

MINUTES OF THE MEETING OF STAPLEHURST PARISH COUNCIL  
PLANNING COMMITTEE

held at South Hall, Staplehurst Village Centre on  
Monday 13<sup>th</sup> January 2020 at 7.00 p.m.

**PRESENT:** Councillors Bowden, Buller, Chapman, Forward, Thomas and Sharp who was in the Chair. Ex Officio: Chairman Riordan.  
Parish Clerk: Mr MJ Westwood

**APOLOGIES:** none as all members were present.

**APPROVAL OF PLANNING COMMITTEE MINUTES:** Minute Pages 1466P-1468P of 16<sup>th</sup> December 2019 were approved, signed by Councillor Sharp and made available at <http://www.staplehurst-pc.uk/community/staplehurst-parish-council-13607/planning-committee/>.

**URGENT ITEMS:** Councillors AGREED to take as urgent business an item relating to 19/503584 Kingsbrooke, Cranbrook Road.

**COUNCILLOR DECLARATIONS:**

1. Declarations of Lobbying – Councillor Buller declared she had been lobbied about 19/506336.
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:**

19/503584 **Kingsbrooke, Cranbrook Road TN12 0EU** – Creation of alternative access across existing drainage ditch with improved drainage. Councillors commented that the revised plans provided no explanation for the redrawn curtilage and they sought an explanation of the differences. They retained concern about the creation of a second access onto the busy A-road and observed that there was no explanation of the need. Whilst acknowledging the landscape team's desktop-based analysis, they opposed the loss of trees and of the habitat afforded by them. Councillor Bowden said he would provide his analysis of the proposal and discrepancies in measurements to support the Parish Council's concern about changes. Councillors AGREED that the submission gave them no cause to change their previous recommendation of REFUSAL and referral to MBC Planning Committee.

**ADDITIONAL INFORMATION:**

19/505632 **Wentways Clapper Lane TN12 0JL** – Erection of a two-storey rear extension and creation of a new first floor annexe above existing lounge, including erection of a new entrance porch and a side box bay to replace existing. Addition of 3 photographs (no changes to the application). SPC had recommended Approval (Min 1464P). RESOLVED: recommend APPROVAL to the MBC Planning Officer.

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

19/506016 **Bly Court Manor, Chapel Lane TN12 0AN** – Demolition of existing outbuilding, chimney breast and stack. Erection of a single storey side extension, including a glazed link and minor internal alterations. RESOLVED: recommend APPROVAL to the MBC Planning Officer.

- 19/506017 **Bly Court Manor, Chapel Lane TN12 0AN** – Listed Building Consent for demolition of existing outbuilding, chimney breast and stack. Erection of a single storey side extension, including a glazed link and minor internal alterations. RESOLVED: recommend APPROVAL to the MBC Planning Officer.
- 19/506090 **36 Jaggard Way TN12 0LF** – Conversion of garage into habitable space and creation of first floor side extension. RESOLVED: recommend APPROVAL to the MBC Planning Officer.
- 19/506101 **The Oast House, Ely Court, Goudhurst Road TN12 0HB** – Change of use of redundant Oast House to 1no. three-bedroom dwelling, erection of a detached double garage with a bat maternity roost loft and change of use of adjacent land to residential. RESOLVED: recommend APPROVAL to the MBC Planning Officer.
- 19/506102 **The Oast House, Ely Court, Goudhurst Road TN12 0HB** – Listed Building Consent for conversion of redundant Oast House to 1no. three-bedroom dwelling and erection of a detached double garage with a bat maternity roost loft. RESOLVED: recommend APPROVAL to the MBC Planning Officer.
- 19/506290 **Great Wadd Oast House Waller Hill Frittenden TN17 2DA** – Change of use of agricultural land to residential garden land, creation of an outdoor swimming pool, and erection of a building to provide sitting area, changing rooms, facilities and boiler room to heat pool. (Revised scheme to 19/504195/FULL) (SPC had commented Min 1454P). RESOLVED: recommend APPROVAL to the MBC Planning Officer.

#### **LAWFUL DEVELOPMENT CERTIFICATE:**

- 19/506334 **Thorford Hall Farm, Goudhurst Road TN12 0HQ** - (Existing) for the erection of a 5-bay, oak-framed garage block with an attached log store. Councillors had NO OBJECTION.
- 19/506335 **22 Chestnut Avenue TN12 0NJ** - for replacement of 2no. mono pitched roofs with 1no. flat roof. Internal alterations including the alteration of rear window to 1no. set of bifold doors and erection of single storey front extension. RESOLVED: recommend APPROVAL to the MBC Planning Officer.

