

MINUTES OF THE MEETING OF STAPLEHURST PARISH COUNCIL
PLANNING COMMITTEE

held at South Hall, Staplehurst Village Centre on
Monday 16th October 2017 at 7.00 p.m.

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

APOLOGIES: none as all members were present.

APPROVAL OF PLANNING COMMITTEE MINUTES: Minute Pages 1339P-1340P of 2nd October 2017 were approved, signed by Councillor Sharp and made available at http://www.staplehurstvillage.org.uk/minutes_of_the_last_meetings.aspx.

URGENT ITEMS: Councillor Sharp proposed and Councillors agreed to discuss (1) feedback on informal consultations with other parish councils about appetite for judicial review action (Min 1339P); (2) SPC representation at MBC Planning Committee 19/10/17 for discussion of applications 15/501537 and 17/504081.

COUNCILLOR DECLARATIONS:

1. Declarations of Lobbying – all councillors declared they had been lobbied about 17/504878.
2. Declarations of Changes to the Register of Interests – none declared.
3. Declarations of Interest in Items on the Agenda – Councillor Burnham declared he knew the applicant of 17/504161, although this was not deemed prejudicial to consideration of the application.
4. Requests for Dispensation – none.

AGREED URGENT ITEMS:

1. Councillors NOTED that further to Min 1339P informal soundings of other parish councils had not indicated any appetite for the expense of judicial review proceedings but had indicated an interest in a lower level collaboration. RESOLVED: the issue to be tabled for discussion by Full Council at its next meeting.
2. MBC Planning Committee 19/10/17 consideration of applications 15/501537 and 17/504081 (Maplehurst Lane) – RESOLVED: Councillors Sharp, Buller and Burnham to attend and to advise the Parish Office of nominated speakers.

ADDITIONAL DETAILS: (for comment)

17/504161 **The Squirrels 20 Staple Drive TN12 OSH** – Erection of a single storey side extension - arboricultural report - SPC had recommended Approval (Min 1333P). In the absence of a published arboricultural report Councillors made no comment on the application. They requested publication of the report and an appropriate time extension to consider it.

FULL PLANNING APPLICATIONS: (for recommendation)

17/504842 **Chestnut Cottage, Clapper Lane TN12 OJT** – Erection of a single storey rear extension; Alterations to fenestration including 2no Velux windows to rear elevation, 1no windows to both side elevations and repositioning of a front door. RESOLVED: recommend APPROVAL to the MBC Planning Officer.

17/504878 **Grasmere, Station Road TN12 OPZ** – Demolition of existing conservatory and erection of two new dormers, conversion of pitched roof to gable end on front elevation, and part conversion of existing garage into a home office, including the

erection of a garden wall to the front and side of the property. RESOLVED: recommend APPROVAL to the MBC Planning Officer with the application of conditions covering frosted glass on overlooking windows and new wall to be less than 2m in height.

17/504990 **Hush Heath Winery, Five Oak Lane TN12 OHT** – Removal of condition 2 of planning permission MA/09/2169 to enable the winery to include grapes produced on another site. Councillors discussed concerns about: drainage and risk of contamination of water courses, although noting that the Environment Agency had not objected; the potential adverse impact of increased traffic. RESOLVED: inform the MBC Planning Officer of SPC’s OBJECTION to the application as submitted, but that SPC would be prepared to reconsider if a suitable transport plan covering times of lorry movements and vehicle sizes were to be provided.

17/505003 **48 Corner Farm Road TN12 OPS** – Erection of a single storey rear extension and internal alterations. RESOLVED: recommend APPROVAL to the MBC Planning Officer.

TREE WORKS APPLICATION: (for comment)

17/505013 **Staplehurst Manor Nursing Home, Frittenden Road TN12 ODG** - TPO application - 1no. Sycamore Tree - Remove x1 leaning overhanging limb. 1no. Sycamore Tree - Remove x1 leaning overhanging limb and x2 branches of Sycamore tree. 1no. Sycamore Tree - Raise height of overhanging branches above track from Ash trees by 5m in height by removing the lower limbs. 1 Sycamore Tree - Raise height of overhanging branches above track from Sycamore tree opposite private house by 5m. Strip Ivy from trees within this area up to 1m from ground. RESOLVED: recommend APPROVAL to the MBC Planning Officer.

REPORTED DECISIONS: (for noting)

There were none.

Chairman.....

PUBLIC FORUM – Before the meeting the applicant and a neighbour spoke about application 17/504878.