

MINUTES OF THE MEETING OF STAPLEHURST PARISH COUNCIL  
 PLANNING COMMITTEE  
 Kathy Lamb Centre  
 Tuesday 20<sup>th</sup> July 2021 at 7.30 p.m.

**PRESENT:**

Councillors, Buller, Bowden, Smith, Riordan, and Sharp who was in the Chair and Parish Clerk Miss A Smith

**APOLOGIES:**

Apologies received and accepted from Councillors McNeil and Thomas for reasons of work

**PUBLIC FORUM**

3 Residents attended the meeting. Presentations were made by residents in respect of the following: 20/500269 Land South of South Cottage, 20/506130 Hen and Duckhurst Farm and 21/503343 Overbridge Farm.

**APPROVAL OF PLANNING COMMITTEE MINUTES:**

Minute Pages 1548P-1552P of 29<sup>th</sup> June 2021 were approved to be signed by Councillor Sharp and made available at <http://www.staplehurst-pc.uk/community/staplehurst-parish-council-13607/planning-committee/>.

**URGENT ITEMS:**

To consider the Parish Council's response to 14/502010/OUT – Submission details to discharge Condition 18 – Foul and surface water sewerage disposal, Dickens Gate, Marden Road. Councillors agreed that representation should be made at the MBC Planning Committee Meeting on the 22<sup>nd</sup> July, following receipt of notification on the 20<sup>th</sup> July. It was agreed that the Parish Council would express their concerns over the assertion that the current plan being submitted by Southern Water would actually resolve the flooding and sewerage problems in the Marden Road, but were mindful that they did not wish the Council to now be a block to a potential solution for residents. It was agreed that representations should be made in such a way that MBC and the Parish Council could hold Southern Water to account, should the solution not be successful in resolving the problems. Councillor Sharp agreed to attend the meeting, but would speak with Councillor Perry (MBC) and was planning to speak on the matter.

**COUNCILLOR DECLARATIONS:**

1. Declarations of Lobbying – Councillors Bowden, Riordan, Buller, Sharp and Smith all declared they had been lobbied in respect of applications 21/503003 and 21/503483 additionally Councillor Buller declared that she had been lobbied in respect of 21/503343.
2. Declarations of Changes to the Register of Interests – none declared.
3. Declarations of Interest in Items on the Agenda – Councillor Riordan declared that he had through his business previously undertaken work for the applicant for the application 21/503594. Councillor Smith declared a personal interest in respect of the urgent item 14/502010/OUT and for 21/503691 as he lives within the vicinity although not a neighbour. Councillor Buller declared an interest in respect of 21/503482 as she knows both the applicant and affected resident.

Chairman's initials .....

4. Requests for Dispensation – Councillors Riordan requested and was granted a dispensation to participate in discussion and voting on 21/503594; Councillor Smith requested and was granted a dispensation to participate in the discussion in respect of 14/502010 and to participated in the discussion and voting in respect of 21/503691; Councillor Buller requested and was granted a dispensation to participate in the discussion and voting in respect of 21/503482; all dispensations were granted in accordance with Section 33(2)(c) of the Localism Act 2011.

### **CORRESPONDENCE**

Following an invitation from Cranbrook Residents Group, Hartley Save our Fields to comment on application TW/20/00815, Councillors discussed the situation. They noted that regrettably it was too late to send comments into the Inspector, however agreed a previously drafted response by the Chair to send to the Residents Group, in support of their concerns.

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

- 21/503003 **38 Corner Farm Road TN12 OPS** - Erection of single storey rear extension and erection of first floor side extension, over existing utility room. Councillors RESOLVED to recommend REFUSAL to the MBC Planning Officer for the following reasons; that the application wouldn't comply with policy DM9 1 (iii), in that the privacy, daylight, sunlight of adjoining residents would not be safeguarded and that by building right up to the boundary line, the application was against paragraph 4.38 of the Residential Extensions Supplementary Planning Document in terms of scale and form and compatibility with surrounding properties.
- 21/503017 **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 hardstanding and equestrian menage and provision of car parking and landscaping. Councillors RESOLVED to recommend APPROVAL to the MBC Planning Officer and commented that they felt it to be a sensitive and effective remodelling of the existing buildings.
- 21/503164 **Spills Hill Farm Oast, Chickenden Lane TN12 ODP** - Erection of a sun room to rear. Councillors RESOLVED to recommend APPROVAL to the MBC Planning Officer.
- 21/503226 **Faith Cottage, Clapper Lane TN12 OJT** - Erection of a replacement stable block and tack room/store. Councillors noted that this application was in Flood Zone 3 and that the Environment Agency had commented that a Flood Risk Assessment had not been carried out and they could not therefore comment on the application. Councillors RESOLVED to recommend APPROVAL on condition that the Flood Risk Assessment be carried out before the MBC Officer determines the application and that the Flood Risk Assessment recommends that the application is fit for the purpose of stabling horses and therefore protects the welfare of the animals.
- 21/503540 **72 Church Green TN12 OBE** - Erection of a single storey side extension. Councillors commented that they felt that the design could be more sensitive to the existing building, however they RESOLVED to recommend APPROVAL to the MBC Planning Officer.
- 21/503593 **22 Iden Crescent TN12 ONU** - Single storey pitched roof extension to front of existing dwelling. Councillors RESOLVED to recommend APPROVAL to the MBC Planning Officer.

