

STAPLEHURST PARISH COUNCIL

PLANNING COMMITTEE MINUTES

Monday 24th October 2022

Present: Cllrs Sharp (Chair), Buller, Davidson-Houston, Eerdeken, McLaughlin and Riordan, along with two residents.

As the Clerk was away a responsible resident took the meeting notes.

APOLOGIES: NA

APPROVAL OF PLANNING COMMITTEE MINUTES: Minutes of 3rd October 2022 available at: <http://www.staplehurst-pc.uk/community/staplehurst-parish-council-13607planning-committee/> were discussed, proposed, seconded and agreed by majority of 4 for, 0 against and 2 abstaining, subject to the Newstead Farm comments being checked that they have been added to the 21st September Planning Minutes.

URGENT ITEMS: Only for items which require a decision before the next meeting on Monday 14th November 2022. Item to be agreed first, and then not discussed until "Agreed Urgent Items" after Councillor Declarations.

22/03042/ENVSCR Land to The West of Mathurst Farm Goudhurst Road Staplehurst
Kent TN12 OHQ EIA Screening Opinion: Proposed solar photovoltaic farm and associated
infrastructure

COUNCILLOR DECLARATIONS regarding items on the Agenda: -

1. Declarations of Lobbying.
All councillors present declared being lobbied regarding the Urgent Item. Cllr. Riordan had been lobbied re 22/504654.
2. Declarations of Changes to the Register of Interests.
3. Declarations of Interest in Items on the Agenda.
Cllr. Davidson-Houston re 22/03042/ENVSCR
4. Requests for Dispensation were granted to

Signed.....Date.....

AGREED URGENT ITEMS:

22/03042/ENVSCR **Land to The West of Mathurst Farm Goudhurst Road Staplehurst Kent TN12 OHQ** EIA Screening Opinion: Proposed solar photovoltaic farm and associated infrastructure

1636P

Councillors discussed this application and unanimously felt strongly that an Environmental Impact Assessment Screening Opinion is required. This is because of the sensitive nature of this very large site which has ancient woodland adjacent to it and has cultural heritage importance. The Council is anticipating a similar application to Maidstone Borough Council. The Clerk is requested to copy these comments to Tunbridge Wells Borough, Maidstone Borough and neighbouring Parish Councils along with our County and Borough Councillors.

CORRESPONDENCE: NA

APPEAL NOTIFICATION: (for noting)

21/506207 **Staplehurst Service Station High Street Staplehurst Kent TN12 OBN**
Redevelopment of the Former Staplehurst Service Station for retirement living accommodation for older people (sixty years of age and/or partner over fifty-five years of age) comprising 27 retirement apartments and 2 retirement cottages including communal facilities, access, car parking and landscaping. **Appeal date 15/11/22 in Maidstone Town Hall at 10am.** Noted. Cllr. Buller to attend.

FULL PLANNING APPLICATIONS: (for comment/recommendation)

22/504679 **8 The Quarter Cranbrook Road Staplehurst Kent TN12 OEP**
Erection of a two-storey rear extension with dormer window and rooflight. Erection of a canopy over ground floor windows and doors and replacement windows.

Following a debate, it was proposed, seconded and agreed unanimously to recommend approval. Councillors noted that the extension was beyond the normally accepted 3 metre depth, but on this occasion, councillors recognised the extent of the site.

22/504654 **46 Stanley Close Staplehurst Kent TN12 OTA**
Erection of a two-storey side extension and changes to fenestration. (Resubmission to 22/501669).

Following a debate, it was proposed, seconded and agreed unanimously to recommend approval. Councillors expect the applicant to adhere to the Tree Officer’s recommendations.

22/504503 **3 Crown Cottages High Street Staplehurst Kent TN12 OAU**
Construction of pitched roof to existing garage.

Signed.....Date.....

Following a debate, it was proposed, seconded and agreed unanimously to recommend approval, subject to the Conservation Officer's recommendations.

REVISED DETAILS: NA

PRIOR NOTIFICATION: NA

LAWFUL DEVELOPMENTS: NA

1637P

SUBMISSION OF DETAILS:

22/504694 Little Woodford Maidstone Road Staplehurst Kent TN12 ORH
Submission of Details pursuant to condition 2 (External Materials Schedule) of Application 20/504163/FULL. Noted.

TREE ORDERS: (for comment/noting)

REPORTED DECISIONS: (for noting)

22/503271 32 Gybbon Rise Staplehurst Tonbridge Kent TN12 OLN
Demolition of existing detached garage, erection of attached garage and glazed front entrance porch. MBC granted with 3 conditions. SPC had supported the application (1624P)

22/501684 3 The Parade Staplehurst Tonbridge Kent TN12 OLA
Change of Use from Shop (Class E) to a hot food takeaway (Sui Generis) and installation of a flue. MBC granted with 7 conditions. SPC had recommended approval (1600P)

22/503888 Little Woodford Maidstone Road Staplehurst Tonbridge Kent TN12 ORH
Submission of details pursuant to condition 4 (Landscaping) in relation to planning permission 20/504163/FULL. MBC approved. SPC noted. (1625P)

22/503801 Poppy's Day Nursery Headcorn Road Staplehurst Tonbridge Kent TN12 OBU
Submission of details pursuant to condition 7 (traffic and parking management plan) of application 22/501001/FULL. MBC approved. SPC noted. (1625P)

22/502933 Land West of Lodge Road Staplehurst Kent TN12 ORQ
The erection of 94 no. residential dwellings, ancillary structures, new access road from Lodge Road, internal roads, car parking, landscaping and public open space, drainage features, and associated works. Withdrawn. SPC had recommended refusal (1628/9P)

22/504016 Newstead Farm Couchman Green Lane Staplehurst Tonbridge Kent TN12 ORT
Demolition of existing agricultural barn and erection of 2no. residential dwellings with associated parking, landscaping and ecology enhancements. MBC refused. SPC recommended refusal (1627P)

The meeting closed at 8:25pm.

These meeting notes reflect the discussion, they are not verbatim

Signed.....Date.....