

STAPLEHURST PARISH COUNCIL

PLANNING COMMITTEE

MINUTES 13TH FEBRUARY 2023

Public Forum

A resident raised concerns about the lack of planning enforcement at Meadow View. This has been raised since early 2022 and all we get are updates but no action. Agreed 8 but now 12 mobile homes.

A resident raised a point about application 23/500371– originally given permitted development and started – MBC now asking for planning permission, that is why it is now a retrospective application.

Presentation from Ilke Homes on their proposed planning application for a housing/commercial mixed- use development at Lodge Road, Staplehurst.

A resident requested that the presentation was recoded -agreed.

Ilke homes handed out the presentation for Cllrs and residents in attendance - main points

- Environmentally friendly developer compared to other developments / developers
- Site now mixed use – housing and commercial. A reduction from 136 dwellings down to 88 dwellings
- Landscaping led – retaining features such as pond and 20% net gain in bio-diversity
- Meets MBC -Building for Life standards
- Mix of housing – 14% 3 storey houses

The residents and Councilors raised a number of points

- Environmental queries – all electric, air heat pumps and PVC panels if possible
- Ilke working towards 0% net build
- Disability friendly? Access and parking provided
- Is there a footpath link to the railway crossing? No removed from plan
- Construction access is an issue, it is important the route is driven to understand problems – Transport Management Plan will be developed – off peak times, A229, escorted etc.
- 1 lorry per storey and 1 lorry for roof sections but overall, less construction traffic than typical development
- Are there any 1 bed properties? No mix of 2-, 3- and 4-bedroom properties
- Consider parking restrictions due to proximity of railway station – will consider
- Link from Lodge Road to DWH estate is part of development plan needs to consider “restrictions” – lorry, speed, pinch points etc – will continue to liaise with KCC Highways
- Note lorry access to commercial area not through housing area
- Drainage on the site is challenging – already noted
- Foul water – pumping station (north east of site) and pumped eastwards to pumping station – confirmed and is responsibility of developer.

Present: Cllrs Sharp, Buller, Riordan, McLaughlin and Eerdeken

Signed by Chairman.....Date.....

APOLOGIES: Cllr Davidson-Houston

APPROVAL OF PLANNING COMMITTEE MINUTES: Minute Pages 1650P-1652P of 23rd January 2023 available at: <http://www.staplehurst-pc.uk/community/staplehurst-parish-council-13607/planning-committee/>

Cllr Riordan proposed and Cllr Eerdekenes seconded – agreed unanimously

URGENT ITEMS: Only for items which require a decision before the next meeting on 6th March 2023. Item to be agreed first, and then not discussed until “Agreed Urgent Items” after Councillor Declarations. - None

COUNCILLOR DECLARATIONS regarding items on the Agenda: -

1. Declarations of Lobbying. All on 23/500210
2. Declarations of Changes to the Register of Interests Na
3. Declarations of Interest in Items on the Agenda – Cllr Sharp – 23/500371
4. Requests for Dispensation - NA

AGREED URGENT ITEMS:

CORRESPONDENCE:

Correspondence from a resident was received regarding planning application Chantilly, Headcorn Road TN12 0BT

- 19/500399 **Meadow View, Marden Road TN12 0JG** - Proposed stationing of 4no. additional mobile homes for extended Gypsy & Traveller family. Request for investigation due to the site not being developed in accordance with the approved planning permission.

Following a debate, which highlighted this has been raised by residents since early 2021 that it is over intensification of the site, we have concerns about encroachment onto the “landscape buffer” and in simple terms all successful planning applications should be “built according to the plan”.

Cllr Buller noted the Deputy Clerk has already written to MBC Planning Enforcement chasing this issue. As the site the site is nearing competition and occupation it was proposed by Cllr Sharp and seconded by Cllr Riordan to ask the Deputy Clerk to write weekly to MBC enforcement chase up action being taken – agreed unanimously

- 23/500326 **Staplehurst Service Station, High Street TN12 0BN** – Submission of Details to discharge Condition 4 (construction management plan) of planning application 21/506207. Letter received from resident.

Following a debate that highlighted that the parking issues in Staplehurst – the station is £6 per day, Sainsburys is restricted to 2 hours while the Parade and Bell Lane is fully used by residents. Cllr Riordan proposed and Cllr Buller seconded that we write objecting to the Construction Management Plan and that all parking should be on the applicant’s site.

Signed by Chairman.....Date.....

APPEAL NOTIFICATIONS:

- 22/502761 **2 Fleet Farm Cottages, Chart Hill Road TN12 0RW** - Demolition of existing lean-to and erection of a part single storey, part two storey side and rear extension, and a front porch with canopy. Notification of appeal lodged with the Planning Inspectorate. Any additional/amended comments to be submitted in writing by 22nd February 2023. SPC had recommended Refusal (Min 1618P).

Noted

FULL PLANNING APPLICATIONS: (for comment/recommendation)

- 23/500210 **Chantilly, Headcorn Road TN12 0BT** - Proposed change of use of part of dwellinghouse (Use Class C3) to Dental Clinic (Use Class D1), two storey rear extension and first floor side extension.

Following a debate, where KCC Highways holding objection was supported due to the dangerous car parking proposals – no turning space with the parking area so cars either reverse out on to the main road or do a 3-point turn from the main road into the parking – especially as it is so close the main crossroad. Also concerns raised by the construction phase, the “fence” is confusing and that the footpath is a very busy route for the public, especially school children to school bus stops.