Chairman's initials .....

21/503594 **Kingsbrooke, Cranbrook Road TN12 0EU** - Proposed single storey side extension. Councillors RESOLVED to recommend APPROVAL to the MBC Planning Officer.

21/503691 **13 Lade Drive TN12 0GL** - Erection of a single storey rear extension. Councillors RESOLVED to recommend APPROVAL to the MBC Planning Officer.

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

21/503529 **Thorford Hall Farm Goudhurst Road TN12 0HQ** - Minor relocation of building plot within consented site boundary; Roof detailing (original application ref: 20/505838/FULL). Councillors NOTED the application.

**PRIOR NOTIFICATION: (for comment/noting)**

21/503343 **Overbridge Farm, Marden Road TN12 0JH** - for change of use of an agricultural building to 1no. residential dwelling and associated operational development. Councillors NOTED the application and made the following comments; they would like to have seen clear information on the plans regarding parking arrangements and bin storage, along with the proposals for foul waste and gas or oil services. They noted that it is a very narrow access with difficulty of turning. Additionally they commented that the exit from the site onto the Marden Road was a tricky junction where the road has a 60mph speed limit. Councillors also expressed concern that the site is not a sustainable location as it would be entirely reliant on the use of a car.

**TREE WORKS: (for comment/recommendation)**

21/503482 **Firs, Chapel Lane TN12 0AN** - Tree Preservation Order application: T2 Oak – Reduce height by 3m to 13m in height and crown spread by 5m to 15m. Prune on a triennial cycle to maintain at broadly reduced dimensions. Councillors NOTED the application, and whilst saddened that the work was required referred the application to the Tree Officer for final determination.

**REPORTED DECISIONS: (for noting)**

20/500050 **Fishers Oast, Fishers Road TN12 0DD** - First floor extension. APPEAL DISMISSED. SPC had recommended Approval (Min 1473P, 1480P, 1548P). NOTED by Councillors.

20/500269 **Land South of South Cottage, High Street TN12 0BH** - Erection of 1no. 4 bedroom detached dwelling with associated amenity (Resubmission of 19/503872/FULL). APPEAL ALLOWED. MBC REFUSED. SPC had recommended Refusal (Min 1475P, 1503P, 1538P). Councillors expressed their disgust in NOTING the Inspectors decision. After some discussion, they RESOLVED to send a letter of complaint to the Inspectorate and Helen Grant MP.

20/506130 **Hen And Duckhurst Farm, Marden Road TN12 0PD** - Section 73 - Application for Variation of condition 6 (amendment to the approved boundary details) pursuant to application 17/506306/REM for - Approval of reserved matters application for the erection of 250 dwellings (Appearance, Landscaping, Layout and Scale being sought) and details of Conditions 5, 7, 9, and 10 relating to phasing, 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 7 conditions. SPC had recommended Refusal (Min 1531P, 1543P). NOTED by Councillors.

21/501478 **Silver Locks, Cradducks Lane TN12 ODN** - Use of site for 9(no) mobile homes to be used as holiday lets for 11 months of year. 1(no) existing home to be used by caretaker for all year. Operations work including access road and drainage. MBC REFUSED. SPC had recommended Refusal under Delegated Powers (Min 1548P). NOTED by Councillors.

21/502845 **Weald Cottage, Maidstone Road TN12 ORE** - Erection of a detached garage with office above (Resubmission of 21/501603/FULL). MBC REFUSED. SPC had recommended Refusal (Min 1548P). NOTED by Councillors.

**PUBLIC FORUM** – The applicant in respect of 21/503003, explaining the reasons for the need for the development and gave some additional information regarding structural matters. The applicant in respect of 21/503343, acknowledged the comments made by Councillors and thanked them for their input.

Proceedings ended at 9.10pm.

Chairman.....