

# STAPLEHURST PARISH COUNCIL

## PLANNING COMMITTEE MEETING

### MINUTES

## 19<sup>TH</sup> DECEMBER 2022

#### **Public forum**

A resident supported the points made in the letter regarding 21/506207 and added the point about parking on Chestnut Avenue green space – both during construction and when the site is complete.

**Present;** Cllrs Riordan, Buller, Davidson-Houston and Eerdeken

**APOLOGIES:** Cllrs Mclaughlin and Sharp.

Cllr Buller proposed and Cllr Eerdeken seconded that Cllr Riordan Chair the meeting – agreed unanimously

**APPROVAL OF PLANNING COMMITTEE MINUTES:** Minutes of 5<sup>th</sup> December 2022 available at: <http://www.staplehurst-pc.uk/community/staplehurst-parish-council-13607planning-committee/> were proposed by Cllr Eerdeken, seconded by Cllr Buller and agreed unanimously and Cllr Riordan signed as accurate.

**URGENT ITEMS:** Only for items which require a decision before the next meeting on Monday 9<sup>th</sup> January 2023. Item to be agreed first, and then not discussed until “Agreed Urgent Items” after Councillor Declarations - NA

**COUNCILLOR DECLARATIONS** regarding items on the Agenda: -

1. Declarations of Lobbying - NA
2. Declarations of Changes to the Register of Interests - NA
3. Declarations of Interest in Items on the Agenda – Cllr Davidson-Houston as she wrote an objection prior to being a Cllr.
4. Requests for Dispensation - NA

**AGREED URGENT ITEMS:**

**CORRESPONDENCE:** (for comment/noting)

Ref to 21/506207 **Staplehurst Service Station High Street Staplehurst Kent TN12 0BN**

The Committee were disappointed in the outcome of the appeal; we all know there will be ongoing car parking problems and issues during construction – we do not understand the comment by the Planning Inspectors “Clusters of 3 story Developments” It was agreed that the Clerk would write to Helen Grant (MP) KCC Highways and Head of Planning at MBC about residents’ and the Councils concerns

Signed by Chairman.....Date.....

Ref to 19/503527/OUT **Penryn Station Road Staplehurst Tonbridge Kent TN12 OPY**

Cllr Riordan updated the Committee that he had been asked to visit when MBC Enforcement Officers were present which resulted in a strongly worded email to the developer from MBC. Southern Water have also visited the site and commented to the developers in a similar vein – that the raising of the ground level requires adequate SUDS and links to the main drain on Station Road.

We will keep chasing this matter and thank Helen Grant MP for supporting our arguments on behalf of residents.

**APPEAL NOTIFICATION:**

21/506207 **Staplehurst Service Station High Street Staplehurst Kent TN12 OBN**

Redevelopment of the Former Staplehurst Service Station for retirement living accommodation for older people (sixty years of age and/or partner over fifty-five years of age) comprising 27 retirement apartments and 2 retirement cottages including communal facilities, access, car parking and landscaping. Inspector granted with 18 conditions. MBC and SPC were represented as objectors at the November hearing.

See correspondence – 21/506207

22/501047 **Balfour Winery Five Oak Lane Staplehurst Maidstone Kent**

Retention of marquee to be sited for a period of 3 years for continued use for ancillary purposes to the existing winery site. Noted both Staplehurst and MBC objected (Note Cllr Davidson-Houston was present when this item was noted)

**FULL PLANNING APPLICATIONS:** (for comment/recommendation)

22/505635 **Thorndene Marden Road Staplehurst Kent TN12 OPE**

Erection of a single storey rear extension. Loft conversion to habitable space with Juliette balcony to south elevation and installation of rooflights to the north and south elevations.

The debate noted the area was enclosed and has plenty of car parking. Cllr Buller proposed, Cllr Davidson-Houston seconded and it was agreed unanimously to recommend approval of the application

22/505582 **2 Iden Crescent Staplehurst Kent TN12 ONU**

Loft conversion with 1no. rear dormer and 3no. dormers to front roof slope (Revision of Planning Application ref: 22/503005/FULL)

The debated noted that it is against The Residential Extensions Supplementary Planning Document 4.32 and 4.33 which state that loft extensions are preferred on the back elevation in order to preserve the character of the street and new dormers will not normally be allowed to front elevations in streets where there are none already.

Although this new application is an improvement on 22/503005 it would still adversely impact the character of the street scene. It is also against policies DM1 and DM9 of the MBC Local Plan.

Cllr Buller proposed, Cllr Riordan seconded and it was agreed unanimously to recommend refusal of the application

**LISTED BUILDING CONSENT:** - NA

**REVISED DETAILS:** NA

**PRIOR NOTIFICATION:** NA

Signed by Chairman.....Date.....

**LAWFUL DEVELOPMENTS:****22/505708 Cradducks Farm Goudhurst Road Staplehurst Kent TN12 0HQ**

Continued use of buildings known as Thyme (Unit 1); Basil (Unit 4) and Rosemary (Unit 7) in non-compliance with condition 2 of application MA/04/0875.

It was noted that previously turned down as required more evidence, leave to MBC to decided.

**SUBMISSION OF DETAILS:** NA**TREE ORDERS:****22/505512 Willow House Chapel Lane Staplehurst Kent TN12 0AN**

Conservation Area Notification to Fell Two Silver Birch Trees completely preventing any further root growth.

Cllr Buller proposed, Cllr Riordan seconded and it was agreed unanimously to refer to Tree Officer

**22/505551 Green Court High Street Staplehurst Kent TN12 0AP**

Conservation area notification: Removal of one Cypress tree.

Cllr Buller proposed, Cllr Riordan seconded and it was agreed unanimously to refer to Tree Officer

**REPORTED DECISIONS:** noted**22/504929 Hodges Place High Street Staplehurst Kent TN12 0AU**

Conservation Area Notification: to reduce One Ash Tree and maintain at 60% of current height and breadth. Telephone wires for 3 properties pass through this tree and size control is needed to prevent disconnection from branch due to damage / wind (as shown in photographs received 20.10.2022). MBC raised no objection. SPC referred to Tree Officer (1640P)

**22/504679 8 The Quarter Cranbrook Road Staplehurst Kent TN12 0EP**

Erection of a two-storey rear extension with dormer window and rooflight. Erection of a canopy over ground floor windows and doors and replacement windows. MBC granted with 5 conditions. SPC recommended approval (1636P)

**22/504489 Wentways Clapper Lane Staplehurst Kent TN12 0JL**

Lawful Development Certificate for proposed use of outbuilding for short term holiday lets within the curtilage and ancillary to the main dwelling. MBC approval. SPC raised concerns (1633P)

**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. MBC granted with 13 conditions. SPC recommended refusal (1624P)

**22/503774 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. MBC granted with 13 conditions. SPC recommended refusal (1624P)

**22/504503 3 Crown Cottages High Street Staplehurst Kent TN12 0AU**

Construction of pitched roof to existing garage. MBC granted with 4 conditions. SPC recommended approval subject to Conservation Officer's report.

**Meeting finished 7:30pm**

Signed by Chairman.....Date.....