

MINUTES OF THE MEETING OF STAPLEHURST PARISH COUNCIL  
PLANNING COMMITTEE

held at South Hall, Staplehurst Village Centre on  
Monday 28<sup>th</sup> January 2019 at 7.00 p.m.

**PRESENT:** Councillors Buller, Forward, Pontet, Silkin, Smith and Sharp who was in the chair. Ex Officio: Chairman Burnham and Vice-Chairman Riordan.  
Parish Clerk: Mr MJ Westwood

**APOLOGIES:** Councillor Ashby whose reason for apology was accepted.

**APPROVAL OF PLANNING COMMITTEE MINUTES:** Minute Pages 1414P-1416P of 7<sup>th</sup> January 2019 were approved, signed by Councillor Sharp and made available at <http://www.staplehurst-pc.uk/community/staplehurst-parish-council-13607/planning-committee/>.

**URGENT ITEMS:** None requested.

**COUNCILLOR DECLARATIONS:**

1. Declarations of Lobbying – All Councillors declared they had been lobbied about applications 18/506246, 18/506578 and 19/500069.
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.

**FULL PLANNING APPLICATIONS:** (for recommendation)

- 18/505975 **Wimpey Field, Bell Lane TN12 OBB** - Construction of 1no. 100m<sup>2</sup> (approx. 11m diameter) circular pond, with a maximum depth of approximately 1.2m and shallow sloped sides. Clearance of small trees and saplings, dead hedging and erection of fencing in a 3m buffer around pond (NOTE: this application has been submitted by SPC). NOTED by Councillors without comment as the Parish Council was landowner and also applicant in collaboration with Medway Valley Countryside Partnership.
- 18/505988 **14 Cross at Hand Cottages, Maidstone Road TN12 ORH** – Replace front wall and fencing damaged due to road traffic accident caused by new road surfacing (retrospective). RESOLVED: recommend APPROVAL to the MBC Planning Officer.
- 18/506246 **Land East of The Paddocks, George Street TN12 ORA** - Change of use of land to use as a residential caravan site for two gypsy families, each with two caravans including no more than one static caravan. Formation of a new access, laying of hard-standing and erection of two utility buildings. RESOLVED: recommend REFUSAL and referral to MBC Planning Committee if the Officer were minded to approve. Councillors commented that their concerns about and MBC's reasons for refusal of previous application 15/505508 applied equally to this application. They commented that the application did not meet the requirements of Local Plan Policies DM16, GT1 (10), SP17 and Staplehurst Neighbourhood Plan Policy PW2.
- 18/506578 **Aydhurst Farm Oast, Marden Road TN12 OPD** – Siting of a mobile home to house family member, proposed ancillary outbuilding and dog kennel together with access within the garden of the property known as Aydhurst Oast (part retrospective). RESOLVED: recommend REFUSAL to the MBC Planning Officer for the following reasons: the works activity that has taken place in recent years and the current proposal have led to over-intensive development on site; given the number of other buildings on site, the application should clarify what the balance of the

proposed activity will be; works to date on tree-felling, infilling of ponds and land-clearance have taken place without assessment of the environmental impact, which should be a requirement. Councillors stated that if MBC were minded to approve the application, they would want the approved buildings and kennel to be tied to the main dwelling.

- 19/500003 **12 Watkins Close TN12 OPT** - Erection of a two-storey side extension with 2no. front facing roof lights and rear facing dormer. RESOLVED: recommend APPROVAL to the MBC Planning Officer.
- 19/500036 **47 Corner Farm Road TN12 OPL** - Conversion of existing garage with single-storey extension to create front porch and side extension. Single-storey rear extension. Minor internal alterations (re-submission of 18/506369/LDC application WITHDRAWN - SPC had Noted (Min 1415P)). RESOLVED: recommend APPROVAL to the MBC Planning Officer.
- 19/500045 **25 Offens Drive TN12 OLS** - Demolition of garage. Erection of a single-storey flat roof side and rear extension with roof lantern. RESOLVED: recommend APPROVAL to the MBC Planning Officer.
- 19/500069 **11 Iden Crescent TN12 ONX** - Proposed single-storey rear extension with roof lantern and proposed porch to front elevation. RESOLVED: recommend APPROVAL to the MBC Planning Officer subject to preservation of the two parking spaces that were part of previous application 18/502510.
- 19/500116 **100 Bathurst Road TN12 OLJ** - Demolition of existing detached garage and erection of a part single part two-storey front, side and rear extension. Widening of existing drive (Revision to 18/505037/FULL). RESOLVED: recommend APPROVAL to the MBC Planning Officer.

