

MINUTES OF THE MEETING OF STAPLEHURST PARISH COUNCIL
PLANNING COMMITTEE
Virtual Meeting via Zoom video-conference
21st July 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: Miss Nicola Ideson

APOLOGIES: Councillor Chapman whose reason for apology was accepted.

URGENT ITEMS – Councillors AGREED to discuss two items of urgent business.
20/500319 **Cantii Goudhurst Road TN12 0HB** and
Hen and Duckhurst Farm

APPROVAL OF PLANNING COMMITTEE MINUTES: Minute Pages 1490P -1491P of 30th June 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/>.

COUNCILLOR DECLARATIONS:

1. Declarations of Lobbying – All Councillors declared they had been lobbied about the Hen & Duckhurst Farm site and application 20/502810 – 17 The Parade.
2. Declarations of Changes to the Register of Interests – None were declared.
3. Declarations of Interest in Items on the Agenda – None were declared.
4. Requests for Dispensation - None

AGREED URGENT ITEMS –

APPEAL NOTICE

20/500319 **Cantii Goudhurst Road TN12 0HB** - Erection of part two storey, part first floor side extension including alterations to roof and erection of front porch extension (part retrospective). Councillors expressed concern about the overdevelopment of the site and the harm it was causing to the character and setting of the original property and of neighbouring properties. They expressed concern about the retrospective nature of the application and reports of differences between plans and the latest extension; they felt such reports needed investigation and, if any breaches were to be found, that they should be remedied. RESOLVED: recommend REFUSAL and referral to MBC Planning Committee. (Min 1476P). An Appeal Notice has been received Councillors had no further comments to add and did not wish to withdraw any previous comments submitted.

Hen and Duckhurst Farm – Following the recent drainage/sewage concerns, letter had been received from MBC Enforcement stating that the investigation was still ongoing. It was decided to arrange a Zoom meeting with Southern Water to explore the available options.

Chairman's initial.....

FULL PLANNING APPLICATIONS: (for recommendation)

20/502367 **Little Knoxbridge, Cranbrook Road TN12 0EU** - Demolition of Granary/Garage and erection of replacement building using existing materials. Increase in depth of building. RESOLVED: Recommend APPROVAL to MBC Planning Officer. Councillors commented recommendation of a condition that the replacement building be tied to the existing building.

20/502699 **Coppwilliam, Marden Road TN12 0PB** - Creation of outdoor swimming pool with erection of oak framed building to house pool plant, store and potting shed. RESOLVED: Recommend APPROVAL to MBC Planning Officer with a recommendation that some sound mitigation should be in place, as the pool plant room is situated 1m from the neighbouring boundary.

20/502717 **69 Bathurst Road TN12 0LQ** - Erection of two storey attached dwelling in place of previously approved side extension and erection of a single storey rear extension. RESOLVED: Recommend APPROVAL to MBC Planning Officer and recommend that the first storey side window of the new property should consist of obscured glass to avoid overlooking the neighbour's property.

20/502770 **Holman House, Station Road TN12 0QQ** - Erection of single storey side extension, part single storey part two storey rear extension, new upper floor, together with external alterations and change of use of commercial to residential to form 10 No. residential units (20/501321 Deemed INVALID for technical reasons - SPC Refused Min 1479P). RESOLVED: recommend REFUSAL and referral to MBC Planning Committee. Councillors would like to comment that these ten flats are comprised of 4 at 2 bedrooms and 6 at 1 bedroom so potentially 28 people could live in this building.

The scale of the development is excessive and inappropriate for the area. This development will harm the character and appearance of the street scene. Station Road is the main village route with attractive hedges, front gardens and trees, the buildings comprising predominantly family homes and bungalows. Parking provision is inadequate for the proposed number of apartments and the narrow single access to it, shared with pedestrians, is inadequate in safety terms.

This site fails to meet the MBC Local Plan parking standards in policy DM23. The parking to the rear is very cramped with some bays difficult to access with insufficient space to fully open the car doors. Only two visitor spaces are allocated for these 10 flats. Station Road has weekday parking restrictions. There appears to be no provision for electrical charging points. There is only provision for 7 bicycles. There could be conflicts of access to and egress from this site.

The traffic along this driveway will have a significant noise impact on the neighbours; The additional apartments will generate more traffic movements on a road that is already busy and will 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.

