

MINUTES OF THE MEETING OF STAPLEHURST PARISH COUNCIL
PLANNING COMMITTEE

Virtual Meeting via Zoom video-conference
Tuesday 1st December 2020 at 7.00 p.m.

PRESENT: Councillors Bowden, Buller, Forward, Sharp and Thomas who was in the Chair. Ex Officio: Chairman Riordan
Acting Parish Clerk - Mr MJ Westwood; Parish Clerk Miss A Smith

APOLOGIES: Councillor McNeill whose apology was accepted.

APPROVAL OF PLANNING COMMITTEE MINUTES: Minute Pages 1514P-1516P of 10th November 2020 were approved to be 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 one items of urgent business: An approach from the Planning Development Consultancy to meet with SPC regarding Halden Gate (Home Farm) site.

COUNCILLOR DECLARATIONS:

1. Declarations of Lobbying – Councillor Buller declared she had been lobbied about Oak Tree Place (20/505404) and The Three Sons, Park Wood Lane Parallel Track (20/503700). Councillor Riordan declared that he had been lobbied about Oak Tree Place (20/505404)
2. Declarations of Changes to the Register of Interests – none declared.
3. Declarations of Interest in Items on the Agenda – Councillor Thomas declared an interest as a close neighbour in Danecroft, Maidstone Road (20/504870). Councillor Buller declared an interest as an immediate neighbour in Shapwick, Station Road (20/505141) and that she would neither speak nor vote on the item.
4. Requests for Dispensation – Councillor Thomas requested and was granted a dispensation to participate in discussion and voting on 20/504870 in accordance with Section 33(2)(c) of the Localism Act 2011.

AGREED URGENT ITEMS:

1. Halden Gate/Home Farm – Councillors discussed the approach by the Developer to have an opportunity to meet the Council and present their early thoughts and plans for the site. Councillors indicated that the request differed from that of a previous developer in that the site was not within the Neighbourhood Plan, although they noted it was a site identified by MBC as a preferred site for potential development in their Local Plan Review. Councillor Sharp proposed and it was RESOLVED that the Developer be invited to make their presentation at a public Planning Committee Meeting, but that the presentation could exceed 3 minutes.

MAIDSTONE BOROUGH LOCAL PLAN REVIEW REGULATION 18b CONSULTATION

The Committee agreed to hold a special working meeting on Tuesday 8th December at 7.00pm to discuss and prepare the Council's response to the consultation. It was noted that following the pre-consultation presentation from MBC on the 2nd December, that an urgent Parish specific meeting with MBC was to take place at a date to be agreed to help inform the Council's response.

FULL PLANNING APPLICATIONS: (for recommendation)

- 20/504741 **48 Jeffery Clouse TN12 0TH** - Erection of a pitched roof to existing flat roof garage (retrospective). It was RESOLVED to recommend APPROVAL to the MBC Planning Officer.
- 20/504983 **Holt Lea, Station Road TN12 0GQ** - Erection of a single storey, flat roof rear extension to provide a modern enlarged kitchen and dining area with family garden room, including roof lantern (Revised scheme to 20/502159/FULL). (MBC Approved. SPC had recommended Approval Min 1487P, 1500P). It was RESOLVED to recommend APPROVAL to the MBC Planning Officer.
- 20/505141 **Shapwick, Station Road TN12 0PY** - Single storey rear extension replacing existing conservatory. It was RESOLVED to recommend APPROVAL to the MBC Planning Officer with a note to the applicant to consider the impact that the additional built surface area may have in respect of the surface area drainage.
- 20/505209 **15 Newlyn Drive TN12 0DA** - Erection of a single storey rear extension with rooflights. It was RESOLVED to recommend APPROVAL to the MBC Planning Officer.
- 20/505312 **Maplehurst Paddock, Frittenden Road TN12 0DL** - Erection of 2no. day rooms to serve mobile homes approved under 20/502182. (SPC had recommended Refusal Min 1488P, 1512P). Councillors commented that there was already one day room present on the site. After some discussion, it was RESOLVED to recommend REFUSAL and request referral to MBC Planning Committee for the following reasons. Councillors were very concerned about the continued urbanisation of the site as the application site is within an area designated as a Landscape of Local Value (LLV) which Policy SP17 (6) of the Local Plan states is to be conserved and enhanced. The application does not comply with Policy DM15 of the Local Plan, notably sections 1(ii)(a) and 1(ii)(b), relating to the impact on the character of the local landscape and the cumulative impact of all the caravans in the area, as well as in its propensity to flood (section 1 (iv)). The application is incompatible with Staplehurst Neighbourhood Plan policies PW2 (development of the countryside) and PW4 (consideration for historic landscape). Councillors were unclear about why there was a need for additional day rooms if the existing homes were of a habitable nature. They noted that under decision 20/502182/FULL that condition 8 stated that 'no temporary buildings or structures shall be stationed on the land other than as expressly permitted by this decision' AND condition 2 that 'No more than six caravans, as defined by the Caravan Sites and Control of Development Act 1960 and the Caravan Sites Act 1968, shall be stationed on the site at any one time, of which no more than three shall be static caravans or mobile homes, and no further caravans shall be placed at any time anywhere within the site.'
- 20/505400 **24 Reeves Close TN12 0NN** - Erection of single storey rear extension, new porch roof and internal alterations. It was RESOLVED to recommend APPROVAL to the MBC Planning Officer, but with the request that a condition be made for the inclusion of a permeable surface for the patio area to assist with surface water drainage.
- 20/505414 **Kestrel Barn, Chickenden Lane TN12 0DP** - Change of use of agricultural land to residential and erection of a two-bay carriage house adjacent to Kestrel Barn. It was RESOLVED to recommend APPROVAL to the MBC Planning Officer.