#### **PRIOR NOTIFICATION:**

- 19/506288 **Agricultural Barn at Newstead Farm, Couchman Green Lane TN12 0RT** - for a proposed change of use of agricultural building and land within its curtilage, to 3no. dwelling houses (Class C3). Noting the location of the property in Flood Zone 3, Councillors sought assurance that the appropriate authorities were satisfied that appropriate mitigation measures were proposed. They commented that the application had not demonstrated that the building was redundant to satisfy the requirements of Local Plan policy DM31.3. In the absence of such information, Councillors recommended REFUSAL to the MBC Planning Officer.

#### **SUBMISSION OF DETAILS:**

- 19/506336 **Hen and Duckhurst Farm, Marden Road TN12 0PD** – to discharge Condition 18 (Foul and Surface Water Sewerage Disposal). Councillors expressed total opposition to the proposal, expressing grave concern about what they felt was abdication of responsibility by the planning authority and utility provider. They were very concerned that the application was already dated, having been submitted in July

2019 and based on a letter issued by Southern Water that same month. Councillors expressed further concern that the application had just been validated in January 2020 notwithstanding the severe flooding and sewage spills of December 2019, which had occasioned the Chief Executive of Southern Water to write about the level of surface water flooding into sewers and causing them to overflow. Councillors commented that the situation was causing unacceptable problems for existing and new residents alike, clearly demonstrating that the existing infrastructure was unable to cope with the additional connections requested. Councillors requested that copies of correspondence about the problems being suffered should be submitted to the planning authority along with the Council's recommendation that the application be REFUSED and referred to MBC Planning Committee were the Planning Officer minded to approve the application.

**REPORTED DECISIONS:** (for noting)

- KCC/TW/0231/2019 **Knoxbridge Farm, Cranbrook Road TN17 2BT** – to introduce a Grid Entry Unit Package KCC GRANTED. SPC had recommended Approval (Min 1461P). NOTED by Councillors.
- 19/503527 **Penryn, Station Road** - Outline application for demolition of existing chalet bungalow, detached garage and shed. Erection of 4no. dwellings with creation of new access and associated parking. Matters relating to access, layout, appearance, landscaping and scale reserved for future consideration MBC REFUSED. SPC had recommended Refusal (Min 1450P, 1461P, 1466P). NOTED by Councillors.
- 19/504627 **Corner House 1A Fletcher Road** – Demolition of existing conservatory and part of original house. Erection of a single storey rear extension MBC GRANTED with 3 conditions. SPC had recommended Approval (Min 1464P). NOTED by Councillors.
- 19/504765 **Carraway Cottage, 2 Cross at Hand Cottages, Maidstone Road** – Retrospective application for erection of replacement outbuilding, garage and workshop MBC GRANTED. SPC had recommended Approval (Min 1463P). NOTED by Councillors.
- 19/505016 **2 Surrenden Court, High Street TN12 0EZ** - TPO Application - T2 Oak reduced in the past on the northern side now leaving the tree unbalanced - carry out a reduction to balance the tree: reduce by 2-3 metres in height, 1-2 metres to the west and 3-4 metres to the south cutting back to appropriate branch axils. Proposed height approx. 23m MBC GRANTED with 1 condition. SPC had Noted (Min 1464P). NOTED by Councillors.
- 19/505157 **Mobile Home at Newstead Farm, Couchman Green Lane** – Erection of stables and sand school MBC GRANTED with 12 conditions. SPC had recommended Refusal (Min 1460P). NOTED by Councillors.
- 19/505160 **12 Bathurst Close** - Erection of 1no. new semi-detached dwelling adjoining 12 Bathurst Close, with associated landscaping/parking MBC REFUSED. SPC had recommended Refusal (Min 1461P). NOTED by Councillors.
- 19/505186 **Agricultural Barn at Newstead Farm, Couchman Green Lane** - for change of use of 1no. agricultural building and land within its curtilage to 3no. dwelling houses MBC REFUSED. SPC had commented (Min 1461P). NOTED by Councillors.

- 19/505204    **16 Bell Lane** - Erection of a single storey rear extension MBC GRANTED with 4 conditions. SPC had recommended Approval (Min 1463P). NOTED by Councillors.
  
- 19/505306    **Green Court Cottage, High Street** – Erection of a conservatory. MBC GRANTED with 2 conditions. SPC had recommended Approval (Min1467P). NOTED by Councillors.
  
- 19/505307    **Green Court Cottage, High Street** – Listed Building Consent for the erection of a conservatory. MBC GRANTED with 4 conditions. SPC had recommended Approval (Min1467P). NOTED by Councillors.
  
- 19/505610    **Great Newstead Manor, Couchman Green Lane** - Listed Building Consent for demolition of existing extensions. Erection of a part single storey, part two storey front and side extension. Addition of 3no. rooflights to existing attic rooms, internal alterations and the removal of a staircase MBC GRANTED with 6 conditions. SPC had recommended Approval (Min 1463P). NOTED by Councillors.

Chairman.....

**PUBLIC FORUM** – Before the meeting the applicant discussed application 19/506335.

Proceedings ended at 7.55pm.