

MINUTES OF THE MEETING OF STAPLEHURST PARISH COUNCIL
PLANNING COMMITTEE
Virtual Meeting via Zoom video-conference
Tuesday 27th April 2021 at 7.00 p.m.

PRESENT:

Councillors Bowden, Buller, Thomas, McNeill and Sharp who was in the Chair. Ex Officio: Chairman Riordan, and Parish Clerk Miss A Smith

APOLOGIES:

None received

Councillor Sharp experienced technical difficulties and Councillor Riordan as Chair of the Council, temporarily took over the chairing of the meeting.

APPROVAL OF PLANNING COMMITTEE MINUTES:

Minute Pages 1541P-1543P of 6th April 2021 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:

None

COUNCILLOR DECLARATIONS:

1. Declarations of Lobbying – Councillors Riordan and Buller, declared they had been lobbied in respect of 21/501449, Councillor Buller in respect of 21/501507 and 21/501660 and Councillor Riordan in respect of 21/501603
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 in respect of 21/501603 as a close neighbour.
4. Requests for Dispensation – Councillors Thomas requested and was granted a dispensation to participate in discussion and voting on 21/501603 in accordance with Section 33(2)(c) of the Localism Act 2011.

Councillor Sharp rejoined the meeting at this point and took over the chairing of the meeting.

PUBLIC FORUM

The applicant for application 21/501603 explained that although the application was for a large garage with a home office, he currently works from home, and the garage size was needed to house the requirements of the expanding number of adults in his family.

AGREED URGENT ITEMS:

None

Chairman's initials

FULL PLANNING APPLICATIONS: (for recommendation)

- 21/501603 **Weald Cottage, Maidstone Road TN12 ORE** - Erection of a detached garage with office above and external staircase. Councillors RESOLVED to recommend APPROVAL, to the MBC Planning Officer, and requested a condition that the garage building should remain tied to the host dwelling, within the curtilage of Weald Cottage, and should not be used for either temporary or permanent residential accommodation.
- 21/501116 **Newstead Farm, Couchman Green Lane TN12 ORT** - Demolition of a barn and erection of three detached dwelling houses. Councillors RESOLVED to recommend REFUSAL and referral to the MBC Planning Committee, if the Planning Officer were minded to approve the application, for the following reasons: the land is agricultural land in the open countryside and is outside of the village envelope; it is against policy SP17 of the MBC Local Plan, and PW2 of the Staplehurst Neighbourhood Plan, additionally it is not needed as a windfall site and is not a preferred site under the current consultation for the Local Plan; the site is against NPPF chapter 9 paragraphs 102-104 and 108-110 as it does not promote sustainable transport and occupiers will be totally dependent on the car; it does not meet policy DM1 of MBC's Local Plan as it is remote from local infrastructure; the site lies within Flood Zone 2/3. Councillors also noted that the site is of significant ecological value with particular reference to newts, birds and hedgehogs and development would cause irreparable damage. Finally, Councillors noted that this site is adjacent to a Grade II listed building. Councillors commented that an application for the conversion of an agricultural building had recently been approved (20/501595), but that this new application for a further 3 new properties to be built on the site and a barn to be demolished did not constitute a material consideration.
- 21/501507 **13 Iden Crescent TN12 ONX** - Demolition of existing conservatory and car port. Erection of a single storey rear extension, a two-storey side extension and a single storey front extension. Councillors RESOLVED to recommend APPROVAL, to the MBC Planning Officer, and requested a condition for any new proposed hardstanding to be permeable.
- 21/501642 **30 Chestnut Avenue TN12 ONJ** - Erection of a single storey front, single storey side and two storey side and rear extensions. Councillors RESOLVED to recommend REFUSAL, to the MBC Planning Officer, on the following grounds; that the development will significantly dominate and is not subservient to the original building, the proposal is in contradiction of the MBC Residential Extension Supplementary Document in respect of Policy 4.37 and Page 27 regarding scale and form. Councillors also raised concerns that the application documents were unclear with regards the removal of the existing garage. If the MBC Planning Officer were minded to approve the application Councillors requested that all new hardstanding be a permeable surface.
- 21/501660 **1 Hallwards TN12 ONT** – Single storey rear extension. Councillors RESOLVED to recommend APPROVAL to the MBC Planning Officer.
- 21/501667 **10 Slaney Road TN12 OSE** - Conversion of a garage into a habitable space. Associated internal and external alterations. Councillors RESOLVED to recommend APPROVAL to the MBC Planning Officer.
- 21/501827 **2 Myrtle Cottage, Station Road TN12 OPZ** - Demolition of existing porch and conservatory. Erection of a new front porch and single storey rear extension. Roof

Chairman's initials

alterations to create additional second floor accommodation with 2 no. roof lights to front. Councillors RESOLVED to recommend APPROVAL to the MBC Planning Officer.

