

STAPLEHURST PARISH COUNCIL

AGENDA

PLANNING COMMITTEE

Monday 20th May 2024 8.30pm
South Hall, Staplehurst Village Centre

PUBLIC FORUM – Before and after the meeting the Chairman will invite members of the public to speak for a maximum of 3 minutes each, relating to issues on the agenda or about planning issues of local concern. Please state name and address prior to speaking. Attendees are requested to notify the Chairman of any intention to film, photograph or record during the meeting.

APOLOGIES: Cllr McLaughlin

APPROVAL OF PLANNING COMMITTEE MINUTES: Minute Pages 1743P-1745P of 29th April 2024 available at: <http://www.staplehurst-pc.uk/community/staplehurst-parish-council-13607/planning-committee/>

COUNCILLOR DECLARATIONS regarding items on the Agenda: -

1. Declarations of Lobbying.
2. Declarations of Changes to the Register of Interests.
3. Declarations of Interest in Items on the Agenda.
4. Requests for Dispensation

CLERK'S PLANNING REPORT:

FULL PLANNING APPLICATIONS: (for comment/recommendation)

- 23/505764 **Woodford Farm, Maidstone Road TN12 0RH** - Retention of the existing Coach House for use as an annex ancillary to the main dwelling. Amended and additional information received. SPC had recommended Approval (Min 1723P).
- 24/501415 **Brattle Farm, Five Oak Lane TN12 0HE** - Proposed agricultural track
- 24/501416 **70 Greenhill TN12 0SU** - Removal of existing boundary garden wall and replace with the erection of an extended garden wall.

LAWFUL DEVELOPMENT CERTIFICATE: (for comment/noting)

- 24/501682 **Anise, Cradducks Farm, Goudhurst Road TN12 0HQ** - for existing use as a residential property, which has been used for residential purposes for a period in excess of four years.

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High Street, Staplehurst
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TN12 0BJ

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Mr Richard Griffiths

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- 24/501706 **Basil, Cradducks Farm, Goudhurst Road TN12 OHQ** - for existing use as a residential property, which has been used for residential purposes for a period in excess of four years.
- 24/501708 **Dill, Cradducks Farm, Goudhurst Road TN12 OHQ** - for existing use as a residential property, which has been used for residential purposes for a period in excess of four years.
- 24/501712 **Fennel, Cradducks Farm, Goudhurst Road TN12 OHQ** - for existing use as a residential property, which has been used for residential purposes for a period in excess of four years.
- 24/501716 **Parsley, Cradducks Farm Goudhurst Road TN12 OHQ** - for existing use as a residential property, which has been used for residential purposes for a period in excess of four years.
- 24/501718 **Rosemary, Cradducks Farm Goudhurst Road TN12 OHQ** - for existing use as a residential property, which has been used for residential purposes for a period in excess of four years.
- 24/501720 **Thyme, Cradducks Farm Goudhurst Road TN12 OHQ** - for existing use as a residential property, which has been used for residential purposes for a period in excess of four years.

LISTED BUILDING CONSENT:

- 24/501530 **5 Church Hill Cottages, High Street TN12 OAX** - for internal alterations and material changes, including enlargement of first floor bathroom, addition of a timber floating floor, improvements to sound insulation, upgrading of ceilings and walls for fire resistance, insertion of secondary glazing, and replacement of fluorescent strip lighting with white down lighter and wall lights.

NON-MATERIAL AMENDMENT: (for comment/noting)

- 24/501811 **Holman House, Station Road TN12 OQQ** - Proposed substitution of two windows to the rear (East facing) elevation 1st and 2nd Floor level to form Juliet balconies and reduction of a box dormer to the North facing elevation to match the adjacent approved 1st floor window to application 20/502770/FULL

DECISIONS: (for noting)

- 23/501635 **Chickenden Barn, Chickenden Lane TN12 ODP** - Conversion of existing barn to residential dwelling, including new entrance and access drive with associated parking (resubmission of 22/501591/FULL). MBC GRANTED with 24 conditions. SPC had recommended Approval (Min 1668P).
- 23/503396 **Houndhurst Barn, Grave Lane TN12 OJP** - Creation of seasonal wetland features including ponds and scrapes, to provide natural flood management and habitats. MBC GRANTED with 10 conditions. SPC had recommended Refusal (Min 1702P).
- 24/500978 **Mill House, Couchman Green Lane TN12 ORS** – Erection of a single storey rear extension. MBC GRANTED with 4 conditions. SPC had recommended Approval (Min 1735P).
- 24/501023 **Sorrento, Station Road TN12 OPZ** - TPO application to reduce one mixed species hedge (H1) to 12 inches beyond the kerb edge and trim height to tidy. Fell one Elder and

Ivy Clad shrub (T1). Reduce one Confer hedge (H2) to cut line (please see supporting documents) and reduce face side back to path edge. MBC GRANTED with 2 conditions. SPC had Noted (Min 1742P).

24/501080 **110 Bathurst Road TN12 0LJ** - Erection of first floor hipped roof side extension and new pitched roof to single storey section of existing annexe and changes to fenestration. MBC GRANTED with 5 conditions. SPC had recommended Refusal (Min 1738P).

24/501470 **Bly Court Manor, Chapel Lane TN12 0AN** - MBC raised NO OBJECTION. SPC had Commented (Min 1744P).

Councillors are respectfully reminded that should they be unable to attend any Parish Council meeting, of which this Agenda is a formal summons, they should notify the Parish Clerk with their apology and reason for non-attendance. Failure to do so for a continuous period of six months will result in automatic disqualification from the Council. Deadline for such notification to the Parish Clerk is 4.00pm on the day of the meeting.

Mr Richard Griffiths
Parish Clerk
15/04/2024

All planning applications are listed on MBC website at www.maidstone.gov.uk. Follow the links to search for and view any application you choose or check to see what has been registered on a weekly or daily basis. Comment online on individual planning applications too.

Planning Committee
Councillor Richard Ash

Planning Chairman Adele Sharp
Parish Councillor Bill McLaughlin

Councillor Margaret Arger
Councillor Alan Pett

Copied also to: -
Borough & Parish Councillor Paddy Riordan

County Councillor Lottie Parfitt-Reid

Borough & Parish Councillor John Perry

STAPLEHURST PARISH COUNCIL PLANNING COMMITTEE NEXT MEETING
10th June 2024 7.30 pm