

MINUTES OF THE MEETING OF STAPLEHURST PARISH COUNCIL
PLANNING COMMITTEE

held at South Hall, Staplehurst Village Centre on
Monday 18th February 2019 at 7.00 p.m.

PRESENT: Councillors Ashby, Buller, Forward, Silkin and Sharp who was in the chair. Ex Officio: Chairman Burnham.

Parish Clerk: Mr MJ Westwood

APOLOGIES: Councillors Pontet, Riordan and Smith whose reasons for apology were accepted.

APPROVAL OF PLANNING COMMITTEE MINUTES: Minute Pages 1417P-1420P of 28th January 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: None requested.

COUNCILLOR DECLARATIONS:

1. Declarations of Lobbying – All Councillors declared they had been lobbied about applications 18/502517 and 18/506360.
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.

APPEAL HEARING NOTIFICATION: (for noting)

13/1869 **Udene Barn Stud, Marden Road TN12 0JQ** – Change of use of land from keeping of horses to a mixed use for the keeping of horses and as a residential caravan site for four gypsy families with a total of 8no. caravans (of which no more 4 shall be static caravans or mobile homes) including the laying of hard standings, erection of 2no. amenity buildings and erection of fencing. Hearing date 26th March 2019 10.00am Town Hall, Maidstone. NOTED by Councillors. Attendance to be discussed at the next committee meeting.

17/502997 **Maplehurst Paddock, Frittenden Road** – Removal of condition 2 of previously approved application MA/12/1793 (An application for permanent use of land as home for a gypsy family within a mobile home, plus touring caravan, dayroom and stables) Hearing date 12th March 2019 10.00am Town Hall, Maidstone. NOTED by Councillors. Councillor Forward said she would attend the hearing.

18/500210 **Blossom Lodge, Frittenden Road TN12 0DL** – Change of use of land for stationing of caravans for residential occupation by one family with associated hardstanding, cess tank and shed (retrospective). Hearing date 2nd April 2019 10.00am Town Hall, Maidstone. NOTED by Councillors. Attendance to be discussed at the next committee meeting.

FULL PLANNING APPLICATIONS: (for recommendation)

18/506360 **Kivrak House, Market Street TN12 0QJ** – Erection of self-contained studio flat above rear parking with one parking spot allocated. Addition of 2no. roof lights to existing building. RESOLVED: recommend REFUSAL and referral to MBC Planning Committee were the planning officer minded to approve. Councillors commented that the application did not offer any additional parking for the proposed flat, thereby worsening the parking ratio which fell below council standards. The proposed

development failed to comply with Local Plan policy DM1 'Principles of Good Design', notably paragraph 13 relating to the need to provide adequate parking to meet council standards. It also failed to comply with policy DM9 'Residential extensions, conversions and redevelopment within the built-up area', in that the proposed development was not unobtrusive (paragraph 1.i), did not provide sufficient parking (paragraph 1.iv) and harmed the character and amenity of the area (paragraph 2). They commented additionally that the number of vehicles parked in Market Street already made access for residents, visitors, emergency services and delivery firms very difficult and the proposed development would exacerbate the situation.

- 19/500399 **Meadow View, Marden Road TN12 0JG** – Proposed stationing of 4no. additional mobile homes for extended Gypsy & Traveller family. RESOLVED: recommend REFUSAL and referral to MBC Planning Committee were the planning officer minded to approve. Councillors commented that the proposed development did not meet the criteria of Local Plan policy DM15 'Gypsy, Traveller and Travelling Showpeople Accommodation', notably being an unsustainable location without good access to amenities. They also commented that: the proposed further subdivision of the site would create an over-intensive development which appeared to be inadequately screened from neighbouring property; the Local Plan did not allocate the site for gypsy and traveller development; properties on Marden Road continued to suffer from problems with waste water drainage.

REVISED DETAILS: (for recommendation)

- 18/506473 **7 Surrenden Road TN12 0LX** – Erection of a two-storey side and rear extension. SPC had recommended Refusal (Min 1415P). RESOLVED: recommend APPROVAL to the MBC Planning Officer.

SUBMISSION OF DETAILS: (for comment/noting)

- 18/502517 **Hush Heath Winery, Five Oak Lane TN12 0HT** - 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) SPC had recommended Approval (Min 1322P, 1338P). Councillors commented that they could not see evidence that adequate proposals had been submitted to discharge conditions 9, 10 and 13: the only evidence for condition 9 appeared to be a dated (2005) document; KCC had said there was insufficient information to recommend the discharge of condition 10 relating to the proposed surface water drainage scheme; Environmental Health had not received further information it sought relating to condition 13. They observed that local residents had submitted many comments about the status of the development vis-à-vis planning conditions and sought assurance that MBC would coordinate action across its departments to address the issues raised.