20/504870 **Danecroft, Maidstone Road TN12 ORE** – Proposed single storey rear extension. It was RESOLVED to recommend APPROVAL to the MBC Planning Officer.

LAWFUL DEVELOPMENT CERTIFICATE: (for noting/comment)

20/505404 **Oak Tree Place, Maidstone Road TN12 ORH** (formerly known as Land North of Willow End) - (Existing) for use of land as residential by Gypsies and Travellers, for the stationing of 1 mobile home and 1 touring caravan (as previously approved under MA/08/1460). Councillors noted that the applicant was requesting a Lawful Development Certificate but they felt given the significant lapse in time, 12 years since original approval, and the subsequent events that the application should be brought forward as a full planning application for the following reasons: the site is not within the Neighbourhood Plan and it does not comply with PW2 of the Neighbourhood Plan; it does not comply with Policy SP17 of MBC's Local Plan which seeks to enhance and conserve the character and appearance of the countryside; that MBC's Local Plan now has 5 years supply of suitable sites; the site is potentially subject to flooding; the ingress and egress is via a busy and dangerous part of the A229. Councillors believe that a full application would allow for full consideration of these issues.

PRIOR NOTIFICATION: (for noting/comment)

20/505392 **Spillsill Farm, Frittenden Road TN12 ODJ** - for the change of use of agricultural building to 1no. dwelling and associated operation development. Councillors commented that the notification should be brought forward as a full application in order to determine if the notification meets the required criteria. Councillors commented that the notification seemed to bear no resemblance to the existing building and increased the footprint significantly; that the notification does not comply with DM31 which covers the conversion of barns within the countryside; the ratio of outdoor space to the footprint is not acceptable; there is already significant and cramped development around the site. A full planning application would allow for consideration of these issues.

REVISED DETAILS: (for comment/noting)

20/503700 **The Three Sons, Park Wood Lane Parallel Track TN12 ODF** - Change of Use of land to residential for an additional Gypsy Traveller family to include the stationing of 2 No. static caravans and associated hardstanding - (part retrospective and to include a re-organisation of the whole site layout). (This giving a total of 4. No Static Caravans, 2 No. touring caravans, a Utility/stable block and associated hard standing within the planning unit). (Revised description) (SPC had recommended Refusal Min 1502P). Councillors recommend REFUSAL and referral to MBC Planning Committee if the Officer were minded to approve. Councillors commented that in 2018 this site was refused by both the Parish Council and MBC due to the harm it would have on the landscape and the rural character of the countryside as this location is in a Landscape of Local Value. The proposal was against policies SS1, SP17, DM1, DM3, DM15 and DM30 of the Local Plan and policy PW2 of the Staplehurst Neighbourhood Plan. In 2019 the Parish Council refused application 19/501650. This application was subsequently approved by the MBC Planning Officer with conditions which are relevant to the current application: "condition (2) No more than four caravans, as defined by the Caravan Sites and Control of Development Act 1960 and the Caravan Sites Act 1968, shall be stationed on the site (Plot shown as The Three Sons on the submitted Site Location Plan ref:

BP-01-2019) at any one time, of which no more than two shall be a static caravan or mobile home, and no further caravans shall be placed at any time anywhere within the site. Unless agreed in writing by the Local Planning Authority, the static caravan or mobile home shall be stationed on the site only in the position shown on the plan (Drawing Number: BP-01- 2019 (Site Plan/Block Plan) hereby approved; Reason: To safeguard the visual amenity, character and appearance of the open countryside location which forms part of the designated Low Weald Landscape of Local Value. Condition (3) No commercial activities shall take place on the land at any time, including the storage of materials and/or livery use. No vehicles over 3.5 tonnes shall be stationed, stored or parked on the site and not more than four vehicles shall be stationed, stored or parked on the site at any one time; Reason: To safeguard the visual amenity, character and appearance of the open countryside location which forms part of the designated Low Weald Landscape of Local Value.” The current application means that yet more of this site will be occupied by additional buildings and vehicles along with associated domestic paraphernalia, with further hardstanding. Councillors expressed their full support for the Environmental Protection Team which requests conditions in respect of the proposed method of foul sewage treatment, along with details regarding the provision of potable water and waste disposal, and conditions in respect of external street lighting. This application is against policies SP17, DM1, DM3 and DM30 of the MBC Local Plan and PW2 of the Staplehurst Neighbourhood Plan. This whole area has now been urbanised and there seems to be no way to stop this continual expansion or subdivision of the Maplehurst sites.

