

MINUTES OF THE MEETING OF STAPLEHURST PARISH COUNCIL
PLANNING COMMITTEE
held at North Hall, Staplehurst Village Centre on
Monday 16th December 2019 at 7.00 p.m.

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

APOLOGIES: Councillor Chapman whose reason for apology was accepted.

APPROVAL OF PLANNING COMMITTEE MINUTES: Minute Pages 1463P-1465P of 25th November 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: Councillors AGREED to take as urgent business an item relating to 19/503527/OUT Penryn, Station Road.

COUNCILLOR DECLARATIONS:

1. Declarations of Lobbying – Councillors Bowden, Forward and Riordan declared they had been lobbied about 19/501653. Councillors Bowden, Buller and Sharp declared they had been lobbied about 19/504627. Councillor Bowden declared he had been lobbied about 19/505274 and 19/505795.
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 ITEM:

19/503527 **Penryn, Station Road TN12 OPY** – Councillor Riordan volunteered to speak at MBC Planning Committee's meeting on 19/12/19 to put forward the Parish Council's objection to the outline application.

NOTICE OF APPEAL LODGED:

18/506246 **Land East of The Paddocks, George Street TN12 ORA** - Change of use of land to use as a residential caravan site for two gypsy families, each with two caravans including no more than one static caravan. Formation of a new access, lying of hardstanding and erection of two utility buildings MBC REFUSED. SPC had recommended Refusal (Min 1417P, 1436P). Councillors NOTED that the appeal would be determined on the basis of an informal hearing (date to be confirmed).

ADDITIONAL DETAILS: (for comment/noting)

19/504627 **Corner House 1A Fletcher Road TN12 OLP** – Demolition of existing conservatory and part of original house. Erection of a single storey rear extension. (SPC had refused and referred to MBC Planning Committee Min 1457P, 1464P). Review of additional details. Councillors Bowden and Riordan said that they had attended a site meeting with interested parties and that attendees had found a solution that satisfied the concerns of neighbours and of the Parish Council about drainage. RESOLVED: withdraw the requested referral to MBC Planning Committee and recommend APPROVAL on the amended basis.

FULL PLANNING APPLICATIONS: (for recommendation)

- 19/505306 **Green Court Cottage, High Street TN12 OAP** – Erection of a conservatory
 19/505307 **Green Court Cottage, High Street TN12 OAP** – Listed Building Consent for the erection of a conservatory.
 RESOLVED: recommend APPROVAL of applications 19/505306 and 19/505307 to the MBC Planning Officer.
- 19/505274 **Frankies Farmshop, Clapper Lane TN12 OJT** – Erection of a single storey extension and creation of additional 17 car park spaces. RESOLVED: recommend APPROVAL to the MBC Planning Officer.
- 19/505795 **Staplehurst Nurseries, Clapper Lane TN12 OJT** - Section 73 application for variation of conditions 2 and 5 and removal of conditions 8 and 9 to planning application 14/506388/FULL for construction of rear extension and partial change of use to include restaurant facilities, removal of condition 7 of MA/07/1459 (which restricts the use of building only for the sale of plants and cut flowers produced by Staplehurst Nurseries) and relocation of existing zip wire. RESOLVED: recommend APPROVAL of the requests, but with the operating hours of the 24 organised evening events to terminate at 11.00pm rather than midnight in the interests of local residents' amenity.
- 19/505801 **Bletchingley Farm Industrial Estate, Pristling Lane TN12 OHH** – Demolition of existing Oast house and stable building and erection of 2no. dwellings with associated works. RESOLVED: recommend APPROVAL to the MBC Planning Officer.

REVISED DETAILS: (for comment)

- 19/501653 **Hush Heath Winery, Five Oak Lane TN12 OHT** – Retention of low-level lighting scheme for health and safety purposes in connection with winery MBC REFUSED (Min 1432P) – Bollard lighting scheme for decking and pathway in connection with winery. It was NOTED that some members had made a site visit to view the lighting. Councillors welcomed the applicant's measures to address concerns about the direction, colour temperature and operating hours of the lighting and the applicant's stated commitment to local conservation. Whilst noting that some residents advocated further changes, Councillors felt that a reasonable solution had been achieved. RESOLVED: recommend APPROVAL of the revised details to the MBC Planning Officer. Councillor Buller abstained.

SUBMISSION OF DETAILS: (for comment)

- 19/505102 **Hen & Duckhurst Farm, Marden Road TN12 OPD** - Submission of Details to Discharge Condition 2 (Operation and Maintenance Manual - Sustainable Drainage Scheme) Subject to 17/506306/REM. (Councillors expressed concern that the proposed manual included a report that identified failings in the proposed drainage scheme. They asked for confirmation and evidence that the failings identified in the Surface Water and Foul Drainage Appraisal 18-076-001 (January 2019) had been resolved Min 1461P). Councillors NOTED that to date there had been no confirmation that the failings identified in the Surface Water and Foul Drainage Appraisal had been addressed. They expressed support for the resident's comments dated 01/12/19 that had been lodged on the MBC planning portal, voicing particular concern about the 'cart before horse' approach of seeking to sign off the Operation and Maintenance Manual before addressing the fundamental underlying drainage issues. They urged

that these issues should be addressed as a priority given that Condition 17 required approval of a drainage scheme before first development, yet properties were now occupied.

TREE WORKS: (for noting/comment)

19/506037 **Mill House, High Street TN12 0AU** - Trees in a Conservation Area - Two lime trees in rear garden. To re-pollard to previous pollard points in crown. RESOLVED: recommend APPROVAL to the MBC Tree Officer.

REPORTED DECISIONS: (for noting)

19/503556 **12 Chestnut Avenue** – Erection of single storey rear infill extension and addition of parapet to existing extension, including internal layout adjustments and new window openings MBC GRANTED with 3 conditions. SPC had recommended Approval (Min 1445P). NOTED by Councillors.

19/504228 **Green Court, High Street** – Erection of rear conservatory MBC GRANTED with 2 conditions. SPC had recommended Approval (Min 1460P). NOTED by Councillors.

19/504229 **Green Court, High Street** – Listed Building Consent for the erection of rear conservatory MBC GRANTED with 4 conditions. SPC had recommended Approval (Min 1460P). NOTED by Councillors.

19/504788 **1 Little Loddenden, High Street** - 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 MBC NO OBJECTION. SPC had recommended Approval (Min 1462P). NOTED by Councillors.

19/505327 **The Maples, Old Rectory Lane** - Conservation Area Notification for 1 x Ornamental Cherry - Prune one branch overhanging drive MBC NO OBJECTION. SPC had Noted (Min 1464P). NOTED by Councillors.

Chairman.....

PUBLIC FORUM – Before the meeting the respective applicants discussed applications 19/501653, 19/505274 and 19/505795. A resident sought further amendments to the proposals made under application 19/501653.

Proceedings ended at 7.45pm.