TREE PRESERVATION ORDER: (for comment/noting)

- 5002/2019 **Coppwilliam, Marden Road TN12 0PB** – 1x Oak tree T1. NOTED by Councillors.

REPORTED DECISIONS: (for noting)

- 18/505339 **Hen and Duckhurst Farm, Marden Road** – Submission of details to partially discharge Condition 11 (Existing and Intended Final Ground Levels and Floor Levels) of application 14/502010/OUT for plots 1-131 and 200-250 only MBC APPROVES (separate approval will be required for plots 132-199). SPC had made No Comment (Min 1406P). NOTED by Councillors.
- 18/505569 **Land at Fishers Farm, Fisher Road** - Non-Material Amendment to Condition 28 of approved planning permission 15/510186 for changes to some affordable house types, switching some tenures and parking changes MBC SATISFIED. SPC had Noted (Min 1409P). NOTED by Councillors.
- 18/505656 **Green Court, High Street** – Listed Building Consent for the proposed erection of entrance porch MBC REFUSED. SPC had recommended Approval (Min 1411P). NOTED by Councillors.
- 18/505795 **3 Reeves Close** – Erection of two storey side extension, internal alterations and additional parking space MBC GRANTED with 4 conditions. SPC had recommended Approval (Min 1409P, 1419P). NOTED by Councillors.
- 18/505800 **Chickenden Oast, Chickenden Lane** – Sub-division of Chickenden Oast to create 2 self-contained dwellings, link structure and full conversion of garaging to habitable space. Erection of a timber framed carriage house/garage (amendment to approved scheme to Plot 1 ref: 17/505938) MBC GRANTED with 6 conditions. SPC had recommended Approval (Min 1411P). NOTED by Councillors.
- 18/506334 **6 Marian Square** – Lawful Development Certificate for proposed conversion of garage into utility room and bathroom MBC REFUSED. SPC had Noted (Min 1415P). NOTED by Councillors.
- 18/506386 **Staplehurst Parish Church, High Street** – Conservation Area notification fell 1x Ash tree (T1) and crown thin 1x Multistem Ash tree by 15% (T2) MBC Raises NO OBJECTION. SPC had Noted (Min 1415P). NOTED by Councillors.
- 18/506522 **35 Hanmer Way** – Demolition of existing single storey garage and utility area and the erection of a part single and part two-storey extension to the side of the existing property MBC GRANTED with 4 conditions. SPC had recommended Approval (Min 1415P). NOTED by Councillors.
- KCC/TW/0510/2018 **Knoxbridge Farm, Cranbrook Road, Frittenden TN17 2BT** - Section 73 application to vary conditions 3, 4 and 5 of TW/15/508499 (Anaerobic Digester) as follows:
 Condition 3 be varied to allow waste feedstocks from elsewhere (other than Fridays own chicken farms) with the written agreement of the Waste Planning Authority. Condition 4 be varied to allow 57,500 tonnes waste throughput per annum and condition 5 be varied to allow a maximum of 112 vehicle movements (56 in 56 out) to and from the site each week at Knoxbridge Farm, Cranbrook Road, Frittenden, Cranbrook, Kent TN17 2BT KCC GRANTED with 12 conditions. MBC raised No Objection. SPC had Commented (Min 1412P, 1415P). NOTED by Councillors.

- 19/500003 **12 Watkins Close** – Erection of a two-storey side extension with 2no. front facing rooflights and rear facing dormer MBC GRANTED with 3 conditions. SPC had recommended Approval (Min 1418P). NOTED by Councillors.
- 19/500036 **47 Corner Farm Road** – Conversion of existing garage with single storey extension to create front porch and side extension. Single storey side extension. Minor internal alterations MBC GRANTED with 3 conditions. SPC had recommended Approval (Min 1418P). NOTED by Councillors.
- 19/500045 **25 Offens Drive** – Demolition of garage. Erection of a single storey flat roof side and rear extension with roof lantern MBC GRANTED with 3 conditions. SPC had recommended Approval (Min 1418P). NOTED by Councillors.

Chairman.....

PUBLIC FORUM – Before the meeting a resident discussed objections to application 18/506360, with particular reference to the inadequate parking provision. Two residents objected to application 18/502517, citing perceived breaches of planning conditions, transformation of the business beyond what they deemed appropriate for a rural location, poorly maintained rural lanes being further damaged by large-scale vehicle movements. They wished to see MBC investigate planning breaches and communication take place between MBC’s planning and licensing offices. After the meeting a representative of Hush Heath winery commented that it applied strict rules to lighting, was damping the noise of machinery, restricted events held (max. 12 in a year and no weddings) and did not position itself as an eatery. A resident commented that she felt the external lighting was unauthorised.