SECTION 73 APPLICATION: (for comment/noting)

KCC/TW/0234/2020 **Knoxbridge Farm, Knoxbridge, Frittenden, TN17 2BT** - to vary condition 2 of planning permission TW/15/504981, as amended by TW/15/508499, TW/18/3830 and TW/19/1693, to alter the design and layout of the approved anaerobic digestion scheme. Councillors NOTED the application.

SUBMISSION OF DETAILS: (for comment/noting)

20/505173 **Maplehurst Paddock, Frittenden Road TN12 0DL** - pursuant to condition 4 (landscaping details) of application 20/502182. Councillors NOTED the submission.

TREE WORKS APPLICATION: (for recommendation)

20/504474 **16 Lime Trees TN12 OSS** - TPO application to crown reduce one Oak tree by 1.5m to spread of 13.5m and reduce height by 1.5m to 13.5m. Councillors recognised that this was a beautiful Oak tree and they raised concerns as to whether the extent of the proposed works was entirely necessary. For this reason, Councillors requested that the MBC Tree Officer visit the site to ensure that the Oak tree would not be unnecessarily reduced in height and spread.

REPORTED DECISIONS: (for noting)

19/502851 **Fields North of 43 Marden Road TN12 0PD** – Submission of Details to Discharge Condition 1 (Ragstone Walls), Condition 3 - Verification Report, Condition 4 – Details of laying out/equipping of Play Area and Condition 5 – Details of timing implementation of Pedestrian/Cycle Links subject to 17/506306 MBC SPLIT DECISION (Conditions 1, 4 and 5 APPROVED, condition 3 REFUSED) SPC had requested clearer information (Min 1440P). NOTED by Councillors.

- 20/503543 **GMS & D K Holdings Site at Station Approach TN12 OQN** - for installation of 1no. internally illuminated totem sign, 3no. non-illuminated totem signs, 3no. internally illuminated building letters, 2no. internally illuminated fascia signs, 2no. internally illuminated panel signs, 1no. ATM sign, 1no. projection sign and 1no. post mounted sign. MBC SPLIT DECISION: consent granted for signs 1, 2, 4, 5, 6, 7, 8, 9, 10, 11, & 32 with 8 conditions; signs 3 & 33 refused. SPC had recommended Approval (Min 1506P). NOTED by Councillors.
- 20/503897 **The Hop Picking Machine Shed, Mathurst Farm, Goudhurst Road TN12 OHQ** - Demolition of agricultural building and erection of 2no. dwellings with garages including access, landscaping and associated works MBC WITHDRAWN. SPC had recommended Refusal (Min 1511P). NOTED by Councillors.
- 20/503954 **GMS & D K Holdings Site at Station Approach TN12 OQN** - Section 73 - Application for Variation of condition 6 (plant or equipment on the roofs) of application MA/11/1944 (Demolition of existing buildings and redevelopment of the site to provide new (Use Class A1) food store) in order to facilitate plant on the roof of the food store MBC GRANTED with 28 conditions. SPC had recommended Approval (Min 1506P). NOTED by Councillors.
- 20/504257 **The Gatehouse, Clapper Lane TN12 OJS** - Change of use of existing detached garage into 1 no. residential dwelling. MBC REFUSED. SPC had recommended Refusal (Min 1511P). NOTED by Councillors.
- 20/504287 **Meadowcroft House, Goudhurst Road TN12 OHQ** - Prior notification for change of use of agricultural building and land within its curtilage to 1(no) dwelling and associated operational development. MBC GRANTED with 2 conditions. SPC had Noted (Min 1512P). NOTED by Councillors.
- 20/504374 **Tall Tree Lodge, Station Road TN12 OPZ** -Single storey rear extension. MBC GRANTED with 3 conditions. SPC had recommended Approval (Min 1511P). NOTED by Councillors.
- 20/504425 **GMS & D K Holdings Site at Station Approach TN12 OQN** - Submission of details pursuant to condition 16 (landscaping scheme) of application MA/11/1944 MBC APPROVES. SPC had recommended Approval (Min 1512P). NOTED by Councillors.

Chairman.....

PUBLIC FORUM – Four members of the public and one visiting councillor attended. A resident provided clarification in respect of application 20/505414. Another resident raised concerns and sought clarification from the Council in respect of the recent flooding issues at Marden Road and Dickens Gate Development. A resident brought to the Committee’s attention that application 20/505312 was for two in total day rooms on the site, but that there was already one day room present.

Proceedings ended at 9.00pm.