

STAPLEHURST PARISH COUNCIL

PLANNING COMMITTEE MINUTES 15/08/2022

Public speaking – several residents raised a number of concerns about the potential Mathurst Solar Farm and circulated their concerns.

Cllr Sharp explained that at the moment it is only consultation and that another consultation event was taking place on 23rd August 2022.

The Clerk confirmed that the process of registering the Tar Pit Chimneys with Heritage has started

Present: Cllr Sharp, Cllr Riordan, Cllr Buller and Cllr McLaughlin

APOLOGIES: Cllr Mclean

APPROVAL OF PLANNING COMMITTEE MINUTES: Minutes of 18th and 25th July 2022 available at: <http://www.staplehurst-pc.uk/community/staplehurst-parish-council-13607planning-committee/> Were proposed, seconded and approved unanimously. Cllr Sharp as Chairman signed both copies.

URGENT ITEMS: Only for items which require a decision before the next meeting on Monday 12th September 2022. Item to be agreed first, and then not discussed until "Agreed Urgent Items" after Councillor Declarations.

Stationing of two additional mobile homes within existing gypsy site to accommodate additional family members and erection of a dayroom.

Planning Application

The Acorns Frittenden Road Staplehurst Tonbridge Kent TN12 0DL

Ref. No: 22/503775/FULL

Stationing of two additional mobile homes within existing gypsy site to accommodate additional family members and erection of replacement dayroom.

Planning Application

Delilah Lodge Frittenden Road Staplehurst Tonbridge Kent TN12 0DL

Ref. No: 22/503774/FULL

Cllr Sharp explained these applications came in after the publication of the agenda and require comments before the next Planning Committee meeting.

Proposed, seconded and agreed to consider with other full planning applications

COUNCILLOR DECLARATIONS regarding items on the Agenda: -

1. Declarations of Lobbying. Cllr Buller regarding **22/503801/SUB**
2. Declarations of Changes to the Register of Interests - NA
3. Declarations of Interest in Items on the Agenda. Item, 22/503271 Cllr Sharp neighbour – will not vote unless has to as Chairman, deciding vote.
4. Requests for Dispensation - NA

AGREED URGENT ITEMS: - NA

CORRESPONDENCE: NA

Signed Chairman.....Date

APPEAL NOTIFICATION: NA

FULL PLANNING APPLICATIONS: (for comment/recommendation)

22/503404 Great Wadd Oast House Waller Hill Frittenden Cranbrook Kent TN17 2DA

Erection of a single storey outbuilding together with two stand-alone solar panels.
Following a discussion, it was proposed, seconded and unanimously agreed to recommend **support** for the application subject conditions to protect the Public Rights of Way and to maintain the hedgerow.

22/503271 32 Gybbon Rise Staplehurst Tonbridge Kent TN12 0LN

Demolition of existing detached garage, erection of attached garage and glazed front entrance porch.
Following a discussion, it was proposed, seconded and by majority 3 for and 1 abstaining agreed to recommend **support** for the application.

22/503527 Silver Locks Cradducks Lane Staplehurst Kent TN12 0DN

Change of use of land for stationing of 8(no) portable bell tents, 4(no) portable shower and toilet cubicles and caravan for office use.
Following a discussion, it was proposed, seconded and unanimously agreed to recommend **objection** to the application on the following grounds:
Very limited information, no Design and Access Statement, limited details of proposed usage, concerns from both the Public Rights of Way Officer and Environment Agency plus concerns of flooding in the area.
It is requested the application is called into Planning Committee, if the Planning Officer is minded to approve.

22/503774/FULL Delilah Lodge Frittenden Road Staplehurst Tonbridge Kent TN12 0DL

Stationing of two additional mobile homes within existing gypsy site to accommodate additional family members and erection of replacement dayroom.
Following a discussion, it was proposed, seconded and unanimously agreed to recommend **objection** to the application on the following grounds:
Against MBC Local Plan Policy SP17 and GT1 plus Staplehurst NDP PW2. There is limited information on flooding and only shown a portion of the whole site. This is an unallocated site and is over intensification, urbanisation by stealth, of the Low Weald Special Landscape.
It is requested the application is called into Planning Committee if the Planning Officer is minded to approve.

