

MINUTES OF THE MEETING OF STAPLEHURST PARISH COUNCIL
PLANNING COMMITTEE

held at South Hall, Staplehurst Village Centre on
Monday 21st May 2018 at 7.00 p.m.

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

APOLOGIES: Councillor Silkin.

APPROVAL OF PLANNING COMMITTEE MINUTES: Minute Pages 1375P-1378P of 8th May 2018 were approved, signed by Councillor Sharp and made available at http://www.staplehurstvillage.org.uk/minutes_of_the_last_meetings.aspx.

URGENT ITEM: Councillors agreed to take an urgent item of business relating to the Hen & Duckhurst Farm planning application 17/506306.

COUNCILLOR DECLARATIONS:

1. Declarations of Lobbying – All councillors declared they had been lobbied about 17/506306. Councillor Buller declared she had been lobbied about 18/502099.
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.

URGENT ITEM:

17/506306 **Hen & Duckhurst Farm, Marden Road TN12 OPD** – MBC had advised that the application would be discussed at MBC Planning Committee on 24/05/18. RESOLVED: (1) Councillors Sharp, Burnham and Buller to attend the meeting; (2) Councillors to advise the Parish Office of the nominated speaker by the morning of 23/05/18; (3) the Clerk to write to Southern Water to seek comment on future management of foul water drainage; (4) the Clerk to contact FERIA Urbanism to seek comment on the illustrative layout in Staplehurst Neighbourhood Plan policy H4.

CORRESPONDENCE: (for comment/noting)

Consultation - Powers for dealing with unauthorised development and encampments: invitation to comment (closing date 15/06/18) <https://www.gov.uk/government/consultations/powers-for-dealing-with-unauthorised-development-and-encampments> (Min1692 & Min1375P). Deferred to the next meeting.

FULL PLANNING APPLICATIONS: (for recommendation)

18/501975 **27 Butcher Close TN12 OTJ** – Erection of a single storey rear extension construction (Resubmission of 15/510071). RESOLVED: recommend APPROVAL to the MBC Planning Officer.

18/502099 **Iden Park, Cranbrook Road TN12 OES** – Proposed agricultural access off Cranbrook Road (Resubmission of 17/503493). RESOLVED: recommend REFUSAL, with referral to MBC Planning Committee were the Planning Officer minded to approve the application. Councillors commented that the reasons they gave for recommending refusal of application 17/503493 (MIN1352-3) remained pertinent. They also commented that drainage would be impacted as a drainage channel ran under the A229 in the vicinity of the proposed works.

- 18/502192 **Bly Court Manor, Chapel Lane TN12 0AN** – Part demolition of existing outbuilding and erection of a single storey side extension, including a glazed link and minor internal alterations. RESOLVED: recommend APPROVAL to the MBC Planning Officer.
- 18/502193 **Bly Court Manor, Chapel Lane TN12 0AN** – Listed Building Consent for part demolition of existing outbuilding and erection of a single storey side extension, including a glazed link and minor internal alterations. RESOLVED: recommend APPROVAL to the MBC Planning Officer.

REPORTED DECISIONS: (for noting)

- 17/504986 **Hush Heath Winery, Five Oak Lane** – Erection of a single storey extension to provide new equipment store for agricultural machinery MBC GRANTED with 5 conditions. SPC had recommended Approval (Min 1364P). NOTED by Councillors.
- 17/506530 **Highbury, Station Road** – prior Notification for a proposed single storey rear extension MBC GRANTED with 1 condition. SPC had Noted (Min 1358P). NOTED by Councillors.
- 18/500827 **16 Bell Lane** – Proposed detached dwelling MBC GRANTED with 12 conditions. SPC had recommended Refusal (Min 1366P). Councillors RESOLVED to review the delegated report for this application and to defer the decision notice to the subsequent agenda before commenting. Deferred from meeting on 8th May 2018 (Min 1377P). NOTED with disappointment by Councillors.
- 18/501194 **Dwellings to South of Frittenden Road** – Minor Material Amendment to 16/505598 (Erection of a pair of three-bedroom semi-detached dwellings) for the addition of two single garages MBC GRANTED with 12 conditions. SPC had recommended Approval (Min 1370P). NOTED by Councillors.
- 18/501446 **1 Surrenden Court, High Street** – TPO application to carry out 30 percent reduction (2-3 metres) to one Red Oak with a proportional width reduction cutting back to appropriate branch axles to contain size and allow light into the garden. Remove major dead wood MBC GRANTED with 1 condition. SPC had recommended Approval (Min 1370P). NOTED by Councillors.
- 18/501549 **Sevenoaks, Clapper Lane** – New roof over existing single storey extension to create a bedroom with dormer window to rear elevation MBC GRANTED with 3 conditions. SPC had recommended Approval (Min 1373P). NOTED by Councillors.

Chairman.....

PUBLIC FORUM – Residents commented on: the proposed change of use of the former NatWest premises to become a kitchen and bathroom outlet; drainage at Iden Park.