

MINUTES OF THE MEETING OF STAPLEHURST PARISH COUNCIL
PLANNING COMMITTEE

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

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

APOLOGIES: Cllr Silkin (on Parish Council business).

APPROVAL OF PLANNING COMMITTEE MINUTES: Minute Pages 1357P-1359P of 15th January 2018 were approved, signed by Councillor Sharp and made available at http://www.staplehurstvillage.org.uk/minutes_of_the_last_meetings.aspx.

URGENT ITEMS: No items were requested.

COUNCILLOR DECLARATIONS:

1. Declarations of Lobbying – Councillors Buller and Sharp declared they had been lobbied about 18/500210 and 18/500075. Councillor Riordan declared he had been lobbied about 15/500109.
2. Declarations of Changes to the Register of Interests – none declared.
3. Declarations of Interest in Items on the Agenda – Councillor Sharp declared an interest in 18/500225 as she was related to a neighbour.
4. Requests for Dispensation – Councillor Sharp was granted a dispensation to speak and vote on the item of declared interest in accordance with section 33(2)(c) of the Localism Act 2011.

FULL PLANNING APPLICATIONS: (for recommendation/comment)

- 18/500109 **Magnetic Shields, Headcorn Road TN12 ODS** – Erection of 80m x 20m steel portal frame factory unit and creation of hardstanding. RESOLVED: recommend APPROVAL to the MBC Planning Officer.
- 18/500190 **19 Newlyn Drive TN12 ODA** – Infill of undercroft to bring garage forward and increase habitable space behind. RESOLVED: recommend APPROVAL to the MBC Planning Officer.
- 18/500210 **Blossom Lodge, Frittenden Road TN12 ODL** – Change of use of land for stationing of caravans for residential occupation for one family, with associated hardstanding, cess tank and shed (retrospective) (Re-submission of application 14/503810 Refused at Judicial Review). RESOLVED: recommend REFUSAL and referral to MBC Planning Committee for the following reasons: development would be contrary to policy PW2 of the Staplehurst Neighbourhood Plan (development in the countryside beyond the village envelope – SNP paragraph 4.16); the proposal would exacerbate the already urbanising impact of development in the area; development would be inconsistent with provisions of Local Plan policy SP17 and would harm the appearance and character of the countryside; the lighting would add to the cumulative intrusion from developments in the area, contrary to Local Plan policy DM8 (external lighting); the site was not a sustainable one, being far removed from village facilities, was not allocated for gypsy and traveller use in the Local Plan and failed to meet the criteria of policy DM15; the precedent of refusal of applications 13/1713 (The Stables) and 13/1732 (The Oaks) applied to this case; the development exacerbated the cumulative impact of concentrated development at Perfect Place, which had created the equivalent of a very poorly planned housing estate that, were it submitted as an application, would not satisfy planning criteria.

- 18/500225 **32 Gybbon Rise TN12 0LN** – Erection of a conservatory. RESOLVED: recommend APPROVAL to the MBC Planning Officer.
- 18/500476 **Wayside, Cranbrook Road TN12 0EU** – Conversion of garage to provide ancillary accommodation including external alterations with front and rear dormers (Re-submission of application 17/505599 MBC REFUSED. SPC had recommended Approval (Min 1347P, 1359P). RESOLVED: recommend APPROVAL to the MBC Planning Officer; councillors repeated their request (made for application 17/505599) that if the extension were not to be built then any separate accommodation created by the garage conversion should remain in common ownership and tied to the main house.
- 18/500511 **19 Bathurst Road TN12 0LG** – Erection of a single storey front extension. RESOLVED: recommend APPROVAL to the MBC Planning Officer.

LAWFUL DEVELOPMENT CERTIFICATE:

- 18/500008 **33 Slaney Road TN12 0SE** – for a proposed development for conversion of existing integrated garage to form a study room and WC and the replacement of the existing entrance porch with modern entrance lobby. RESOLVED: recommend to the MBC Planning Officer that the certificate be GRANTED.
- 18/500075 **Iden Park Service Station, Cranbrook Road TN12 0EJ** – (Existing) for use as a petrol filling station without restriction on hours of operation. Whilst NOTING (i) the application sought only to confirm the legality of the proposed operating times and (ii) that a premises licence already allowed sale of alcohol 24/7, Councillors commented that were a full planning application deemed necessary they would wish it to address the control of noise and light levels in the interests of local residents' amenity.

REPORTED DECISIONS: (for noting)

- 13/1869 **Udene Barn Stud, Marden Road** – Change of use of land from keeping of horses to a mixed use for the keeping of horses and as a residential caravan site for four gypsy families with a total of 8no. caravans (of which no more than 4 shall be static caravans or mobile homes) including the laying of hardstanding, erection of 2no. amenity buildings and erection of fencing MBC REFUSED. SPC had recommended Refusal (Min 1135P). NOTED by Councillors.
- 17/500175 **Land Adjacent South Cottage, High Street** - Retrospective temporary security fencing APPEAL ALLOWED – for 6 months. MBC Refused, SPC had recommended Refusal (Min 1307P, 1323P, 1344P). NOTED by Councillors.
- 17/502646 **Woodleigh, Maidstone Road** – Erection of a two-storey side extension and single storey rear extension MBC GRANTED with 3 conditions. SPC had recommended Approval (Min 1317P). NOTED by Councillors.
- 17/503063 **Meadow View, Marden Road** - - 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 MBC REFUSED. SPC had recommended Approval (Min 1323P). NOTED by Councillors.