It was proposed by Cllr Sharp and seconded by Cllr Mclaughlin and agreed unanimously that the application is REFUSED, and request the application to be referred to MBC Planning Committee were the Planning Officer minded to Approve, on the following grounds: the proposal is against Policy DM1 (viii) loss of bio-diversity, due to a lack of available green garden space; Policy DM1 (ix) refers to safely accommodating vehicles on the site but the allocated parking area is very limited and there is a lack of vehicle turning space to exit the property safely; Policy DM9 Paragraph 1 and Residential Extensions SPG 4.38 and 4.39 in particular, in that the proposed extensions to the building would overwhelm the existing house

- 23/500231 **Cocklewood Farm, Five Oak Lane TN12 0HT** - Demolition of an existing dwelling within an ancient replanted woodland, and erection of a new replacement dwelling elsewhere on Cocklewood Farm.

Following a debate, it was agreed to split the comments into two as the ancient woodland is in Staplehurst and the proposed new dwelling is in Marden.

Cllr Sharp proposed and Cllr Buller seconded to recommend that the application to demolish an existing dwelling within an ancient replanted woodland is APPROVED and do not request the application to be referred to MBC Planning Committee.

With regards to the erection of a new replacement dwelling elsewhere on Cocklewood Farm, Councillors had noted Marden Parish Council's comments and made further and supporting comments as follows: 1. Councillors proposed that a Landscape Plan should be submitted and that consideration should be given to light pollution at the site. 2. If Planning Permission is granted, Councillors recommend that a condition should be

Signed by Chairman.....Date.....

applied that ties the new dwelling to agriculture and Cocklewood Farm in particular. 3. Appropriate screening of the property, as a new dwelling in the countryside should be applied as a condition of any permission granted.

- 23/500237 **25 Corner Farm Road TN12 OPJ** - Proposed construction of vehicular crossing across a footway/verge with dropped kerb.

Following a debate, there was sympathy for the resident's situation but it was proposed by Cllr Sharp and seconded by Cllr Mclaughlin and agreed by majority of 4 for, 0 against and 1 abstained to recommend that the application is REFUSED on the grounds that the proposed vehicular crossing would be situated too close to the existing puffin crossing and that any car ingress/egress at this location would have a adverse impact on the Thatcher Road / Marden Road junction and the Marden Road/A229 crossroad junction. Councillors do not wish the application to be referred to MBC Planning Committee

- 23/500341 **9 Iden Crescent TN12 ONX** - Erection of single storey side extension.

Following a debate, it was proposed by Cllr Sharp and seconded by Cllr Riordan and agreed unanimously to recommend that the application is APPROVED, they DO NOT request the application to be referred to MBC Planning Committee.

- 23/500371 **14 Fishers Road TN12 ODD** - Erection of single storey rear extension (Retrospective Application).

Following a debate, where it was clarified that MBC originally thought it was permitted development but now believe it requires planning permission due to a link it was proposed by Cllr Riordan and seconded by Cllr Eerdeken and agreed by majority 3 for, 0 against and 2 abstained (including Cllr Sharp) to recommend that the application is APPROVED but do not request the application to be referred to MBC Planning Committee

- 23/500492 **4 Davies Close TN12 OEH** - Loft conversion with rear dormer.

Following a debate, it was proposed by Cllr Mclaughlin and seconded by Cllr Riordan and agreed unanimously to recommend that the application is APPROVED but do not request the application be referred to MBC Planning Committee

- 23/500520 **72 Bathurst Road TN12 OLJ** - Erection of a conservatory to the rear of the property.

Following a debate, which noted the proposed extension exceed the 3m (MBC Residential Extension SPG 4.10) it was proposed by Cllr Buller and seconded by Cllr Mclaughlin and agreed unanimously to recommend that the application is APPROVED but do not request the application to be referred to MBC Planning Committee

PRIOR NOTIFICATION: - Noted

- 23/500392 **Agricultural Barn at Newstead Farm, Couchman Green Lane TN12 ORT** - for the change of use of agricultural building and land within its curtilage to 3no. dwellings with associated operational development.

TREE WORKS; - Refer to Tree officer

- 23/500249 **Little Orchard, Chapel Lane TN12 OAN** - 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

Signed by Chairman.....Date.....

from 9m to 6.5m. Re-pollard one Willow tree over pond.

1657p

REPORTED DECISIONS: (for noting)

- 22/504252 **Green Court, High Street TN12 OAP** - Erection of a rear conservatory. MBC WITHDRAWN. SPC had referred the application to the Conservation Officer (Not minuted).
- 22/505087 **Meadowcroft House, Goudhurst Road TN12 OHQ** - Demolition of lean-to structures and replacement with single storey extension, porch extension and changes to fenestration. MBC GRANTED with 3 conditions. SPC had recommended Approval (Min 1643P).
- 22/505311 **Stable Cottage, High Street TN12 OAD** - Erection of single storey rear extension. MBC GRANTED with 3 conditions. SPC had recommended Approval (Min 1643P).
- 22/505457 **Green Court, High Street TN12 OAP** - Erection of single storey rear conservatory. MBC WITHDRAWN. SPC had recommended Approval (Min 1643P).
- 22/505635 **Thorndene, Marden Road TN12 OPE** - Erection of a single storey rear extension. Loft conversion to habitable space with Juliet balcony to south elevation and installation of rooflights to the north and south elevations. MBC GRANTED with 3 conditions. SPC had recommended Approval (Min 1646P).

Close: 9:20pm

Note the minutes are not verbatim, accurately reflect the meeting

Signed by Chairman.....Date.....