

# STAPLEHURST PARISH COUNCIL

## AGENDA PLANNING COMMITTEE

**Monday 4<sup>th</sup> November 2019 7.00 p.m.** South Hall, Staplehurst Village Centre

**PUBLIC FORUM** – Before and after the meeting the Chairman will invite members of the public to speak for a maximum of 3 minutes each, relating to issues on the Agenda or about planning issues of local concern. Please state name and address prior to speaking. Attendees are requested to notify the Chairman of any intention to film, photograph or record during the meeting.

### **APOLOGIES:**

**APPROVAL OF PLANNING COMMITTEE MINUTES:** Minute Pages 1457P-1459P of 14<sup>th</sup> October 2019 available at: <http://www.staplehurst-pc.uk/community/staplehurst-parish-council-13607/planning-committee/>

**URGENT ITEMS** – Only for items which require a decision before the 25<sup>th</sup> November 2019. Item to be agreed first, and then not discussed until “Agreed Urgent Items” after Councillor Declarations.

**COUNCILLOR DECLARATIONS** regarding items on the Agenda: -

1. Declarations of Lobbying.
2. Declarations of Changes to the Register of Interests.
3. Declarations of Interest in Items on the Agenda.
4. Requests for Dispensation

### **AGREED URGENT ITEMS:**

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

- 19/504228 **Green Court, High Street TN12 0AP** – Erection of rear conservatory  
19/504229 **Green Court, High Street TN12 0AP** – Listed Building Consent for the erection of rear conservatory
- 19/504987 **Tallow Barn, Fitzgerald Close TN12 0FD** – Erection of a part single storey, part two storey front/side extension
- 19/505157 **Mobile Home at Newstead Farm, Couchman Green Lane TN12 0RT** – Erection of stables and sand school
- 19/505160 **12 Bathurst Close TN12 0NA** - Erection of 1no. new semi-detached dwelling adjoining 12 Bathurst Close, with associated landscaping/parking

**NON-MATERIAL AMENDMENT:** (for recommendation)

- KCC/TW/0231/2019 **Knoxbridge Farm, Cranbrook Road TN17 2BT** – to introduce a Grid Entry Unit Package

Parish Office  
Staplehurst Village Centre  
High Street, Staplehurst  
TONBRIDGE, Kent  
TN12 0BJ

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**Mr MJ Westwood**

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**PRIOR NOTIFICATION:** (for noting)

19/505186 **Agricultural Barn at Newstead Farm, Couchman Green Lane TN12 0RT** - for change of use of 1no. agricultural building and land within its curtilage to 3no. dwelling houses

**REVISED DESCRIPTION:**

19/503527 **Penryn, Station Road TN12 0PY** – from Demolition of existing chalet bungalow, detached garage and shed. Erection of 4no. dwellings with creation of new access and associated parking (SPC had recommended Refusal (Min 1450P)) to *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.*

**SUBMISSION OF DETAILS:** (for comment/noting)

19/505102 **Hen & Duckhurst Farm, Marden Road TN12 0PD** - Submission of Details to Discharge Condition 2 (Operation and Maintenance Manual - Sustainable Drainage Scheme) Subject to 17/506306/REM

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

19/504788 **1 Little Loddenden, High Street TN12 0AD** - Conservation Area Notification for (T1) 1 x - Scot's pine tree. Poor specimen very close to property. Plan to prune back from house to give a lateral clearance of 1m and thin removing any crossing and small branches. (T2) - 1 x sycamore tree fell to stump level as poor specimen with evidence of damaged bark. (T3) - 1 x bay tree. Fell to stump level as too large for position and (G1) - 2 x sycamore trees. Plan to reduce and shape by up to 30% to improve amenity value and light to garden

19/505169 **2 Surrenden Court, High Street TN12 0EZ** - Conservation Area Notification - T1 Hazel - Dismantle fell

**REPORTED DECISIONS:** (for noting)

19/502517 **Hush Heath Winery, Five Oak Lane** - pursuant to Conditions 2: Landscape scheme, 8: Details of cycling parking, 9: Biodiversity scheme, 10: Surface water drainage scheme, 12: Details of decentralised & renewable or low-carbon sources of energy, & 13: Details of any plant or ducting system to be used (original application ref: 17/502611/FULL for Proposed new processing hall, including visitor tasting room and administration offices. Extension to existing barn for the storage of bottles) mbc approves. SPC had Commented (Min 1422P,1457P)

19/503873 **Land South of South Cottage, High Street** – retrospective application for erection of a temporary security fence on west boundary MBC REFUSED. SPC had recommended Refusal (Min 1449P)

19/503934 **10 North Down** – Extension of dormer over flat roof to enlarge two bedrooms and allow access to a third via new corridor MBC REFUSED. SPC had recommended Approval (Min 1450P)

19/504289 **Knoxbridge Farm, Cranbrook Road** - Construction of an access road for agricultural and residential use. Change of use of land from agricultural to residential use and landscaping MBC GRANTED with 4 conditions. SPC had recommended Approval (Min 1454P)

19/504351 **51 Jeffery Close** – erection of a two-storey side extension to existing dwelling to provide a new study, wc and utility room at ground floor and a new bedroom and ensuite wc to first floor MBC GRANTED with 4 conditions. SPC had recommended Approval (Min 1454P)

Councillors are respectfully reminded that should they be unable to attend any Parish Council meeting, of which this Agenda is a formal summons, they should notify the Parish Clerk with their apology and reason for non-attendance. Failure to do so for a continuous period of six months will result in automatic disqualification from the Council. Deadline for such notification to the Parish Clerk is 6.30 p.m. to the Parish Office answerphone before the evening meeting or if by email by noon on the day of the meeting.

Mr MJ Westwood  
Parish Clerk  
30/10/2019

All planning applications are listed on MBC website at [www.maidstone.gov.uk](http://www.maidstone.gov.uk). Follow the links to search for and view any application you choose or check to see what has been registered on a weekly or daily basis. Comment online on individual planning applications too.

Planning Committee

Councillor Joan Buller  
Parish Council Chairman Paddy Riordan

Planning Chairman Adele Sharp  
Councillor Mick Chapman  
Councillor Natasha Thomas

Councillor Colin Bowden  
Councillor Sue Forward

Copied also to: -  
Borough Councillor Louise Brice

County Councillor Eric Hotson

Borough & Parish Councillor John Perry