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

- 19/500126 Maralan, Chapel Lane TN12 0AJ – for a proposed single storey lean-to extension. NOTED by Councillors.

**NON-MATERIAL AMENDMENT:** (for noting)

- 19/500004 **Great Pagehurst, Pagehurst Road TN12 OJD** – re application 17/502033 garage position revised and one extra pair of double doors added SPC had recommended Approval (Min 1319P, 1334P, 1338P). NOTED by Councillors.

**PRIOR NOTIFICATION:** (for comment)

- 19/500021 **Newhaven Farm, Grave Lane TN12 OJP** - for proposed change of use of agricultural building to a residential dwelling. For its prior approval to: - Transport and Highways impacts of the development - Contamination risks on the site - Flooding risks on the site - Noise impacts of the development - Whether the location or siting of the building makes it otherwise impractical or undesirable for the use of the building to change as proposed - Design and external appearance impacts on the building. Councillors expressed NO OBJECTION.

**REVISED DETAILS:** (for comment)

- 18/505795 **3 Reeves Close TN12 ONN** – Erection of two-storey side extension, internal alterations and additional parking space. SPC REFUSED (Min 1409P). Councillors considered that the revised details addressed their previous concerns. RESOLVED: recommend APPROVAL to the MBC Planning Officer.

**REPORTED DECISIONS:** (for noting)

- 18/503779 **Land Off Headcorn Road** – Non-Material Amendment to condition 29 of approved planning permission 14/505432/FULL for house type substitutions to the private dwellings only and layout changes MBC SATISFIED. SPC had raised No Objection (Min 1395P). NOTED by Councillors.
- 18/505100 **Land at George Street** – Outline application with all matters reserved for 80 extra care units with associated communal facilities; provision of vehicular and cycle parking together with all necessary internal roads and footpaths; provision of open space and associated landscape works and ancillary works and structures MBC REFUSED. SPC had recommended Refusal (Min 1403P). NOTED by Councillors.
- 18/505338 **Hen & Duckhurst Farm, (Fields North of 43 Marden Road) Marden Road** – Submission of details pursuant to Condition 17: Sustainable surface water drainage scheme and condition 18 (foul and surface water sewerage disposal) for the first 50 dwellings only (original application ref: 14/502010) MBC GRANTED. SPC had recommended Refusal (Min 1406P). NOTED by Councillors.
- 18/505536 **Cantii, Goudhurst Road** – Erection of a first-floor side extension MBC GRANTED with 3 conditions. SPC had recommended Approval (Min 1408P). NOTED by Councillors.
- 18/505665 **Unit 8 Honeycrest Industrial Estate, Lodge Road** – Change of use from Class B2 to Class D2 (Gym) MBC REFUSED. SPC had recommended Approval (Min 1409P). NOTED by Councillors.
- 18/505818 **Cricket and Tennis Club, Frittenden Road** – Conversion of three natural tuft tennis courts to two porous asphalt tennis courts with the installation of low-level LED floodlighting and extension of existing block of two porous asphalt tennis courts with the installation of low-level LED floodlighting MBC GRANTED with 4 conditions. SPC had recommended Approval (Min 1409P). NOTED by Councillors.
- 18/506152 **23 Hurst Close** – Removal of existing rear conservatory, erection of a single storey rear extension, infill front extension and partial garage conversion MBC GRANTED with 3 conditions. SPC had recommended Approval (Min 1411P). NOTED by Councillors.
- 18/506369 **47 Corner Farm Road** – Lawful Development Certificate for proposed conversion of existing garage with single storey front and rear extension, including minor internal alterations MBC WITHDRAWN. SPC had Noted (Min 1415P). NOTED by Councillors.

Chairman.....

**PUBLIC FORUM** – Before the meeting a resident objected to 18/506246. Applicants for 19/500116 and 18/505795 commented on their proposals.