

MINUTES OF THE MEETING OF STAPLEHURST PARISH COUNCIL
PLANNING COMMITTEE
held at South Hall, Staplehurst Village Centre on
Monday 7th August 2017 at 7.00 p.m.

PRESENT: Councillors Ashby, Sharp, Smith and Silkin. Ex Officio: Chairman Burnham who was in the chair and Vice-Chairman Riordan.

Deputy Clerk & Finance Officer: Mrs DA Jenkins

APOLOGIES: Councillor Buller.

APPROVAL OF PLANNING COMMITTEE MINUTES: Minute Pages 1325P-1326P of 17th July 2017 were approved, Councillors Riordan and Smith abstained, signed by Councillor Burnham and made available at http://www.staplehurstvillage.org.uk/minutes_of_the_last_meetings.aspx.

URGENT ITEMS: Councillors agreed to take as urgent items application 17/503390 River Farm, Chart Hill Road in the parish of Boughton Monchelsea and MBC Planning Training Invitation.

COUNCILLOR DECLARATIONS:

1. Declarations of Lobbying – Councillors Ashby, Burnham, Riordan, Sharp, Smith and Silkin all declared they had been lobbied about 17/503390.
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.

AGREED URGENT ITEMS:

17/503390 **River Farm, Chart Hill Road, Staplehurst TN12 0RW** – Erection of a controlled atmosphere stores, covered access way, dispatch and loading bay extension and fruit processing area. Councillors agreed they wished to comment on the application despite not being formally consulted by MBC as the proposal is approximately 300m from the parish boundary. Councillors had listened to the comments made in the public forum and RESOLVED nem con to recommend REFUSAL for the following reasons: the narrow country lane which includes both blind bends and a Grade 2* Listed Heritage bridge is unsuitable for HGV's and any increase in current HGV traffic movements to and from the site would further increase the risks for other road users. Policy DM3 of the emerging Maidstone Local Plan (Regulation 19 Draft, Feb 2016) states:

"Avoid damage to and inappropriate development considered likely to have significant adverse effects on:
a. Cultural heritage assets protected by international, national or local designation and other non-designated heritage assets recognised for their archaeological, architectural or historic significance, or their settings;..."

The information submitted with the application on surface water drainage is inadequate, especially as the site is adjacent to the River Beult which is prone to flooding. Councillors were surprised that they had not been formally consulted on this application and wished to know the reasons why this had not been the case. Councillors support the request of Boughton Monchelsea Parish Council for the application to be referred to MBC Planning Committee. *The Chairman closed the meeting for further comments from the public:* Borough Councillor Perry said that he would speak to MBC Planning Department questioning the reasons for not inviting consultation with Staplehurst Parish Council. *The Chairman re-opened the meeting.*

Correspondence: An invitation from MBC for up to two Councillors to attend planning training on Wednesday 13th September. Councillors Sharp and Smith wished to attend.

APPOINTMENT OF CHAIRMAN:

Councillor Burnham requested nominations for the position of Chairman of Planning Committee following his appointment as Chairman of the Council. Councillor Ashby nominated Councillor Sharp, seconded by Councillor Smith. Councillor Sharp confirmed her willingness to stand as Chairman with effect from the date of the next meeting on 21st July 2017. The appointment of Councillor Sharp as Chairman of Planning Committee was RESOLVED nem con.

FULL PLANNING APPLICATIONS: (for recommendation/comment)

