

MINUTES OF THE MEETING OF STAPLEHURST PARISH COUNCIL
PLANNING COMMITTEE

Virtual Meeting via Zoom video-conference
Tuesday 14th April 2020 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: Councillor Chapman whose reason for apology was accepted.

APPROVAL OF PLANNING COMMITTEE MINUTES: Minute Pages 1475P-1477P of 24th February 2020 were approved to be signed by Councillor Sharp and made available at <http://www.staplehurst-pc.uk/community/staplehurst-parish-council-13607/planning-committee/>. Councillors Buller and Forward abstained.

URGENT ITEMS – there were no urgent items.

COUNCILLOR DECLARATIONS:

1. Declarations of Lobbying – Councillor Buller declared she had been lobbied about 20/501321 and 20/501362.
2. Declarations of Changes to the Register of Interests – none declared.
3. Declarations of Interest in Items on the Agenda – Councillor Riordan declared an interest in 20/500688 and said he would seek a dispensation. Councillor Thomas declared an interest in 19/504275 and said she would abstain from discussion and voting.
4. Requests for Dispensation – Councillor Riordan requested and was granted a dispensation to participate in discussion and voting on 20/500688 in accordance with Section 33(2)(c) of the Localism Act 2011.

APPEALS LODGED: (for comment or noting)

19/504275 **Land Adjacent to West View, Maidstone Road TN12 ORE** - Outline application (access and layout to be determined) for the erection of four dwellings. SPC Refused (Min 1455P). Notification of Appeal lodged with the Planning Inspectorate. Any additional comments to be submitted in writing by 28th April 2020. NOTED by Councillors. There were no additional comments or changes to previously submitted ones.

19/505160 **12 Bathurst Close TN12 ONA** - Erection of 1no. new semi-detached dwelling adjoining 12 Bathurst Close, with associated landscaping/parking. SPC Refused (Min 1461P). Notification of Appeal lodged with the Planning Inspectorate. Any additional comments to be submitted in writing by 27th April 2020. NOTED by Councillors. There were no additional comments or changes to previously submitted ones.

CORRESPONDENCE:

Letter from Arrant Land Ltd the agent acting for the development at Holman House, Station Road relating to amendments to application 18/501928 – notification that a new application has been submitted for an additional three apartments and inviting input from the Parish Council. NOTED by Councillors. Councillor Sharp commented that notification of the evening's meeting and arrangements for public forum contributions had been given to the agent.

FULL PLANNING APPLICATIONS: (for recommendation)

- 20/500688 **The Hop Picking Machine Shed, Mathurst Farm, Goudhurst Road TN12 0HQ** - Removal of original asbestos cladding and installation of replacement cladding (part retrospective). RESOLVED: recommend APPROVAL to the MBC Planning Officer.
- 20/501087 **Cricket Lodge, Cranbrook Road TN12 0EJ** - Partial demolition of existing single storey extension and erection of a two-storey extension together with extension to existing canopy. RESOLVED: recommend APPROVAL to the MBC Planning Officer.
- 20/501205 **42 Hurst Close TN12 0BX** – Garage conversion into habitable space. RESOLVED: recommend APPROVAL to the MBC Planning Officer. Councillors said they would like clarification of the proposed use of the new habitable space.
- 20/501321 **Holman House, Station Road TN12 0QQ** - Erection of a second-floor extension and rear first floor extension, including alterations to fenestration, to provide 3no. additional apartments and amendments to external landscaping and parking. RESOLVED: recommend REFUSAL and referral to MBC Planning Committee were the Planning Officer minded to approve the application. Councillors commented: the scale of the development was excessive and inappropriate for the area; parking provision was inadequate for the proposed number of apartments and the narrow single access to it, shared with pedestrians, was inadequate in safety terms; the additional apartments would generate more traffic movements on a road that was already busy and would become even busier, particularly with (a) the opening of the new supermarket and (b) from traffic generated by new developments in and around Staplehurst, making use of the new supermarket and the station; the landscaping provision was poor and Councillors expressed concern that development would exacerbate the known drainage problems in the area; waste bin provision appeared inadequate for the proposed number of apartments and also poorly designed. Councillors felt that the proposed development contravened Local Plan policies: DM1 Principles of Good Design; DM9 Residential Extensions, Conversions and Redevelopment in the Built-Up Area; DM11 Residential Garden Land. They felt it also contravened the still current 2009 MBC Residential Extensions Supplementary Planning document, namely Paragraphs 4.75 and 4.76 (overshadowing and loss of light) and paragraph 4.79 (outlook).
- 20/501322 **2 North Down TN12 0PG** - Demolition of existing garage and side porch. Erection of single storey side extension and creation of 3no. parking spaces. RESOLVED: recommend APPROVAL to the MBC Planning Officer.
- 20/501344 **Green Court, High Street TN12 0AP** - Conversion of existing outbuilding to residential annexe, including erection of a single storey side extension. RESOLVED: recommend REFUSAL to the MBC Planning Officer. Councillors maintained the objections they had raised in 2017: the infilling represented over-intensive back-garden development that would be detrimental to the conservation area; parking provision would be inadequate; access onto the High Street would be poor at a point where visibility was limited due to the brow of Church Hill. They recommended that if the Planning Officer were minded to approve the application, a condition linking the annexe to the main property should be applied.
- 20/501487 **12 Lime Trees TN12 0SS** - Erection of a single storey rear extension with 3 No. roof lights and external hardstanding. RESOLVED: recommend APPROVAL to the MBC Planning Officer. Councillors recommended that the hardstanding be constructed from permeable materials.

