

MINUTES OF THE MEETING OF STAPLEHURST PARISH COUNCIL
PLANNING COMMITTEE

held at South Hall, Staplehurst Village Centre on
Monday 5th November 2018 at 7.00 p.m.

PRESENT: Councillors Ashby, Buller, Forward, Silkin, Smith and Sharp who was in the chair. Ex Officio: Chairman Burnham and Vice-Chairman Riordan.
Parish Clerk: Mr MJ Westwood

APOLOGIES: none as all were present.

APPROVAL OF PLANNING COMMITTEE MINUTES: Minute Pages 1402P-1404P of 15th October 2018 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.

COUNCILLOR DECLARATIONS:

1. Declarations of Lobbying – Councillors Buller and Burnham declared they had been lobbied about applications 18/505338-39-40.
2. Declarations of Changes to the Register of Interests – none declared.
3. Declarations of Interest in Items on the Agenda – Councillors Burnham and Smith declared they knew neighbours of the property which was the subject of 18/505475 but they had not discussed the application with them; this was not deemed material to consideration of the application.
4. Requests for Dispensation – none requested.

MAIDSTONE BOROUGH COUNCIL PLANNING COMMITTEE: (for decision)

18/504157 **Perfect Place Frittenden Road TN12 OLD** – Erection of ancillary dayroom building. SPC had recommended REFUSAL (Min 1398P-1399P). Officer's recommendation is to APPROVE. Referred to MBC Planning Committee in accordance with SPC's request. For decision: SPC representation at Planning Committee meeting 08/11/18. RESOLVED: Councillor Forward to speak on behalf of the Parish Council and to oppose strongly the Planning Officer's recommendation.

FULL PLANNING APPLICATIONS: (for recommendation)

18/505194 **Holly Tree House, 20 Greenhill TN12 OSU** – Proposed single storey rear extensions and link between house and detached garage. RESOLVED: recommend APPROVAL to the MBC Planning Officer.

18/505475 **69 Corner Farm Road TN12 OPR** – Demolition of existing garage to be replaced with new garage. RESOLVED: recommend APPROVAL to the MBC Planning Officer, with a suggestion that permeable surfacing be considered for the driveway.

PRIOR NOTIFICATION: (for noting)

18/505328 **54 Stanley Close TN12 OTA** – for a proposed single storey rear extension. RESOLVED: NO OBJECTION.

SUBMISSION OF DETAILS: (for noting/comment)

18/505338 **Hen and Duckhurst Farm (Fields North of 43 Marden Road) Marden Road TN12 OPD** – pursuant to Condition 17 Sustainable surface water drainage scheme

(Application ref: 14/502010/OUT - SPC had recommended Refusal (Min 1372, 1303P). Discussed with 18/505339 and 18/505340.

- 18/505339 **Hen and Duckhurst Farm Marden Road TN12 OPD** – to Discharge Condition 11 Existing and intended final ground levels and floor levels (Application ref: 14/502010/OUT - SPC had recommended Refusal (Min 1372, 1303P). Discussed with 18/505338 & 18/505340.
- 18/505340 **Hen and Duckhurst Farm Marden Road TN12 OPD** – pursuant to Condition 12 Construction method statement and Condition 22 Phasing Plan (Application ref: 14/502010/OUT - SPC had recommended Refusal (Min 1372, 1303P). Discussed with 18/505338 & 18/505339.
- 18/505338 Councillors recommended REFUSAL: Condition 17 should NOT be discharged because the information submitted was insufficient. A full maintenance plan for the Geolight system should be drawn up and submitted as part of the application. Councillors NOTED and endorsed the objections raised by Kent County Council. Councillors observed that Condition 17 stated that 'no development shall take place until a sustainable surface water drainage scheme for the site has been submitted to and approved in writing by the Local Planning Authority' and that MBC had previously responded to Parish Council concerns about the likelihood of premature development by advising that it would be a matter for enforcement. Given that development had clearly commenced, Councillors voiced their expectation that MBC would therefore take appropriate action.
- 18/505339 No specific comment.
- 18/505340 Councillors observed that the applicant's construction method statement referred to Phase 1 comprising only the roundabout access works, but the applicant had commenced Phase 2 (on-site development) at the same time. Councillors were extremely disappointed that works had commenced before approval of the construction method statement and before wheel-washing facilities and adequate on-site parking spaces for contractors were in place, observing that the resulting mess and inconsiderate parking had generated complaints to the Parish Council. Councillors NOTED that: the complaints had been taken up with the applicant and with site management; the applicant had provided for residents' use the site management's contact details (published on the Parish Council website). Councillors urged MBC to follow up the issues raised and to ensure proper compliance with the planning conditions that it had set.

REPORTED DECISIONS: (for noting)

- 18/503222 **Woodside Place, Goudhurst Road** – Variation of Condition 3 of application MA/08/1620 (Variation of Condition 3 of planning permission MA/97/0513 to allow a further two residential caravans together with a touring caravan as shown on site location plan; existing block plan and proposed block plan received on 08/08/08.) to allow 2 additional caravans to be stationed at the site (a total of 5 mobile homes and 1 touring caravan). MBC GRANTED with 4 Conditions. SPC had recommended Approval (Min 1394P). NOTED by Councillors.
- 18/503495 **Thorford Hall Farm, Goudhurst Road** – Construction of a new access at Thorford Hall Farm including the change of use of land from agricultural to residential for the

provision of that access MBC REFUSED. SPC had recommended Refusal (Min 1391P).
NOTED by Councillors.

Chairman.....

PUBLIC FORUM – Before the meeting members of the public discussed: problems caused by construction works at Hen & Duckhurst Farm; the background to prior notification 18/505328. After the meeting the applicant of 18/505475 explained the reason for proposed resin surfacing of the drive was to facilitate easier maintenance.