21/501969 **23 Sergison Crescent TN12 OFP** - Erection of a conservatory to rear. Councillors RESOLVED to recommend APPROVAL to the MBC Planning Officer.

After the discussion on 21/501969 Councillor Sharp had technical difficulties and Councillor Riordan took the Chair for the vote. Councillor Sharp rejoined the meeting after the vote and therefore did not participate in the vote.

21/501987 **3 Watkins Close TN12 OPT** - Single storey rear extension. Councillors RESOLVED to recommend APPROVAL to the MBC Planning Officer.

RESERVED MATTERS APPLICATION: (for comment/recommendation)

21/501449 **Penryn, Station Road TN12 OPY** – of access, appearance, landscaping, layout and scale following an outline application 19/503527/OUT for an outline application for demolition of existing chalet bungalow, detached garage and shed; erection of 4no. dwellings with creation of new access and associated parking; matters relating to access, layout, appearance, landscaping and scale reserved for future consideration. Councillors NOTED the application.

REPORTED DECISIONS: (for noting)

20/505838 **Thorford Hall Farm Barn, Goudhurst Road TN12 OHQ** - Erection of 1no. dwelling with associated parking, landscaping and solar panels. MBC GRANTED with 15 conditions. SPC had recommended Approval (Min 1526P). NOTED by Councillors.

21/500189 **4 Weavers Close TN12 OSF** - Erection of single storey front, side and rear extensions and conversion of the garage into utility /wc and store. MBC APPROVED with 3 conditions. SPC had commented (Min 1534P). NOTED by Councillors.

21/500518 **Newstead Farm, Couchman Green Lane TN12 ORT** - Application for Variation of condition 10 (to allow for diversification within the existing farm and the opportunity for additional income) pursuant to application 19/505157/FULL for - Erection of stables and sand school. MBC GRANTED with 12 conditions. SPC had commented (Min 1535P). NOTED by Councillors.

21/500570 **Stansted Lodge, Marden Road TN12 OJG** - Erection of an open fronted field shelter. MBC GRANTED with 8 conditions. SPC had recommended Approval (Min 1535P). NOTED by Councillors.

21/500635 **West End Cottage, Five Oak Lane TN12 OHT** - Demolition of existing rear extension. Erection of part single, part two storey rear extension. MBC GRANTED with 6 conditions. SPC had recommended Approval (Min 1535P). NOTED by Councillors.

21/500666 **Staplehurst Golf Centre, Cradducks Lane TN12 ODR** - Section 73 - Application for minor material amendment to approved plans condition 11 (to allow enlarged ensuite to ground floor, alterations to fenestration and alterations to internal layout) pursuant to 16/508407/FULL for - Conversion of the former golf clubhouse building to a dwelling with addition of first floor, including small side extension,

construction of a garage building, with associated access and parking, and demolition of a Portakabin. MBC GRANTED with 11 conditions. SPC had recommended Approval (Min 1538P). NOTED by Councillors.

21/500679 **Faith Cottage, Clapper Lane TN12 0JT** - Insertion of replacement pitched roof with insertion of 2no. side windows at first floor level and 3no. front dormer windows to garage building, creating first floor office, including removal of 1no. side window. MBC REFUSED. SPC had recommended Approval (Min 1538P). NOTED by Councillors.

21/500696 **The Hop Picking Machine Shed, Mathurst Farm, Goudhurst Road TN12 0HQ** - Prior notification for the change of use of an agricultural building and its curtilage to 2 no. dwellinghouses and associated operation development. MBC REFUSED. SPC had Noted (Min 1535P). NOTED by Councillors.

21/500893 **Sobell Lodge, Leonard Cheshire Disability, High Street TN12 0BJ** - Conservation Area Notification - T1 Norway Maple – Fell. MBC raised NO OBJECTIONS. SPC had Noted (Min 1539P). NOTED by Councillors.

PUBLIC FORUM – A member of the public spoke about the land owned by Sainsbury’s currently for sale on the High Street.

Proceedings ended at 8.40pm.

Chairman.....