SUBMISSION OF DETAILS: (for comment/noting)

20/501362 **6 Wightwick Close TN12 0FA** - Discharge Condition 6 (Refuse Bins) Condition 7 (Prevent Surface Water Drainage onto Highway) and Condition 8 (Sustainable Surface Water Drainage) Subject to 17/504261/OUT. NOTED by Councillors. They commented that the opinion of the KCC Surface Water Drainage team should be sought, given the known problems with surface water drainage in the vicinity.

REPORTED DECISIONS CARRIED FORWARD FROM 16TH MARCH 2020: (for noting)

19/504987 **Tallow Barn, Fitzgerald Close TN12 0FD** – Erection of a part single storey, part two storey front/side extension MBC REFUSED. SPC had recommended Approval (Min 1460P). NOTED by Councillors.

19/505795 **Staplehurst Nurseries** - Section 73 application for variation of conditions 2 and 5 and removal of conditions 8 and 9 to planning application. MBC GRANTED with 10 conditions. SPC had recommended Approval (Min 1467P). NOTED by Councillors.

19/506102 **The Oast House Ely Court Goudhurst Road** – Listed Building Consent for conversion of redundant Oast House to 1no. 3-bedroom dwelling, erection of a detached double garage with a bat maternity roost loft MBC WITHDRAWN. SPC had recommended Approval (Min 1470P). NOTED by Councillors.

19/506331 **9 Bathurst Close** - Erection of single store front extension. MBC GRANTED with 3 conditions. SBC had recommended approval (Mins 1473P). NOTED by Councillors.

19/506420 **Green Court, High Street** – Erection of timber framed carport MBC GRANTED with 4 conditions. SPC had recommended Approval (Min 1473P). NOTED by Councillors.

20/500050 **Fishers Oast, Fishers Road** - First floor extension MBC REFUSED. SPC had recommended Approval (Min 1473P). NOTED by Councillors.

20/500082 **6 Wightwick Close** - Submission of Details to Discharge Condition 4 - Method Statement subject to 17/504261/OUT MBC APPROVED. SPC had Commented (Min 1474P). NOTED by Councillors.

REPORTED DECISIONS: (for noting)

20/500085 **Thorford Hall Farm, Goudhurst Road** - Subdivision of site into two plots, including erection of new chestnut post and 3-rail fencing and a new access gate and gateposts MBC GRANTED with 2 conditions. SPC had recommended APPROVAL (Min 1473P). NOTED by Councillors.

20/500086 **Thorford Hall Farm, Goudhurst Road** – Listed Building Consent for subdivision of site into two plots, including erection of new chestnut post and 3-rail fencing and a new access gate and gateposts. MBC WITHDRAWN. SPC had recommended APPROVAL (Min 1473P). NOTED by Councillors.

20/500134 **Duckhurst Barn, Clapper Lane** - Erection of a single storey lean-to side extension. MBC REFUSED. SPC had recommended APPROVAL (1474P). NOTED by Councillors.

- 20/500191 **2 North Down** – Lawful Development Certificate for proposed demolition of existing garage outbuilding and side facing porch. Erection of single storey side extension MBC REFUSED. SPC had NOTED (Min 1474P). NOTED by Councillors.
- 20/500222 **9 Jaggard Way** - Installation of drop kerb and creation of front driveway MBC GRANTED with 3 conditions. SPC had recommended Approval (Min 1821). NOTED by Councillors.
- 20/500274 **Land at Green Court, High Street** – Erection of detached dwelling MBC GRANTED with 14 conditions. SPC had recommended Refusal (Min 1476P). NOTED by Councillors.
- 20/500319 **Cantii, Goudhurst Road** - Erection of part two storey, part first floor side extension including alterations to roof and erection of front porch extension (part retrospective). MBC REFUSED. SPC had recommended Refusal (Min 1476). NOTED by Councillors.
- 20/500792 **22 Chestnut Avenue, TN12 0NJ** - Replacement of existing hanging tiles on front elevation with horizontal weatherboarding, along with works to increase width of the existing front porch by 1.736m MBC GRANTED with 3 conditions. SPC had recommended APPROVAL (1821). NOTED by Councillors.

Chairman.....

PUBLIC FORUM – Parish Councillor Castro, Borough & Parish Councillor Perry and one member of the public attended as observers. Borough Councillor Perry commented that he and Borough Councillor Brice had called in application 20/501321.

Proceedings ended at 7.50pm.