

# STAPLEHURST PARISH COUNCIL PLANNING COMMITTEE MINUTES 6<sup>TH</sup> MARCH 2023

## Public Forum

NA

**Present:** Cllrs Sharp, Riordan, Davidson-Houston, Eerdekenes, Buller and Mclaughlin

**APOLOGIES:** NA

**APPROVAL OF PLANNING COMMITTEE MINUTES:** Minute Pages 1653P-1657P of 13<sup>th</sup> February 2023 available at: <http://www.staplehurst-pc.uk/community/staplehurst-parish-council-13607/planning-committee/> Minor amendment to 23/500237 agreed. Cllr Buller proposed and Cllr Riordan seconded to accept the minutes with the minor amendment, agreed by majority 5 for and 0 against 1 abstained (not present at last meeting)

**URGENT ITEMS:** Only for items which require a decision before the next meeting on 27<sup>th</sup> March 2023. Item to be agreed first, and then not discussed until "Agreed Urgent Items" after Councillor Declarations.

**COUNCILLOR DECLARATIONS** regarding items on the Agenda:

1. Declarations of Lobbying – 23/500505 Brattle Farm all,
2. Declarations of Changes to the Register of Interests - NA
3. Declarations of Interest in Items on the Agenda – Cllr Davidson-Houston 23/500505 Brattle Farm and Cllr Riordan 25/500593 Slaney Cottage
4. Requests for Dispensation - Cllr Riordan 25/500593 Slaney Cottage, the Committee agreed to allow to speak and vote

## **AGREED URGENT ITEMS:**

Cllr Buller raised the need for further scrutiny regarding enforcement at Meadow View as there are now 15 mobile homes while there is permission for only 8 mobile homes. Deputy Clerk is continuing to raise with MBC enforcement.

Cllr Buller raised the issue of feeding back on the MBC consultation regarding Gypsies, Travellers and Travelling Showpeople Development Plan (Reg 18a) – Cllr Mclaughlin volunteered to work with Cllr Buller on a Council response.

Cllr Riordan is concerned, and aware several other Councillors are concerned, that the "Planning Appeal process" overriding local knowledge to the detriment of the Parish. It was agreed that Cllr Riordan draft and circulate a letter for comment

Signed by Chairman.....Dated.....

**APPEAL NOTIFICATIONS:**

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. Letter from MBC with notification of the Appeal Hearing to take place on Tuesday 28<sup>th</sup> March 2023 10:00am at Town Hall, High Street, Maidstone. Councillors are welcome to attend and, at the Inspector's discretion, may be able to give their views. SPC had REFUSED (Min 1417P).

Following a debate, it was agreed that Cllrs Buller and McLaughlin would attend along with Cllr Perry (MBC)

22/502349 **The Hop Picking Machine Shed, Mathurst Farm, Goudhurst Road TN12 OHQ** - Demolition of an existing agricultural building and erection of a single dwelling including access, garage, landscaping and associated works. (Resubmission of 21/506828/FULL). Letter from MBC with notification of an Appeal Lodged, to be determined on the basis of Written Representation. Any modified or additional representations are to be submitted to the Planning Inspectorate by 20<sup>th</sup> March 2023. SPC had REFUSED (Min 1607P).

Following a debate, it was agreed not to write as our previous comments will be considered.

**FULL PLANNING APPLICATIONS:**

22/506014 **Clapper Farm, Clapper Lane TN12 OJT** - Demolition of existing conservatory and erection of a like for like replacement conservatory, and replacement of existing rooflight with a new conservation rooflight. Repair and stripping of existing roof coverings with matching tiles, and installation where possible of lambswool insulation. Removal of existing PVC gutters and replacement with cast aluminium rainwater goods.

Following a debate, it was proposed by Cllr Buller and seconded by Cllr Davidson-Houston and agreed unanimously that the application is SUPPORTED.

22/506015 **Clapper Farm, Clapper Lane TN12 OJT** - Listed Building Consent for Demolition of existing conservatory and erection of a like for like replacement conservatory, and replacement of existing rooflight with a new conservation rooflight. Repair and stripping of existing roof coverings with matching tiles, and installation where possible of lambswool insulation. Removal of existing PVC gutters and replacement with cast aluminium rainwater goods.

Following a debate, it was proposed by Cllr Buller and seconded by Cllr Davidson- Houston and agreed unanimously that the application is SUPPORTED.

23/500368 **Land at Green Court, High Street TN12 OAP** - Erection of a detached three-bedroom dwelling house.

Following a debate which highlighted the Council previously supported the application but noted KCC Highways holding objection regarding; car parking, access, bike storage and Electric Vehicle Charging Point.

The meeting was **closed** to allow a resident to raise concerns about parking and access issues, loss of Bio-diversity and potential danger to an ancient Elm tree.

