

MINUTES OF THE MEETING OF STAPLEHURST PARISH COUNCIL  
PLANNING COMMITTEE  
South Hall, Village Centre  
Monday 28<sup>th</sup> February 2022 at 7.30 p.m.

**PRESENT:**

Councillors, Buller, Riordan, McLaughlin and Sharp who was in the Chair and Parish Clerk, Miss A Smith.

**APOLOGIES:**

Apologies were received and accepted from Councillor Bowden due to health reasons.

**PUBLIC FORUM**

Thirteen residents attended the meeting. Three residents spoke against application 22/500543 and the applicant and one resident spoke in favour. One resident spoke about an enforcement issue regarding 21/501478 and requested support from the Planning Committee to take this matter forward. One member of the public also spoke in favour of application 22/500192.

**APPROVAL OF PLANNING COMMITTEE MINUTES:**

The minute pages 1583P-1587P of 7<sup>th</sup> February 2022 were approved and signed by Councillor Sharp and are available at <http://www.staplehurst-pc.uk/community/staplehurst-parish-council-13607/planning-committee/>.

**URGENT ITEMS:**

Councillors discussed the enforcement issue in connection with application 21/501478 raised by a resident in the public Forum. The resident had requested that the Council write to MBC Planning Enforcement Team to seek action in respect of this application. The resident advised that MBC Planning Enforcement Officer had previously advised that any action needed to be delayed until the time to lodge an appeal against the decision to refuse had expired, which it now had. Councillors agreed that the Clerk should write to MBC Planning Enforcement.

**COUNCILLOR DECLARATIONS:**

1. Declarations of Lobbying – Councillors Buller, Riordan, McLaughlin and Sharp all declared they had been lobbied in respect of applications 22/500543. Councillor Sharp declared she had been lobbied in respect of application 20/505751.
2. Declarations of Changes to the Register of Interests – None declared.
3. Declarations of Interest in Items on the Agenda – Councillor Buller declared an interest in application 22/500543 as she knew the applicant and residents who had spoken in public forum against the application.
4. Requests for Dispensation – Councillors Buller requested and was granted a dispensation to participate in discussion and voting on 22/500543 in accordance with Section 33(2)(c) of the Localism Act 2011.

**APPEAL NOTIFICATION: (for noting)**

21/505389     **26 Hanmer Way TN12 OPA** - Erection of a single storey extension. Notification of an Appeal Lodged with the Planning Inspectorate. SPC had recommended Refusal

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(Min 1570P, 1581P). The Planning Inspector is not accepting any further comments at the appeal stage. Councillors NOTED the appeal.

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

- 22/500192 **Land at Oakhurst Lodge, Clapper Lane TN12 0JS** - Change of use of land to use as a residential caravan site providing one additional gypsy pitch to accommodate one static caravan/mobile home, including laying of hardstanding and installation of package sewage treatment plant. Councillors noted that the site was not an allocated GRT site in the MBC Local Plan but noted that it was a well maintained site that was well screened. Councillors RESOLVED to recommend APPROVAL to the MBC Planning Officer, with a condition that there remain only one access point to and from the site.
- 22/500543 **Hill View, Headcorn Road TN12 0BT** - Erection of 2no. two storey semi-detached dwellings. Councillors noted that the site was predominantly a brown field site. Councillors RESOLVED to recommend REFUSAL and requested the application be referred to MBC Planning Committee were the Planning Officer minded to approve the application, on the following grounds: that it was against DM5(ii) of the MBC Local Plan in that the proposal for two properties represented and over intensification of the site in that the development was too dense. Additionally, Councillors acknowledged residents concerns regarding the need for continued use of the jointly owned access road, which the application would require the use of, and would wish to ensure that all residents continue to enjoy their legal right of access.

**REVISED DETAILS: (for comment/recommendation)**

- 20/505751 **Reed Court Farm, Hunton Road, Marden TN12 9S** - Erection of a new free-range egg farm consisting of 3no. hen houses with extensive outdoor ranges and fencing, formal vehicle access from Hunton Road and associated parking, landscaping, woodland and tree planting, drainage and other associated works. Councillors continue to fully support the comments submitted by Hunton, Yalding and Marden Parish Councils and those expressed by residents. They continue to be extremely concerned by the impact of HGV traffic and potential associated environmental issues in and around the village of Staplehurst. For all the reasons expressed Councillors continue to wish to see that this application be REFUSED.
- 21/504554 **Land at Station Approach, Station Road TN12 0QL** -Outline application with all matters reserved except for access for residential development of 10no. units and up to 288 sq. of Use Class E, together with car parking, public realm and associated works. Councillors RESOLVED to recommend REFUSAL and request that the application be referred to the MBC Planning Committee were the Planning Officer minded to approve it. Councillors recommended refusal on the following grounds. The application is contrary to DM1 (ii) of the MBC Local Plan and GW1 of the Staplehurst Neighbourhood Plan in that it will cause harm to the local historic character of the area especially the Grade II listed Railway Tavern and other nearby heritage buildings. Additionally Councillors agreed with Kent Police design out crime report and they felt the application was deficient in creating a safe and secure environment to prevent crime, particularly given it's location so close to the Station. Councillors continue to believe that the application is against policy DM23 of the Local Plan in that it fails to provide sufficient parking spaces for the proposed accommodation with retail units and expressed serious concern that there is no ability for overflow carparking in neighbouring roads as they are subject to double

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yellow lines or other restrictions, in particular Market Street which is already heavily over congested. Significantly Councillors still believe that the scale of the proposed building is extremely obtrusive and excessive. It would tower above all other buildings including the new Sainsbury's whose height was restricted. Given the location in the line of sight on entry into the village from the North, Councillors felt the design to be completely out of keeping with a rural village. Councillors commented that the proposal fails to take into account the existing road layout, in particular the new roundabout for Sainsbury's and they felt that the increased traffic flow onto the A229 (the most dangerous rural road in the UK) at this already extremely busy junction opposite Market Street to be incompatible with DM1 of the Local Plan by not providing safe vehicular or pedestrian movement. Finally Councillors felt that the inclusion of the balconies failed to meet the requirement for suitable amenity space as they face outward onto the busy A229 or corner of Station Approach.

### **REPORTED DECISIONS: (for noting)**

- 20/501060     **Land North of Headcorn Road TN12 ODT** - Submission of Details to Partially Discharge Condition 23 (Off Site Highway Improvements Parts 1, 2, 3, 4, 6) Subject to 14/505432/FULL. MBC APPROVES. (Condition 5 remains outstanding). Councillors NOTED the decision.
- 21/505750     **Little Acre, Marden Road TN12 OJH** - An application for a Certificate of Lawful Development for the continuous use of the land for the siting and residential occupation of a mobile home for a period in excess of ten years. MBC APPROVED. SPC had recommended Refusal (Min 1576P). Councillors NOTED the decision.
- 21/506233     **Newstead Farm, Couchman Green Lane TN12 ORT** - Extension to existing stables. MBC GRANTED with 8 conditions. SPC had recommended Approval (Min 1576P). Councillors NOTED the decision.
- 21/506781     **3 Bathurst Road TN12 OLG** - Demolition of existing garage and erection of side and rear single storey extension with the insertion of 3 no. roof lights. MBC GRANTED with 4 conditions. SPC had recommended Approval (Min 1580P). Councillors NOTED the decision.

**PUBLIC FORUM** – no comments were made.

Proceedings ended at 8.27pm.

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