- 17/503594 **St Martins on the Hill, Cranbrook Road** - Demolition of existing single storey extensions, erection of two storey side and rear extension, construction of new parking and turning area and widening of existing pedestrian gate to form new vehicular access MBC GRANTED with 5 conditions. SPC had recommended Approval (Min 1328P). NOTED by Councillors.
- 17/504381 **Bramble Farm, Clapper Lane** – Prior notification for the change of use of an agricultural building and land within its curtilage into 1 residential dwelling house MBC GRANTED with 2 conditions. SPC had Noted (Min 1337P). NOTED by Councillors.
- 17/504729 **Land at Station Approach and George Street** – Retrospective application for insertion of safety fencing MBC GRANTED with 3 conditions. SPC had raised an Objection (Min 1346P). NOTED by Councillors.
- 17/504802 **Faith Cottage, Clapper Lane** – Retrospective application for the erection of a replacement dwelling MBC GRANTED with 3 conditions. SPC had recommended Approval (Min 1353P). NOTED by Councillors.
- 17/505235 **Land at Fishers Farm, Fishers Road** - Variation of condition 28 to previous application 15/510186/FULL (Development of site to accommodate 185 dwellings, together with associated access road (including reconfiguration of Pile Lane), car parking, landscaping and open space) to alter the layout and form of plots 1-5 MBC WITHDRAWN. SPC had recommended Approval (Min 1344P). NOTED by Councillors.
- 17/505680 **1 Marian Square** – Demolition of existing single storey side extension with garage. Erection of a two-storey side extension providing garage, dining and master bedroom (re-submission of 17/504275) MBC REFUSED. SPC had recommended Approval (Min 1349P). NOTED by Councillors.
- 17/505798 **Pets World, Cranbrook Road** - Extension to provide a cattery, erection of a covered walkway, change of use of part of the building to veterinary practice use and use of part of the first floor of the office/storage building to staff/security accommodation MBC GRANTED with 7 conditions. SPC had recommended Approval (Min 1349P). NOTED by Councillors.
- 17/505911 **16 Lime Trees** – Tree Preservation Order application to trim back 1 no. Oak tree by 25% MBC GRANTED with 1 condition. SPC had deferred the decision to the Tree Officer (Min 1359P). NOTED by Councillors.
- 17/505938 **Chickenden Oast, Chickenden Lane** – Sub-division of Chickenden Oast to create 2 self-contained dwellings, link structure and part conversion of garaging to habitable space MBC GRANTED with 6 conditions. SPC had recommended Approval (Min 1350P). NOTED by Councillors.
- 17/505942 **1 Surrenden Court, High Street** - TPO application to 1no. Oak – fell. 1no. Oak – carry out a 20% reduction (2-3 metres) with a proportional width reduction, cutting back to appropriate branch axles. Remove major deadwood. 1 no. Red Oak – fell. 3no. Limes – Reduce by approximately 40% (5-6 metres) to manage as pollards MBC GRANTED with 3 conditions. SPC unable to comment until a tree report had been received (Min 1350P). NOTED by Councillors.
- 17/506097 **The Three Sons, Park Wood Lane Parallel Track** – Provision of mobile home unit and utility block/day room with associated parking and facilities for one family

under gypsy status MBC WITHDRAWN. SPC had recommended Refusal (Min 1350P). NOTED by Councillors.

- 17/506158 **Beauly, Maidstone Road** – Part demolition and erection of two-storey side extension, two-storey rear extension, two-storey front extension, front porch and alteration to fenestration and cladding MBC GRANTED with 4 conditions. SPC had recommended Approval (Min 1353P). NOTED by Councillors.
- 17/506170 **21 Offens Drive** – Lawful Development Certificate (proposed) for the erection of a single storey rear extension with 2 roof lights MBC GRANTED. SPC had Noted (Min 1353P). NOTED by Councillors.
- 17/506234 **Grasmere, Station Road** - Introduction of two new dormers and conversion of pitched roof to gable end on front elevation, removal of conservatory and conversion of garage to home office and fenestration alterations MBC GRANTED with 4 conditions. SPC had recommended Refusal (Min 1355P). NOTED by Councillors.
- 17/506239 **3 Surrenden Court, High Street** - Trees in a Conservation Area Consent: 1no. Oak tree – reduction and crown thin by up to 30% total; 5no. Leylandii trees – remove including stump grinding MBC RAISED NO OBJECTION. SPC had requested the tree officer to review the Oak (Min 1353P). NOTED by Councillors.
- 17/506274 **Land at Fishers Farm, Fishers Road** – Non-Material amendment – changes to the house types proposed on plots 1-5 MBC GRANTED. SPC had Noted (Min 1353P). NOTED by Councillors.
- 17/506369 **Holman House, Station Road** – Conversion of existing commercial/residential building together with single storey side extension, single storey rear extensions with a terrace above, changes to fenestration and the addition of a second-floor extension to provide 7 residential apartments MBC WITHDRAWN. SPC had recommended Refusal (Min 1355P). NOTED by Councillors.

Chairman.....

PUBLIC FORUM – After the meeting a resident spoke about disturbances around the site of application 18/500075.