

MINUTES OF THE MEETING OF STAPLEHURST PARISH COUNCIL
PLANNING COMMITTEE
held at South Hall, Staplehurst Village Centre on
Monday 3rd July 2017 at 7.00 p.m.

PRESENT: Councillors Ashby, Buller, Riordan, Sharp and Smith. Ex Officio: Chairman Silkin and Vice-Chairman Burnham who was in the chair.

Parish Clerk: Mr MJ Westwood

APOLOGIES: none as all members were present.

APPROVAL OF PLANNING COMMITTEE MINUTES: Minute Pages 1319P-1321P of 19th June 2017 were approved, signed by Councillor Burnham and made available at http://www.staplehurstvillage.org.uk/minutes_of_the_last_meetings.aspx. Councillor Ashby abstained.

URGENT ITEMS: Councillor Burnham said he wished to discuss two items: (i) further information provided in response to SPC's comments on planning application 17/502611 Hush Heath Winery (Min 1319P-1320P); (ii) planning application 16/505598 Cricket and Tennis Club to be discussed by MBC Planning Committee on 6th July.

COUNCILLOR DECLARATIONS:

1. Declarations of Lobbying – Councillor Buller declared she had been lobbied about 17/503063.
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.

URGENT ITEM:

- (i) **17/502611 Hush Heath Winery:** Councillor Burnham said that MBC had made available the traffic information missing at the time of the initial consultation and which SPC wished to see; he observed that Kent Highways was satisfied with the information and had recommended the maintenance of visitor records to monitor numbers. Councillors RESOLVED to NOTE the new information, maintain SPC's SUPPORT of the proposal and AGREE with the Kent Highways' recommendation that visitor numbers be recorded.
- (ii) **16/505598 Cricket and Tennis Club:** Councillor Burnham commented that SPC had recommended to the MBC Planning Officer approval of the application, but the officer's recommendation to MBC Planning Committee for Thursday 6th July was for refusal. Councillors considered since they had not asked for referral to Committee and they had nothing to add to their original recommendation they would not attend the meeting.

CORRESPONDENCE:

Notification from MBC of a Public Path Order re footpath nos. KM295 and KM296 Fishers Oast, Fishers Road. SPC had made No Objection (Min 1312P). NOTED by Councillors.

FULL PLANNING APPLICATIONS: (for recommendation)

17/502677 **98 Bathurst Road TN12 0LJ** – Erection of a two storey front and side extension and single storey rear extension. Councillors RESOLVED nem con to recommend APPROVAL to the MBC Planning Officer.

17/502732 **Whiteacres, Marden Road TN12 0JG** – The placement of one no. additional static mobile home and touring pitch alongside associated parking. Councillors RESOLVED nem con to recommend APPROVAL to the MBC Planning Officer.

- 17/502997 **Maplehurst Paddock, Frittenden Road TN12 ODL** – Removal of condition 2 of previously approved application 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). Councillors considered that the original application had been approved in the light of exceptional circumstances. They considered that the grounds for the recent refusal of applications for sites in the vicinity (13/1713 and 13/1732) applied equally to this case, namely the ongoing harm to the special landscape quality and rural character of the area contrary to policies ENV28 and ENV34 of the adopted local plan, policies SP17 and DM16 of the draft local plan and policy PW2 of the Staplehurst Neighbourhood Plan. Councillors therefore RESOLVED nem con to recommend REFUSAL to the MBC Planning Officer.
- 17/503061 **Land South of Meadow Lark Cottage, Pristling Lane TN12 OHH** – Temporary stationing of a static caravan to provide a residential accommodation. Councillors NOTED that the application was by a local resident for a very specific purpose of providing temporary accommodation for a period of up to two years pending the building of permanent accommodation. On this basis Councillors RESOLVED nem con to recommend APPROVAL to the MBC Planning Officer and that the consent be tied to the applicant.
- 17/503063 **Meadow View, Marden Road TN12 OJG** – Variation of conditions 2 and 3 of application 15/507291 (Retrospective application for the provision of an additional mobile home and the relocation of two mobile homes for extended gypsy family's residential use) to allow the site to be occupied by any gypsy/traveller family. After some discussion Councillors RESOLVED to recommend APPROVAL to the MBC Planning Officer with conditions that the plots remain in single ownership and that no development should encroach between existing plot 3 and the Marden Road.

PRIOR NOTIFICATION: (for noting)

- 17/502976 **The Hop Picking Machine Shed, Mathurst Farm, Goudhurst Road TN12 OHQ** – for the change of use of an agricultural building and land within its curtilage from an agricultural use to use falling within Class 3 (2C dwelling houses) and associated operational development. Resubmission of application 17/501092 REFUSED by MBC. New information submitted to demonstrate the building has the structural strength for conversion. SPC had Noted (Min 1308P, 1315P). NOTED by Councillors.

REPORTED DECISIONS: (for noting)

- 15/501528 **Maplehurst Lane, Frittenden Road** – Change of use of land for the stationing of a mobile home, utility room, stable block and touring caravan for gypsy family (Part retrospective) MBC GRANTED with 8 conditions. SPC had recommended Refusal (Min 1205P, 1316P). NOTED by Councillors.
- 17/500175 **Land Adjacent to South Cottage, High Street** – Retrospective temporary security fencing MBC REFUSED. SPC had recommended Refusal (Min 1307P). NOTED by Councillors.
- 17/501519 **Tavern Farm, Wilden Park Road** – Erection of single storey rear extension and canopy MBC GRANTED with 4 conditions. SPC had recommended Approval (Min 1315P). NOTED by Councillors.

15/510186 **Land at Fishers Farm, Fishers Road** – Development of site to accommodate 185 dwellings, together with associated access road (including reconfiguration of Pile Lane), car parking, landscaping and open space MBC GRANTED with 28 conditions. SPC had recommended Refusal (Min 1498). NOTED by Councillors.

Chairman.....

PUBLIC FORUM – Before the meeting a resident asked about possible development between The Bartons and Pinnock Lane. Councillor Burnham explained that an area smaller than that described and adjacent to The Bartons was a late inclusion as site H1(51) in the Maidstone Borough draft local plan; this had been opposed by the Parish Council and did not feature in the made Neighbourhood Plan. He said that the Parish Council had not received notice of any planning application for the site. A resident asked about the condition of the Parade; there are plans for the Community Payback team to do some work to improve the appearance of the flower beds. A resident commented on application 17/503061 and said that the caravan would be for temporary occupation while a new home was being built. After the meeting a resident asked for information about judicial review action initiated by KCC in respect of planning decisions made by MBC (to be raised in the next meeting with the division’s county councillor).