

MINUTES OF THE MEETING OF STAPLEHURST PARISH COUNCIL
PLANNING COMMITTEE

held at South Hall, Staplehurst Village Centre on
Monday 19th June 2017 at 7.00 p.m.

PRESENT: Councillors Buller, Riordan, Sharp (from the point indicated in the minutes) and Smith.
Ex Officio: Chairman Silkin and Vice-Chairman Burnham who was in the chair.
Parish Clerk: Mr MJ Westwood

APOLOGIES: Councillor Ashby.

APPROVAL OF PLANNING COMMITTEE MINUTES: Minute Pages 1316P-1318P of 5th June 2017 were approved, signed by Councillor Burnham and made available at http://www.staplehurstvillage.org.uk/minutes_of_the_last_meetings.aspx.

URGENT ITEMS: Councillor Burnham said he wished to discuss development and enforcement action at land off Clapper Lane, which was agreed by Councillors.

COUNCILLOR DECLARATIONS:

1. Declarations of Lobbying – Councillor Buller declared she had been lobbied about 17/502803.
2. Declarations of Changes to the Register of Interests – none declared.
3. Declarations of Interest in Items on the Agenda – none declared.
4. Requests for Dispensation – none requested.

URGENT ITEM:

Councillor Burnham said that on 16th June he and Councillor Claridge had met the MBC Senior Planning Officer (Enforcement) when she visited land off Clapper Lane. Although a temporary stop notice has been issued the occupier is ignoring it and has stated that he intends to pursue development. The MBC officer explained that the next step would be for MBC to obtain an injunction provided that MBC was prepared to bear the cost. Councillor Burnham said he felt taking no action would bring the planning system into disrepute and proposed that SPC send a letter to MBC supporting the action taken by the officer to date and strongly urging MBC to follow it up with an injunction if the occupier failed to heed the action to date. Councillors RESOLVED nem con to support the proposal.

FULL PLANNING APPLICATIONS: (for recommendation)

17/502033 **Great Pagehurst Place, Pagehurst Road TN12 OJD** – Conversion and partial reconstruction of the Oast building into a dwelling with external alterations and erection of detached timber framed three bay garage. Councillors felt the proposed works would enhance the area and RESOLVED nem con to recommend APPROVAL to the MBC Planning Officer. They asked that before development took place relevant archaeological investigation should be undertaken and appropriate records made.

Councillor Sharp joined the meeting.

17/502611 **Hush Heath Winery, Five Oak Lane TN12 OHT** – Proposed new processing hall, including visitor tasting room and administration offices; Extension to existing barn for the storage of bottles. Councillors RESOLVED that in principle they were supportive of the proposed development but commented that the Design and Access Statement provided was incomplete in that the document concluded abruptly at the end of the design section; they said they wished to see information about proposed access arrangements and how traffic would be managed so as to minimise the impact on local residents.

- 17/502803 **Aydhurst Farm Oast, Marden Road TN12 OPD** – Demolition of existing barn, removal of existing yard area and construction of single dwelling (Resubmission) 16/508287 Application Withdrawn. SPC had recommended Refusal (Min 1295P). Councillors considered the application in the context of Staplehurst Neighbourhood Plan Policy PW2: 'Proposals for new development in the countryside beyond the extended village envelope will be assessed in terms of the potential impact of the development upon the visual setting and landscape features of the site and its surroundings, the potential impact on the biodiversity of the area and other relevant planning considerations such as the impact of traffic and noise. Proposals which fail to demonstrate these impacts can satisfactorily be addressed will not be supported'. Councillor Buller said she felt the location was outside the village envelope and not a sustainable one and that access was a problem. Councillor Riordan commented that the proposed development would be on brownfield land and would improve the area. Proposed by Councillor Burnham, seconded by Councillor Riordan, Councillors RESOLVED to recommend APPROVAL in principle to the MBC Planning Officer (Councillor Buller against, Councillor Sharp abstained). Councillors further RESOLVED to recommend that conditions be applied to improve the access track to include sufficient passing space and to formalise a footway through to Stanley Close.
- 17/502874 **2 Dane Mead Villas, George Street TN12 ORB** – Single storey rear extension. Councillors RESOLVED nem con to recommend APPROVAL to the MBC Planning Officer.
- 17/502912 **Unit 10 Honeycrest Industrial Park, Lodge Road TN12 ORX** – Erection of a detached two storey office building, car and cycle parking and associated works (renewal of planning permission 14/503965). SPC had recommended Approval (Min 1184P, 1189P). Councillors RESOLVED nem con to recommend APPROVAL to the MBC Planning Officer.

LAWFUL DEVELOPMENT CERTIFICATE: (for noting)

- 17/502872 **7 Butcher Close TN12 OTJ** – (Proposed) for erection of a single storey rear extension. NOTED by Councillors.

LISTED BUILDING CONSENT: (for comment)

- 17/502219 **Kent Cottage, High Street TN12 OAY** – for removal of modern studded plasterboard wall and door between family/dining room and kitchen including the removal of pine (painted) modern cupboards and to make good plaster and floorboards as necessary. (Works completed). Councillors RESOLVED nem con to recommend APPROVAL to the MBC Planning Officer.

REPORTED DECISIONS: (for noting)

- 16/508407 **Staplehurst Golf Centre, Cradducks Lane** – 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 1301P). NOTED by Councillors.

- 17/501450 **Green Court, High Street** – Construction of two storey detached dwelling MBC GRANTED with 11 conditions. SPC has recommended Refusal (Min 1311P). NOTED by Councillors.
- 17/501912 **17 Bell Lane** – Erection of a two storey dwelling with attached annexe MBC REFUSED. SPC had recommended Refusal (Min 1314P). NOTED by Councillors.
- 17/501917 **17 Marden Road** – Demolition of existing rear conservatory and construction of new single storey extension to side and rear: MBC GRANTED with 3 conditions. SPC had recommended Approval (Min 1314P). NOTED by Councillors.

Chairman.....

PUBLIC FORUM – No items were raised.