Another resident then confirmed that in discussions with MBC the above points were being addressed

Signed by Chairman.....Dated.....

The meeting was **reopened**.

It was proposed by Cllr Buller and seconded by Cllr Mclaughlin and agreed by a majority of 5 for, 1 against and 0 abstained that the application is SUPPORTED subject to the KCC Highways holding objections regarding; car parking, access, bike storage and Electric Vehicle Charging point being addressed.

23/500369      **Land at Green Court, High Street TN12 OAP** – Listed Building Consent for the erection of a detached three-bedroom dwelling house.

Following a debate, it was proposed by Cllr Buller and seconded by Cllr Mclaughlin and agreed by a majority of 5 for, 1 against and 0 abstained that the application is SUPPORTED subject to the KCC Highways holding objections regarding; car parking, access, bike storage and Electric Vehicle Charging point being addressed.

Cllr Davidson- Houston left the meeting for this item.

23/500505      **Brattle Farm, Five Oak Lane TN12 OHE** - Retrospective application for change of use from an agricultural barn to a florist, including alterations to fenestration.

Following a debate, in which Cllr Davidson-Houston comments being noted and discussed it was proposed by Cllr Sharp and seconded by Cllr Eerdeken and agreed unanimously that the application is SUPPORTED.

Cllr Davidson- Houston returned after item 23/500505 had concluded

23/500556      **Meadowcroft House, Goudhurst Road TN12 OHQ** - Conversion of the barn and garage and the construction of a link to create a single dwelling, together with demolition of stable block, removal of hard standing and equestrian menage and provision of car parking and landscaping. (revised scheme to 21/503017/FULL).

Following a debate, it was proposed by Cllr Sharp and seconded by Cllr Riordan and agreed unanimously that the application is SUPPORTED, suggested a condition of using environmentally friendly hard standing.

23/500527      **10 Hurst Close TN12 OBX** - Erection of first floor side extension, garage conversion to habitable room, front roof canopy and changes to fenestration.

Following a debate, it was proposed by Cllr Sharp and seconded by Cllr Riordan and agreed unanimously that the application is SUPPORTED.

23/500593      **Slaney Cottage, Headcorn Road TN12 ODT** - Erection of a single storey rear infill extension, raising the existing gable ridge height to provide more first floor accommodation, insertion of conservation rooflights, dormer windows and alterations to fenestration.

Following a debate, where it was noted that the property is large and the extension is large, but all at the rear of the property, it was proposed by Cllr Eerdeken and seconded by Cllr Mclaughlin and agreed unanimously that the application is SUPPORTED.

Signed by Chairman.....Dated.....

23/500910 **Knoxbridge Farmhouse, Cranbrook Road TN12 0BT** -Replacement of existing conservatory and roof dormer with a two-storey rear extension with 1no. side dormer and 2no. rooflights (Re-submission of 22/501427/FULL).

Following a debate, where it was noted that it is a "Non-Designated Heritage Asset" and a previous very similar application was approved, it was proposed by Cllr Sharp and seconded by Cllr Riordan and agreed unanimously that the application is SUPPORTED.

#### **LISTED BUILDING CONSENT:**

23/500631 **Rabbit Farmhouse, Goudhurst Road TN12 0HQ** - for replacement of windows with slim double-glazed glass and bespoke handmade oak frames (works started).

Following a debate, it was proposed by Cllr Riordan and seconded by Cllr Buller and agreed unanimously that the application is SUPPORTED.

#### **REPORTED DECISIONS:** noted

22/504654 **46 Stanley Close TN12 0TA** - Erection of a two-storey side extension and changes to fenestration. (Resubmission to 22/501669). MBC GRANTED with 5 conditions. SPC had recommended Approval (Min 1636P).

22/505540 **Rabbit Farmhouse, Goudhurst Road TN12 0HQ** - Replacement windows with double glazed glass and bespoke handmade oaks frames in oak (Part Retrospective). MBC Withdrawn. SPC had recommended Approval (Min 1651P).

22/505678 **Vine Court, High Street TN12 0AR** - Erection of first floor extension over existing garage. MBC GRANTED with 5 conditions. SPC had recommended Approval (Min 1648P).

23/500249 **Little Orchard, Chapel Lane TN12 0AN** - Conservation area notification to reduce one Willow from height of 17m to 13.5m, garden side 7.5m to 6m and driveway side 8.5m to 6.8m. One Oak - deadwood & lift to 3m from ground level and reduce 1 x longer lateral from 9m to 6.5m. Re-pollard one Willow tree over pond. MBC RAISED NO OBJECTION. SPC had referred the decision to the Tree Officer (Min 1656).

**Closed: at 8.25pm**

Signed by Chairman.....Dated.....