- 16/508670 **6 Chestnut Avenue TN12 0NH** – Erection of a first floor side extension over carport, and addition of pitched roofs to front and side – Amendments to layout and elevations. SPC had made No Objection (Min 1303P). Councillors RESOLVED nem con to recommend APPROVAL to the MBC Planning Officer.
- 17/503339 **Sunnyside, Station Road TN12 0QE** – Change of Use from dwelling house (Class C3) to Dental Clinic (Class D1) with internal alterations. Councillors RESOLVED nem con to recommend REFUSAL to the MBC Planning Officer. Councillors made no objection in principle to the change of use of the dwelling house but were very concerned that the on site parking arrangements were inadequate for the size of the proposed dental practice which they believed would lead to on street parking.
- 17/503594 **St Martins On The Hill, Cranbrook Road TN12 0ES** – Demolition of existing single storey extensions, erection of two storey side and rear extension, construction of new parking and turning area and widening of existing pedestrian gate to form new vehicular access (revised application 16/507726 APPEAL DISMISSED. SPC had recommended that for the proposal to be approved they would wish to see the compatibility of the proposed design reviewed and the two points of access linked (Min 1291P, 1300P, 1316P)). Councillors RESOLVED nem con to recommend APPROVAL to the MBC Planning Officer. Councillors had no objection to the amended design of the extension but they would prefer there to be a single access only onto the A229.
- 17/503821 **Land at Fishers Farm, Fishers Road** – Submission of Details to Discharge Condition 26 (Archaeological Evaluation) (Subject to 15/510186/FULL – MBC Granted, SPC had recommended Refusal Min 1498, 1324P). NOTED by Councillors.
- 17/503850 **Fishers Oast, Fishers Road TN12 0DD** - Non Material Amendment Being the Addition of a Rooflight to the Bathrooms of Both Plots 1 and 2 (Subject to 15/506021/FULL - MBC Granted, SPC had recommended Refusal Min 1221P, 1256P, 1269P). NOTED by Councillors.
- 17/503854 **Fishers Oast, Fishers Road TN12 0DD** - Submission of Details to Discharge Condition 2 (Materials) Condition 4 (Great Crested Newts Safeguarding) Condition 5 (Lighting) Condition 6 (Construction Welfare and Facilities) Condition 9, 13 and 14 (Landscaping) (Subject to 17/500897/FULL – MBC Granted, SPC had made no comment Min 1305P). NOTED by Councillors.

PRIOR NOTIFICATIONS: (for noting)

- 17/503741 **Chickenden Oast Chickenden Lane TN12 0DP** - Prior notification for the change of use of agricultural building to a dwelling house and associated operational development. For its prior approval to: Transport and Highways impacts

of the development. Contamination risks on the site. Flooding risks on the site. Noise impacts of the development. Whether the location or siting of the building makes it otherwise impractical or undesirable for the use of the building to change as proposed. Design and external appearance impacts on the building. NOTED by Councillors.

REPORTED DECISIONS: (for noting)

- 15/502135 **Oak Tree Farm, Cradducks Lane** – Increase in size of gypsy family site for additional 3no. static mobile homes, 3no. utility rooms and 3no. touring caravans (Retrospective) MBC GRANTED with 7 conditions. SPC had recommended Approval (Min 1208P). NOTED by Councillors.

- 17/502615 **45 Bell Lane** – Erection of a single storey rear extension MBC GRANTED with 3 conditions. SPC had recommended Approval (Min 1317P). NOTED by Councillors.

- 17/502691 **Crabtree Farmhouse, Cradducks Lane** – Alter angle of roof from 40 degrees to 45 degrees on detached oak framed 2 bay open garage and insertion of two conservation roof lights MBC GRANTED with 3 conditions. SPC had recommended Approval (Min 1317P). NOTED by Councillors.

- 17/502693 **Crabtree Farmhouse, Cradducks Lane** – Listed Building Consent to alter angle of roof from 40 degrees to 45 degrees on detached oak framed 2 bay open garage and insertion of two conservation roof lights MBC GRANTED with 2 conditions. SPC had recommended Approval (Min 1317P). NOTED by Councillors.

- 17/502976 **The Hop Picking Machine Shed, Mathurst Farm, Goudhurst Road TN12 OHQ** - Prior notification for the change of use of an agricultural building and land within its curtilage from an agricultural use to use falling within Class C3 (2 x dwelling-houses) and associated operational development - For its prior approval to: Transport and Highways impacts of the development; Contamination risks on the site; Flooding risks on the site; Noise impacts of the development; Whether the location or siting of the building makes it otherwise impractical or undesirable for the use of the building to change as proposed; Design and external appearance impacts on the building - MBC Prior Approval GRANTED with 4 conditions. SPC had Noted (Min1323P). NOTED by Councillors.

Chairman.....

PUBLIC FORUM – Before the meeting many members of the public spoke about application 17/503390. The main concerns raised included those relating to the scale of the proposed development, the increase in HGV traffic movements, the inadequacy of the road structure and the safety of local residents.