

MINUTES OF THE MEETING OF STAPLEHURST PARISH COUNCIL
PLANNING COMMITTEE
held at South Hall, Staplehurst Village Centre on
Monday 15th January 2018 at 7.05 p.m.

PRESENT: Councillors Ashby, Buller, Silkin and Sharp who was in the chair. Ex Officio: Chairman Burnham.

Parish Clerk: Mr MJ Westwood

APOLOGIES: Cllrs Riordan and Smith.

APPROVAL OF PLANNING COMMITTEE MINUTES: Minute Pages 1355P-1356P of 2nd January 2018 were approved, signed by Councillor Sharp and made available at http://www.staplehurstvillage.org.uk/minutes_of_the_last_meetings.aspx.

URGENT ITEMS: No items were requested.

COUNCILLOR DECLARATIONS:

1. Declarations of Lobbying – All councillors declared they had been lobbied about 17/506306.
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.

APPROVAL OF RESERVED MATTERS: (for comment)

17/506306 **Hen and Duckhurst Farm, Marden Road** – for the erection of 250 dwellings (Appearance, Landscaping, Layout and Scale being sought) and details of conditions 5, 6, 7, 8, 9, 10 and 21 relating to phasing, materials, landscaping and ecology pursuant to 14/502010/OUT (Outline application for the erection of residential development for up to 250 dwellings with access and garaging with access considered at this stage and all other matters reserved for future consideration) MBC Approved with conditions. SPC had recommended Refusal (Min 1372, 1303P). RESOLVED: recommend REFUSAL to MBC Planning Committee. The application was inconsistent with Staplehurst Neighbourhood Plan policy H4: it failed to provide an overall site master plan showing a long term plan of how the land could eventually be linked to the Lodge Road employment land (section H4(1) stipulates that such a plan must be provided and section H4(2) requires design details of a suitable through-route, which was even more critical in the absence of measures to date to address capacity issues at the main A229 crossroads in the village); the proposal did not demonstrate how development could be 'integrated with the existing village while respecting the privacy, well-being and quality of life of residents currently living on the western edge of Staplehurst' (a requirement of section H4(4) and shown in the Neighbourhood Plan particularly by the green edges shown on the illustrative layout associated with policy H4); the proposal made insufficient proposals for positive planting and recreational routes along the boundaries as required by policies H4(6) and E1; the plans failed to show clearly the footpath links and overall integration with the rest of the village. The footway provision around the main entrance needed to extend further along Marden Road. Development at the southern end of the site was too dense, seemingly due to the figure of 250 appearing to serve as a target rather than the maximum allowed by the consent for 'up to 250 homes'. Such intensive development would exacerbate surface water drainage problems on an area with a high water table. The proposal did not show clearly how current drainage channels and boundaries (hedges and ditches) would be addressed; the replacement of some hedges by close-board fencing, as implied in some plans, would be inappropriate. Provision needed to be made for recycling of rainwater and installation of solar power, sprinklers and

adoptable street-lighting. At the outline planning stage Southern Water had indicated current infrastructure was insufficient to support development and requested detailed proposals (also a requirement of Staplehurst Neighbourhood Plan policy H4(8) – such details were not apparent. The uniformity of black doors and proliferation of block paving was unimaginative and, in the case of block paving, unsuitable in the long term on areas with clay sub-strata. Whilst welcoming the proposed allotments, councillors wished to know more about the proposals for management of all open space areas on the development. Councillors commented that the reptile-related documents were evidently old and documentation generally lacked detail that such a significant development required. Councillors noted that a resident had commented that there was currently an 'unmade' footpath from the end of Greenhill onto the site, which would effectively be replaced by a proposed 'made' path via Further Field; in these circumstances, were the development to proceed as proposed, they concurred that the unmade path would be redundant and should logically be closed off.

CORRESPONDENCE: (for decision)

Request from a member of the Gypsy Cooperative Kent to meet with members of the Planning Committee to discuss the site at Three Sons, Park Wood Lane. RESOLVED: (i) not to discuss the application for Three Sons as the Parish Council's recommendation had already been made; (ii) respond that the Parish Council would be willing to meet to discuss wider gypsy and traveller issues and future applications.