22/503775 The Acorns Frittenden Road Staplehurst Tonbridge Kent TN12 0DL

Stationing of two additional mobile homes within existing gypsy site to accommodate additional family members and erection of a dayroom.
Following a discussion, it was proposed, seconded and unanimously agreed to recommend **objection** to the application on the following grounds:
Against MBC Local Plan Policy SP17 and GT1 plus Staplehurst NDP PW2. There is limited information on flooding and the whole site. This is an unallocated site and is over intensification, urbanisation by stealth, of the Low Weald Special Landscape
It is requested the application is called into Planning Committee, if the Planning Officer is minded to approve.

REVISED DETAILS: (for comment/noting) - NA

Signed Chairman.....Date

PRIOR NOTIFICATION - NOTED**22/503766 Brattle Farm Five Oak Lane Staplehurst Kent TN12 OHE**

Prior notification for the change of use of agricultural building to a flexible use within Class B8 (storage) and B1 (light industrial). For its prior approval to: Transport and Highways impacts of the development – Noise impacts of the development - Contamination risks on the site - Flooding risks on the site.

LAWFUL DEVELOPMENTS: NOTED**22/503667 Hales Station Road Staplehurst Kent TN12 0QQ**

Lawful Development Certificate for a Proposed garage conversion with new window.

SUBMISSION OF DETAILS: (for comment/noting)**22/503801/SUB Poppy's Day Nursery Headcorn Road Staplehurst Kent TN12 OBU**

Submission of details pursuant to condition 7 (traffic and parking management plan) of application 22/501001/FULL. - **NOTED**

22/503888/SUB Little Woodford Maidstone Road Staplehurst Tonbridge Kent TN12 ORH

Submission of details pursuant to condition 4 (Landscaping) in relation to planning permission 20/504163/FULL.- **NOTED**

TREE ORDERS: (for comment/noting)**22/503555 Staplehurst Manor Nursing Home Frittenden Road Staplehurst Kent TN12 ODG**

Tree Preservation Order application: Health and safety remedial works as attached Arboricultural report. Tree No. 6, 7, 9, 10, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 30, 31, G1 & G3. Trees in very poor health and at significant risk of causing injury or damage to property.

The Parish Council is concerned about the number of trees being felled and refer to the Tree Officer

REPORTED DECISIONS: - NOTED**22/502360 Newstead Farm Couchman Green Lane Staplehurst Tonbridge Kent TN12 ORT**

Submission of details pursuant to condition 5 (external lighting details) of application 21/506233 MBC approved. SPC noted. (1604P)

22/502349 The Hop Picking Machine Shed Mathurst Farm Goudhurst Road Staplehurst Kent TN12 OHQ

Demolition of an existing agricultural building and erection of a single dwelling including access, garage, landscaping and associated works. (Resubmission of 21/506828) MBC refused. SPC recommended refusal. (1607P)

22/502382 10 Hurst Close Staplehurst Tonbridge Kent TN12 OBX

Submission of details pursuant to condition 2 (biodiversity enhancement scheme) of application 22/501122 MBC approved. SPC noted. (1604P)

22/500732 Weald Cottage Maidstone Road Staplehurst Kent TN12 ORE

Demolition of existing dwelling and garages, and erection of replacement two storey dwelling and detached double garage and store. MBC refused. SPC refused. (1592P)

22/500490 The Old Granary Clapper Lane Staplehurst Tonbridge Kent TN12 OJT

Submission of details pursuant to condition 2 (Biodiversity) in relation to planning permission 21/504030 MBC approved.

Signed Chairman.....Date

22/502336 8 Bathurst Close Staplehurst Tonbridge Kent TN12 0NA

Erection of a rear conservatory. MBC approved with 3 conditions. SPC recommended approval.

Signed Chairman.....Date