

MINUTES OF THE MEETING OF STAPLEHURST PARISH COUNCIL
PLANNING COMMITTEE
South Hall, Village Centre
Monday 13th September 2021 at 7.30 p.m.

PRESENT:

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

APOLOGIES:

Apologies were received and accepted from Councillor McNeill for work reasons and Councillor Smith for health reasons.

PUBLIC FORUM

Nine residents attended the meeting. Presentations were made by residents in respect of the following: 21/503902 Hush Heath Oast & The Old Stables, 21/504303 35 North Down and 21/503237 49 Surrenden Road.

APPROVAL OF PLANNING COMMITTEE MINUTES:

Minute Pages 1557P-1559P of 10th August 2021 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:

The Committee briefly discussed the recent correspondence from Tesco's regarding their sites at Station Approach and land south of George Street. They agreed to table the item for full discussion at the next Committee meeting.

COUNCILLOR DECLARATIONS:

1. Declarations of Lobbying – Councillors Buller, Riordan, Sharp and Bowden declared that they had been lobbied in respect of application 21/503237.
2. Declarations of Changes to the Register of Interests – none declared.
3. Declarations of Interest in Items on the Agenda – Councillors Buller, Sharp and Riordan declared that they new both the applicant and neighbour of application 21/503237.
4. Requests for Dispensation – Councillors Buller, Sharp and Riordan requested and were granted a dispensation to participate in discussion and voting on 21/503237 in accordance with Section 33(2)(c) of the Localism Act 2011.

FULL PLANNING APPLICATIONS: (for recommendation)

21/503836 **5 Gybbon Rise TN12 0LT** - Demolition of garage and erection of part single, part two storey side and rear extension. Councillors NOTED that the extension was large but felt that the staggered nature of the houses in that road, and that the extension was front facing mitigated this issue. They also NOTED the neighbours comments regarding the party wall concerns. Councillors RESOLVED by majority to recommend APPROVAL to the MBC Planning Officer.

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- 21/503902 **Husheath Oast & The Old Stables, Husheath Hill TN17 2NG** - Renovations to existing Oast House, proposed ancillary outbuildings to include poolhouse and garage, swimming pool. Installation of 28 solar panels to The Old Stables, associated hard and soft landscaping improvements. Councillors commented that they felt the application was a good use of the existing buildings. Councillors NOTED that the property was situated on a hill with a panoramic position over the rural dark sky area. For this reason Councillors expressed serious concern over the inclusion of significantly large windows in the pool and garage buildings. Councillors RESOLVED to recommend APPROVAL to the MBC Planning Officer, with a condition to screen out all light from these windows from dusk to dawn to prevent light pollution and harm to the wildlife and biodiversity of the area.
- 21/504303 **35 North Down TN12 OPG** - Erection of a single storey rear extension to form a flush floor disabled shower room. Councillors RESOLVED to recommend APPROVAL to the MBC Planning Officer.
- 21/504472 **2 Dane Mead Villas, George Street TN12 ORB** - The proposal is for the introduction of a flat roof dormer to the rear of the property and two rooflights to the front of the house. Internally the dormer will provide a bedroom and the existing stairs to access the loft will be improved. Councillors RESOLVED to recommend APPROVAL to the MBC Planning Officer.
- 21/504556 **First Floor 5 Church Hill TN12 OAX** - Change of use of first floor from office to 1no. residential flat. Councillors RESOLVED to recommend APPROVAL to the MBC Planning Officer.
- 21/504557 **First Floor 5 Church Hill TN12 OAX** – Listed Building Consent for internal alterations and installation of secondary glazing to first floor. Councillors RESOLVED to recommend APPROVAL to the MBC Planning Officer.

LAWFUL DEVELOPMENT CERTIFICATE: (for comment/noting)

- 21/504070 **2 Myrtle Cottages, Station Road TN12 OPZ** - for a proposed loft conversion with a rear dormer and 2no. roof lights to the front. Councillors NOTED the application.

REVISED DETAILS:

- 21/503237 **49 Surrenden Road TN12 OLY** - Conversion of garage into habitable space. Erection of single storey front and two storey side extensions. Creation of first floor side and rear extensions, including internal alterations. SPC had recommended Refusal (Min 1549P). Councillors NOTED that the applicant had made efforts to mitigate many of the concerns expressed following the original application, however on balance they felt that the application still remained large and not subservient to the original dwelling. They felt that the application would still not comply with policies DM9 of the Local Plan and paragraphs 4.37 and 4.38 of the SPD Residential Extensions, in that it's scale, height, and form would be extensive and obtrusive to the street scene. Councillors RESOLVED by majority to recommend REFUSAL to the MBC Planning Officer but do not request the application to be referred to MBC Planning Committee.