FULL PLANNING APPLICATIONS: (for recommendation)

- 17/506489 **Lime Kiln Farm, Clapper Lane TN12 0JL** – Erection of a first-floor extension over existing kitchen and utility area, installation of French doors to the kitchen and a window in place of the current utility door and removal of the small section of existing utility room. Resubmission of application 17/505020 MBC Refused. SPC Approved (Min 1344P). RESOLVED: recommend APPROVAL to the MBC Planning Officer.
- 17/506502 **Hodges Place, High Street TN12 0AU** – Part retrospective application to block window on first floor on south side. RESOLVED: recommend APPROVAL to the MBC Planning Officer.
- 17/506542 **40 Butcher Close TN12 0JT** – Demolition of existing single storey conservatory to rear and side store extension. Erection of a new single storey pitched roof side extension to accommodate a change of use to 2-bedroom dwelling including associated boundary changes and provision of off road parking. RESOLVED: recommend APPROVAL to the MBC Planning Officer.
- 17/506546 **Little Couchman Green Stables, Little Couchman Green Farm, Couchman Green Lane TN12 0RT** – Demolition of existing dwelling and erection of a chalet style bungalow. Variations to residential curtilage with landscape enhancements. RESOLVED: recommend REFUSAL on the basis submitted as Councillors felt the information presented was unclear. They considered that a clearer plan of the whole site was required, showing the relationship between all the buildings.

PRIOR NOTIFICATION: (for noting)

- 17/506530 **Highbury, Station Road TN12 0QG** – for a proposed single storey rear extension which: A) Extends by 5 metres beyond the rear wall of the original dwelling. B) Has a maximum height of 3.15 metres from the natural ground level. C) Has a height of 2.85 metres at the eaves from the natural ground level. NOTED by Councillors.

TREE WORKS: (for comment)

17/505911 **16 Lime Trees TN12 OSS** – Tree Preservation Order application to trim back 1no. Oak tree by 25%. Councillors AGREED to refer the decision to the MBC Tree Officer.

REPORTED DECISIONS: (for noting)

17/503690 **17 Bell Lane** – Erection of 1no. Chalet bungalow with insertion of solar panels and 1.8m high close boarded fence MBC REFUSED. SPC had recommended Refusal (Min 1331P). NOTED by Councillors.

17/505397 **White Willows, High Street** – Erection of a single-storey front and rear extensions MBC GRANTED with 3 conditions. SPC had recommended Approval (Min 1347P). NOTED by Councillors.

17/505538 **16 Newlyn Drive** – Erection of a single-story rear extension to form a Loggia MBC GRANTED with 3 conditions. SPC had recommended Approval (Min 1347P). NOTED by Councillors.

17/505541 **Chickenden Oast, Chickenden Lane** – Prior Notification for the change of use of building and land falling within its curtilage from an agricultural use to a use falling within Class C3 (dwelling house) MBC PRIOR APPROVAL NOT REQUIRED. SPC had Noted (Min 1347P). NOTED by Councillors.

17/505563 **46 Jeffery Close** – Demolition of existing conservatory and side porch, erection of front porch, two storey side and single storey rear extension and external alterations MBC REFUSED. SPC had recommended Refusal (Min 1347P). NOTED by Councillors.

17/505599 **Wayside, Cranbrook Road** – Conversion of garage to provide ancillary accommodation including external alterations and front dormer MBC REFUSED. SPC had recommended Approval (Min 1347P). NOTED by Councillors.

Chairman.....

PUBLIC FORUM – Before the meeting eight members of the public spoke about 17/506306. They commented: the development was over-intensive especially in the initial phases; outline approval for up to 250 homes did not mean that 250 had to be squeezed into the site; the layout did not comply with Staplehurst Neighbourhood Plan policy H4, notably failing to provide the green edges along the western edge of existing housing; the number of cul-de-sacs in the layout offered poor connectivity; a link road through to Lodge Road and Station Approach was a necessity; as proposed, the increased traffic would exacerbate the already critical capacity issues at the A229-Marden Road crossroads; the proposal did not respect current boundaries and plans indicated close-boarded fences running along existing hedge lines; there was little consideration of foul and surface water drainage; the majority of houses appeared to be planned on the wetter parts of the site, increasing the risk of flooding; the removal of an existing pond (number 6) was unjustified; houses should have provision for harvesting rainwater; the application contained no proposals for streetlighting; there was inadequate provision for pedestrians at and around the main entrance to the site; the roundabout agreed as part of the previous access proposal was out of keeping with a rural road.

Before the meeting the applicant for 17/506502 commented that he had liaised with MBC about the retrospective nature of the application.