tied to the main property.
- 19/503332 **Ely Court, Goudhurst Road TN12 OHB** – Erection of a single storey rear extension
 19/503388 **Ely Court, Goudhurst Road TN12 OHB** – Listed Building Consent for erection of a single storey rear extension. RESOLVED: recommend APPROVAL of both applications to the MBC Planning Officer.

SUBMISSION OF DETAILS:

- 19/501369 **Hush Heath Winery, Five Oak Lane TN12 OHT** - to Discharge Condition 11 (Sustainable Travel Statement) Subject to 17/502611. Revised Details. SPC had previously commented (Min 1429P). Councillors voiced their support for local business, but they expressed concerns about the adequacy of the Sustainable Travel Statement and the capacity of the narrow lanes to accommodate the volume of large delivery vehicles and visitor vehicles including large coaches. They observed that the situation impacted not only local residents but also nearby businesses and other users of the lanes. Councillors commented: paragraph 2.9 'Access to Bus Services' referred to up to three services per hour, which was only true during school term peak times; paragraph 2.12 'Site Vehicle Parking Facilities' was imprecise about parking capacity (notwithstanding planning consent for sixty spaces and apparent use of drainage areas for additional parking); the 27 visitor questionnaire responses referenced in section 3.10 were too small a number to be considered with confidence as a representative sample of the estimated 9,800 visitors during the year. Whilst noting reference to HGV deliveries occurring two or three times a week (section 3.1), Councillors recommended that planning should start from a firm position by establishing a verified baseline figure of all traffic movements and adopting a clear methodology to underpin projections of growth.

TREE WORKS: (for comment)

- 19/502693 **Eccleston House, Old Rectory Lane TN12 OAF** – TPO application to cut back low branches of 1no. Field Maple to boundary and raise canopy over drive to 5m. RESOLVED: recommend APPROVAL subject to satisfaction of the Tree Officer.

REPORTED DECISIONS: (for noting)

- 19/502084 **Petersfield, Maidstone Road** – Double storey rear extension to existing annexe MBC WITHDRAWN. SPC had recommended Approval (Min 1434P). NOTED by Councillors.
- 19/502508 **10 Gybbon Rise** – Erection of wooden summer house in rear garden MBC GRANTED with 3 conditions. SPC had recommended Approval (Min 1439P). NOTED by Councillors.
- 19/502413 **Land to the South of The Gables, Marden Road** – for the change of use of storage building and any land within its curtilage to dwelling house MBC WITHDRAWN. SPC had Objected (Min 1435P). NOTED by Councillors.

19/502648 **Eccleston House, Old Rectory Lane** – Conservation Area notification to cut back various tree (mainly Field Maple & Oak) to boundary and raise low branches over garden to 5m MBC RASIES NO OBJECTION. SPC had recommended Approval (Min 1435P). NOTED by Councillors.

Chairman.....

PUBLIC FORUM – Before and after the meeting two residents expressed their concerns about the adequacy of the information provided in the Sustainable Travel Statement under application 19/501369.