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REPORTED DECISIONS: (for noting)

- 20/506148 **Hen & Duckhurst Farm, Marden Road TN12 OPD** - Section 73 - Application for Variation of condition 23 (highway improvements) pursuant to application 14/502010/OUT for - Outline application for the erection of residential development for up to 250 dwellings with access and garaging with access considered at this stage and all other matters reserved for future consideration. MBC GRANTED with 15 conditions. SPC had recommended Refusal (Min 1531P). NOTED by Councillors.
- 21/501792 **The Oast House, Ely Court, Goudhurst Road TN12 OHB** - Change of use of Oast into 1no. dwelling, erection of two storey rear extension and detached garage, creation of new access, associated landscaping and erection of post rail fencing, front gate and pergola. MBC REFUSED. SPC had recommended Approval (Min 1557P). NOTED by Councillors.
- 21/501793 **The Oast House, Ely Court, Goudhurst Road TN12 OHB** – Listed Building Consent for internal and external works and erection of two storey rear extension in connection with the conversion of Oast into 1no. dwelling. MBC REFUSED. SPC had recommended Approval (Min 1557P). NOTED by Councillors.
- 21/501982 **Whiteacres, Marden Road TN12 OJG** - Change of use of land for the siting of 2no. additional static mobile homes for occupancy by Gypsy family, including access, parking, landscaping and associated works. MBC GRANTED with 12 conditions. SPC had recommended Refusal (Min 1548P). NOTED by Councillors.
- 21/502888 **16 Fletcher Road TN12 OLP** - Demolition of existing garage and erection of part single, part two storey side and rear extension. MBC REFUSED. SPC had recommended Refusal (Min 1549P). NOTED by Councillors.
- 21/503003 **38 Corner Farm Road TN12 OPS** - Erection of single storey rear extension and erection of first floor side extension, over existing utility room. MBC GRANTED with 3 conditions. SPC had recommended Refusal (Min 1554P). NOTED by Councillors.
- 21/503017 **Meadowcroft House, Goudhurst Road TN12 OHQ** - Conversion of the barn and garage and the construction of a link to create a single dwelling, together with demolition of stable block, removal of hardstanding and equestrian menage and provision of car parking and landscaping. MBC GRANTED with 11 conditions. SPC had recommended Approval (Min 1554P). NOTED by Councillors.
- 21/503155 **33 Slaney Road TN12 OSE** - Lawful Development Certificate (Proposed) for erection of a single storey extension to the side (west) elevation. MBC REFUSED. SPC had Noted (Min 1550P). NOTED by Councillors.
- 21/503164 **Spills Hill Farm Oast, Chickenden Lane TN12 ODP** - Erection of a sun room to rear. MBC REFUSED. SPC had recommended Approval (Min 1554P). NOTED by Councillors.
- 21/503222 **Overbridge Farm, Marden Road TN12 OJH** - Prior Notification for change of use of cow shed to 1no. dwelling and associated operational development. MBC REFUSED. SPC had Noted (Min 1550P). NOTED by Councillors.
- 21/503343 **Overbridge Farm, Marden Road TN12 OJH** - Prior Notification for change of use of an agricultural building to 1no. residential dwelling and associated

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operational development. MBC WITHDRAWN. SPC had Noted (Min 1555P). NOTED by Councillors.

- 21/503529 **Thorford Hall Farm, Goudhurst Road TN12 OHQ** - non-material amendment: Minor relocation of building plot within consented site boundary; Roof detailing (original application ref: 20/505838/FULL). MBC SATISFIED. SPC had Noted (Min 1555P). NOTED by Councillors.
- 21/503540 **72 Church Green TN12 OBE** - Erection of a single storey side extension. MBC GRANTED with 3 conditions. SPC had recommended Approval (Min 1554P). NOTED by Councillors.
- 21/503561 **Newstead Farmhouse, Couchman Green Lane TN12 ORT** - Conversion of loft into habitable space, with insertion of front and rear dormers and rear rooflight. MBC GRANTED with 3 conditions. SPC had recommended Approval (Min 1558P). NOTED by Councillors.
- 21/503593 **22 Iden Crescent TN12 ONU** - Single storey pitched roof extension to front of existing dwelling. MBC GRANTED with 3 conditions. SPC had recommended Approval (Min 1554P). NOTED by Councillors.
- 21/503594 **Kingsbrooke, Cranbrook Road TN12 OEU** - Proposed single storey side extension. MBC GRANTED with 4 conditions. SPC had recommended Approval (Min 1555P). NOTED by Councillors.
- 21/503643 **The Chase, Maidstone Road TN12 ORE** - Proposed single storey rear extension (revised scheme to 20/503230/FULL). Erection of a double garage. MBC GRANTED with 5 conditions. SPC had recommended Approval (Min 1558P). NOTED by Councillors.
- 21/503668 **Woodleigh, Maidstone Road TN12 ORD** - Application for a new 20x40m sand school to existing equestrian facilities, together with a biodiversity pond. MBC GRANTED with 9 conditions. SPC had recommended Approval (Min 1558P). NOTED by Councillors.
- 21/503691 **13 Lade Drive TN12 OGL** - Erection of a single storey rear extension. MBC GRANTED with 3 conditions. SPC had recommended Approval (Min 1555P). NOTED by Councillors.

PUBLIC FORUM – The Chair of the Neighbourhood Plan Review Group advised Councillors that she had submitted as requested by Council, the application for the Government Pilot Scheme for the creation of a Design Code for Staplehurst. Councillors thanked her and all the contributors for efforts on this project.

Proceedings ended at 8.32pm.

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