

MINUTES OF A MEETING OF STAPLEHURST PARISH COUNCIL'S PLANNING COMMITTEE HELD ON MONDAY 18TH July 2022 AT 7.00 P.M. AT SOUTH HALL, STAPLEHURST VILLAGE CENTRE

PRESENT: Cllrs. Sharp, Buller, McLaughlin & Riordan

ALSO PRESENT: R. Griffiths (Clerk) and 20 residents

Public Forum

Cllr. Sharp welcomed all present and invited Cllr Buller to correct some misinformation relating to residents' comments on planning application 22/502233.

Cllr Buller stated the views of KCC Highways. "I can confirm that the agreement is in place for the majority of Hegarty Way to be adopted and I have been inspecting sections as they are built. The developer is responsible for maintaining the road until the time we accept it for adoption after a minimum 12 month in use maintenance period has been served. During this time, I would not be surprised if it were included in the charges to residents. I will be on site again in the next couple of weeks inspecting sections which are "in maintenance". The majority of Hegarty way is expected to be adopted as it serves all the side roads."

Cllr Sharp invited members of the public to speak, 10 Residents spoke and their comments and concerns regarding planning application 22/502233 are summarised below;

- Environmental noise and pollution
- Health and safety road movements / rat run through a residential area
- Disruption due to construction traffic
- Increased Anti-social behaviour
- Main link to station, supermarket and industrial estate
- Need to restrict access
- Why not commercial instead of residential – as per original plan
- Road not suitable for an existing two-way link
- Should improve existing infrastructure (crossroads) rather than create dangerous link road
- Common sense – accident waiting to happen as proposed link road through open space next to playground
- Will change the ambiance of the area – currently family friendly
- MBC does not need to insist on link way, SNP can be reviewed
- Need to consider the views of residents / voters.

Also, there were a number of issues raised if the application was successful:

- the need for more open space – not enough compared to guidance
- Over development of housing
- drop kerbs / tactile crossing,
- solar panels connected to national grid,

1. APOLOGIES AND REASONS FOR ABSENCE

The Committee was advised and accepted that apologies had been received from Cllr. Mclean.

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2. COUNCILLOR DECLARATIONS

- Lobbying – all Councillors by Ilke Homes and residents
- Interest in items on the agenda - NA
- Dispensations - NA

3. **URGENT ITEMS:** Cllr Sharp introduced planning application 2, Iden Crescent (22/530005) which will be debated after 22/502933/Full

4. **FULL PLANNING APPLICATIONS:**(for comment / recommendation to MBC)

22/502933/Full The erection of 94 no. residential dwellings, ancillary structure, new access road from Lodge Road, internal roads, car parking, landscaping and public open space, drainage features and associated works at **Land West of Lodge Road Staplehurst Kent TN12 0RQ**

A number of Cllrs raised points;

- Review of Marden Rd / Headcorn Rd crossroads back in 2015, it was over capacity then. Since then, 700 homes have been built so design of link way was based on evidence and part of the Parish and Maidstone Borough Council plans. Note David Wilson Homes were fully aware and included the link way in their planning application. Cllrs felt sorry for residents, if it was the case, they had been misled by David Wilson Homes regarding the link way road.
- In the Local Plan review there was some economic use for this site and it is disappointing that this is now all housing. (This is one of the 2 sites put forward to accommodate the extra housing dictated by the Government).
- We have serious “Safety concerns” regarding the pedestrian railway crossing
- Police have raised concerns about overall design

In conclusion at this present time this application is not good enough

It was proposed, seconded and **unanimously resolved to recommend refusal** and asked for it to be considered by the MBC Planning Committee if the Planning Officer was minded to approve the application on the following grounds;

- 1 It is against the Staplehurst Neighbourhood Plan (SNP) policy H6. This asked for a mixed-use Courtyard Development.
- 2 It is against MBC Local Plan Policy SP10 where this site is allocated for Economic Use.
- 3 It is against SNP objective 3, Cul-de-sacs should be avoided
- 4 It is against SNP policy H3 as there are no longer any 1-bedroom dwellings to help residents get a foot on the housing ladder
- 5 Current design is not coherent with the existing surrounding developments. The secondary roads within the site should join up to provide alternative exits, footpaths should meet footpaths and boundary treatments need to encourage wildlife, ecology.
- 6 There should be no access to the railway pedestrian crossing where fatalities have occurred.
- 7 The developer must ensure that the main access road is adopted by KCC.
- 8 There should be a plan as to how the link road into the Dickens Gate estate is to be built to restrict the vehicles that use it. Hegarty Way in Dickens Gate should also be a KCC adopted highway.

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- 9 This link route is essential so that both estates have an alternative access for safety / emergency vehicles
- 10 There needs to be a transport plan to show how the company will be bringing these large kit homes from the motorway into Staplehurst.
- 11 The application needs to show the details that the solar panels are connected to the grid and how these and heat pumps that will make these homes bill free.
- 12 The application should show the evidence of how this development is going to be carbon neutral, taking into account all aspects such as the materials, factory construction, transportation, site preparations and erection.
- 13 The site is Wealden Clay. Constructing foundations on Wealden Clay, piling will be needed to avoid future subsidence.
- 14 All crossing points within the estate should have dropped kerbs and tactile pavements.
- 15 There should be a condition that the junction of Lodge Road with Station Approach be made safer for pedestrians and vehicles, paid for by the developer.
- 16 The link road should not be opened prior to the completion of all the housing / development.

Planning application 22/503005/FULL Loft conversion with 1no. rear dormer and 3no. dormers to front roof slope. 2 Iden Crescent Staplehurst Kent TN12 0NU

Cllr Sharp led a debate which included the following comments:-

- Over intensification of site
- Residential Extensions Guidance
 - 4.32 – new dormers will not normally be allowed to front elevations
 - 4.37 – 4.42 – should be within scale and form.
 This application is not in accordance with either of these points.
- It feels out of keeping with original development and is harmful to the street scene. (DM1, DM9)
- Concerns about parking – in effect a three-bed house transformed into a five-bed house and yet there are no details of the on-site parking. (DM23)

It was proposed, seconded and **unanimously resolved to recommend refusal** and requested for it to be considered by the MBC Planning Committee if the Planning Officer was minded to approve the application on the following grounds;

In breach of Residential Extension Guidance;

- 4.32 – should not be at the front
- 4.37 – 4.42 – should be within scale and form.
- It is against MBC Local Plan Policies DM1, DM9 and DM23.

5. DATE AND TIME OF NEXT MEETING: Confirmed as 25th July 2022 at 7.30 p.m..

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

Signed:
Committee Chairman

Date

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