This site is very stark. It does very little to protect and enhance bio-diversity and is against policy DM1 section viii. The front hedge must be retained in the interest of bio-diversity and it will help in the absorption of fumes and noise from the busy road.

Chairman's initial.....

Councillors expressed concern that development would exacerbate the known drainage problems in the area, especially as it is a shared drainage system with the adjacent property.

Waste bin provision is totally inadequate for the proposed number of apartments and also poorly designed. Residents are instructed to place bins on their drives or outside their property for emptying which at this location will block the footpath.

The neighbour's garden is lower than the Holman House site and any windows overlooking should be fully obscured. The significant increase in the number of residents on this plot could potentially cause noise and disturbance to the surrounding neighbours.

Councillors also noted the detailed comments from the police regarding the security of the flats for the future occupants.

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; DM23 (parking standards).

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).

20/502810 **17 The Parade TN12 OLA** - Demolition of existing timber store and erection of a single storey rear extension to form new store and toilet facilities. RESOLVED: Recommend APPROVAL to the MBC Planning Officer. Councillors commented that sound mitigation, such as acoustic screens, should be considered to be placed over the existing air conditioning units.

20/502836 **Aydhurst Farm Oast, Marden Road TN12 OPD** - Demolition of existing barn, removal of existing yard area, and erection of 2no. dwellings (revised scheme to 19/504561 (SPC Refused Min 1455P). RESOLVED: recommend REFUSAL and referral to MBC Planning Committee. Councillors commented that this site has permission for one dwelling. The applicant now wants two with the potential of 12 new residents.

This site has never had permission for commercial activity which has been carried on there for many years. In 2003 the owner applied for a certificate of lawfulness for this site, but this application was subsequently withdrawn.

This site is in the open countryside, outside our settlement boundary (PW2).

This is now over-intensive use of the plot.

This will generate more traffic down the narrow unlit track which has no passing places.

There is no footway for pedestrians.

The site is not well-connected to services or public transport.

The site does not provide any visitor parking.

There is no explanation as to how refuse bins are to be managed.

There are no indications on the plans as to how sewerage will be dealt with.

It is against MBC Local Plan policies:

SP17 (protecting the countryside),

Chairman's initial.....

DM1 i (good links to the surrounding area and services) ix (safe pedestrian movement)
DM30 iv (should be unobtrusively located and well screened)
Staplehurst Neighbourhood Plan PW2

20/502888 **2 Davies Close TN12 0EH** - Single storey extension to rear. Councillors would like to comment to the MBC Planning Officer that the drawings on the original plan do not match the amended plan. Councillors have deep concerns that the extension is too large and will take up most of the garden. Councillors commented that the height of the roof ridge in the proposed new extension obscures the view from the existing property's bedroom windows. Due to the proximity to the neighbouring boundary wall the overhanging roof would encroach over the neighbouring property. Concern was also expressed of possible damage to the boundary wall when works have commenced, digging of foundations etc.

TREE WORKS:

20/501973 **Strip of Land Adjacent to Chestnut Avenue/A229** - TPO application to crown lift one Horse Chestnut to 5 metres above ground level; Crown lift one Horse Chestnut to 3 metres above ground level on the East side; Reduce leaders of one Horse Chestnut by 2 metres to a final height of 12 metres (FOR NOTING only – SPC application). NOTED by Councillors.

REPORTED DECISIONS: (for noting)

19/503584 **Kingsbrooke, Cranbrook Road TN12 0EU** - Creation of alternative access across existing drainage ditch with improved drainage – re-consultation MBC GRANTED with 6 conditions. SPC had recommended Refusal (Min 1454P, 1469P, 1482P). NOTED by Councillors.

20/501035 **Land South of Marden Road TN12 0PE** - Hedgerow removal notice: to establish access and working area for southern water sewer connection for a development MBC issued a HEDGEROW RETENTION NOTICE. SPC had Commented (Min 1822). NOTED by Councillors.

20/501877 **Lingbar, Station Road TN12 0QG** - Replacement of existing lean-to addition at rear of house with new pitched roofed / glazed / timber clad extension. Creation of vehicular access from Station Road to front garden and re-landscaping MBC GRANTED with 3 Conditions. SPC had recommended Approval (Min 1487P). NOTED by Councillors

Chairman.....

PUBLIC FORUM –

The meeting was attended by two members of the public who commented on the Urgent Item Hen & Duckhurst drainage/sewage issues and application 20/502770 Holman House.

Proceedings ended at 21.05

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