

MINUTES OF THE MEETING OF STAPLEHURST PARISH COUNCIL  
PLANNING COMMITTEE

held at South Hall, Staplehurst Village Centre on  
Tuesday 23<sup>rd</sup> April 2019 at 7.00 p.m.

**PRESENT:** Councillors Ashby, who was in the chair, Buller, Forward, Silkin and Smith. Ex Officio: Chairman Burnham.  
Deputy Parish Clerk: Mrs DA Jenkins

**APOLOGIES:** Councillor Sharp whose reason for apology was accepted. Apologies were offered by Cllr Pontet subsequent to the meeting.

**APPROVAL OF PLANNING COMMITTEE MINUTES:** Minute Pages 1428P-1430P of 1<sup>st</sup> April 2019 were approved, signed by Councillor Ashby and made available at <http://www.staplehurst-pc.uk/community/staplehurst-parish-council-13607/planning-committee/>.

**URGENT ITEMS:** Councillors AGREED to discuss the correspondence from MBC relating to 19/500399 and to discuss application 19/501406 in conjunction with application 19/501653.

**COUNCILLOR DECLARATIONS:**

1. Declarations of Lobbying – Councillors Buller and Burnham declared they had been lobbied about 19/501406 and 19/501653.
2. Declarations of Changes to the Register of Interests – none declared.
3. Declarations of Interest in Items on the Agenda – none declared.
4. Requests for Dispensation – none requested.

**AGREED URGENT ITEMS:**

19/500399 **Meadow View, Marden Road TN12 0JG** – Proposed stationing of 4no. additional mobile homes for extended Gypsy & Traveller family. SPC Refused (Min 1422P). Notification from MBC that the application is on the MBC Planning Committee agenda for 25<sup>th</sup> April 2019. As all Councillors, for one reason or another, had difficulty in attending this meeting it was AGREED to defer the item to Full Council.

**FULL PLANNING APPLICATIONS:**

19/501396 **Kings Head, High Street TN12 0AR** – Erection of a new pergola to bottom of patio, replace existing decking with new York stone slate to match existing. Replacement of existing fence to patio with new. RESOLVED: recommend APPROVAL to the MBC Planning Officer.

19/501397 **Kings Head, High Street TN12 0AR** – Listed Building Consent for external works including new pergola to bottom of patio, replace existing decking with new York stone slate to match existing. Replacement of existing fence to patio with new. RESOLVED: recommend APPROVAL to the MBC Planning Officer.

19/501406 **Hush Heath Winery, Five Oak Lane TN12 0HT** – Siting of a marquee for purposes ancillary to the main winery, for siting between 1<sup>st</sup> May and 30<sup>th</sup> September each year. RESOLVED: recommend REFUSAL and referral to MBC Planning Committee if the Officer were minded to approve. Councillors commented that the proposed siting of the marquee would be inappropriate in a rural location and that there would be a risk of noise due to the nature of the structure. Councillors questioned the necessity of a marquee following the recent approval of a very large extension to the visitor centre.

- 19/501653 **Hush Heath Winery, Five Oak Lane TN12 OHT** – Retention of low-level lighting scheme for health and safety purposes in connection with winery. RESOLVED: recommend REFUSAL and referral to MBC Planning Committee if the Officer were minded to approve. Councillors commented that the form of lighting installed was extremely intrusive in the rural setting and raised concerns about the impact this was having on the biodiversity and habitat of the local wildlife. Councillors also wished to bring to the Officer's attention their concerns that conditions outstanding from 2017 were having an impact on recently submitted applications.
- 19/501679 **1 Stanley Close TN12 OTA** – Retrospective application for a change of use of land to residential garden land. RESOLVED: recommend APPROVAL to the MBC Planning Officer.
- 19/501764 **Faith Cottage, Clapper Lane TN12 JT** – Change of use of existing stable building to use as a holiday let. RESOLVED: recommend REFUSAL to the MBC Planning Officer. Councillors raised concerns relating to the access from the site onto a busy 60mph 'A' road.

**LAWFUL DEVELOPMENT CERTIFICATE:** (for comment/noting)

- 19/501658 **4 Orchard Cottage, Cranbrook Road TN12 OEU** – for a proposed loft conversion with 2no. roof lights to front and 2no. roof lights to rear. RESOLVED: recommend APPROVAL to the MBC Planning Officer.

**LISTED BUILDING CONSENT:** (for recommendation/comment)

- 19/500460 **Bell Cottage, High Street TN12 OAY** – for installation of 2no. conservation Velux windows. RESOLVED: recommend APPROVAL to the MBC Planning Officer.

**TREE WORKS:** (for recommendation/comment)

- 19/501867 **South Surrenden Manor, High Street TN12 OBL** – TPO application to fell one Fir tree with large wound; re-pollard one Lime tree due to large cavity in the crown. RESOLVED: recommend APPROVAL to the MBC Tree Officer.

**REPORTED DECISIONS:**

- 17/503690 **17 Bell Lane** – Erection of 1no. Chalet bungalow with insertion of solar panels and 1.8m high close boarded fence MBC Refused. SPC Refused. APPEAL ALLOWED. (Min 1331P, 1359P, 1398P). NOTED by Councillors.
- 18/505747 **Jubilee Field, Headcorn Road** – Football pitch improvements including floodlighting, fencing, seated stand and covered terrace MBC GRANTED with 3 conditions. SPC had Supported (Min 1742). NOTED by Councillors.
- 18/506360 **Kivrak House, Market Street** – Erection of self-contained studio flat above rear parking with one parking spot allocated MBC REFUSED. SPC had recommended Refusal (Min 1421P). NOTED by Councillors.
- 19/500443 **Land to the South of The Gables, Marden Road** – Temporary change of use of land for 2 years for the stationing of a mobile home with residential use for security

MBC WITHDRAWN. SPC had recommended Refusal (Min 1426P). NOTED by Councillors.

- 19/500534 **Holtje Cottage, Headcorn Road TN12 OBU** - Erection of 5 ft overlapping fence between hedge, consisting of 6 x 5 ft panels with 6-inch base boards and supporting posts (Retrospective) MBC REFUSED. SPC had recommended Approval (Min 1426P). NOTED by Councillors.
- 19/500646 **16 North Down TN12 OPG** – Demolition of existing single storey garage and erection of a single storey side extension with associated works to front and rear for disabled access MBC GRANTED with 3 conditions. SPC had recommended Approval (Min 1426P). NOTED by Councillors.
- 19/500649 **Cricket and Tennis Club, Frittenden Road** – Erection of a single storey side extension and verandah, single storey rear extension and new canopy to north elevation MBC GRANTED with 4 conditions. SPC had recommended Approval (Min 1426P). NOTED by Councillors.
- 19/500706 **6 Marian Square TN12 OSQ** – Proposed garage conversion MBC GRANTED with 3 conditions. SPC had recommended Approval (Min 1426P). NOTED by Councillors.
- 19/500775 **Baywood, Headcorn Road TN12 OBU** – Demolition of existing conservatory and erection of single storey side extension to serve as a ground floor bedroom and associated level access shower room MBC APPROVED with 4 conditions. SPC had recommended Approval (Min 1426P). NOTED by Councillors.

Chairman.....

**PUBLIC FORUM** – Before the meeting two residents objected to 19/501369 and 19/501406 respectively. A further resident advised that 19/501396 & 19/501397 related to a change in the premises management.