

MINUTES OF THE MEETING OF STAPLEHURST PARISH COUNCIL
PLANNING COMMITTEE

Virtual Meeting via Zoom video-conference
Tuesday 9th June 2020 at 7.00 p.m.

PRESENT: Councillors Bowden, Buller, Forward, Thomas and Sharp who was in the Chair.
Ex Officio: Chairman Riordan
Parish Clerk: Miss Nicola Ideson

APOLOGIES: Apologies were received from Councillor Chapman and they were accepted.

APPROVAL OF PLANNING COMMITTEE MINUTES: Minute Pages 1485P-1486P of 19th May 2020 were approved to be signed by Councillor Sharp and made available at <http://www.staplehurst-pc.uk/community/staplehurst-parish-council-13607/planning-committee/>.

URGENT ITEMS – there were no urgent items.

COUNCILLOR DECLARATIONS:

1. Declarations of Lobbying – All councillors declared they had been lobbied about 20/502182.
2. Declarations of Changes to the Register of Interests – none declared.
3. Declarations of Interest in Items on the Agenda – Councillor Thomas declared she lived in close proximity to application 20/502064. Councillor Buller declared she lived in close proximity to applications 20/501877 and 20/502159. It was agreed that this was not a material interest.
4. Requests for Dispensation – none requested.

FULL PLANNING APPLICATIONS: (for recommendation)

- 20/501877 **Lingbar, Station Road TN12 0QG** - Replacement of existing lean-to addition at rear of house with new pitched roofed / glazed / timber clad extension. Creation of vehicular access from Station Road to front garden and re-landscaping. It was RESOLVED to recommend APPROVAL to the MBC Planning Officer. Councillors commented that they were mindful of the access and concerned that the residents would have ample turning space, so they did not have to reverse out onto the A229.
- 20/502064 **Birch Cottage, Maidstone Road TN12 0RG** - Replacement of demolished stable building and barn (previously approved for 2no. holiday-lets under 19/501764/FULL) with a smaller building for use as a single holiday-let, and demolition of detached barn (previously approved for use as a single holiday-let under 18/503022/FULL) (site previously known as Faith Cottage, Clapper Lane). It was RESOLVED to recommend REFUSAL and request referral to MBC Planning Committee for the following reasons. Councillors commented that policy DM31 no longer applied as this application is for a new build. Previously planning permission was granted for the change of use to an existing rural building, this building is now demolished. If MBC are minded to APPROVE the application Councillors would wish to see proposed holiday let, Birch Cottage, tied to the main dwelling Faith Cottage. In the original planning application the two buildings were both tied to remain part of the same estate namely Faith Cottage. Councillors also expressed concern that the access will flow directly onto a particularly dangerous and busy part of the A229. It was felt tourists only staying short term, unused to the road would find this particularly difficult to navigate.
- 20/502159 **Holt Lea, Station Road TN12 0QG** - Erection of single storey rear extension with part flat, part pitched roof, insertion of rooflights and flue. RESOLVED: recommend APPROVAL to MBC Planning Officer.

20/502182 **Maplehurst Paddock, Frittenden Road TN12 ODL** - Change of use of land to use as a residential caravan site for 3 Gypsy families, including the siting of 6no. caravans, with no more than 3no. static caravans/mobile homes, and laying of hardstanding. RESOLVED: recommend REFUSAL and referral to MBC Planning Committee were the Planning Officer minded to approve the application for the reasons listed below. The application site is within an area designated as a Landscape of Local Value (LLV) which Policy SP17(6) of the Local Plan states is to be conserved and enhanced. The application does not comply with Policy DM15 of the Local Plan, notably sections 1(ii)(a) and 1(ii)(b), relating to the impact on the character of the local landscape and the cumulative impact of all the caravans in the area, as well as in its propensity to flood (section 1(iv)). The proposed development would breach Condition 3 of appeal decision ref. 18/319791 (17/502997/FULL), which states 'No more than 2 caravans, as defined in the Caravan Sites and Control of Development Act 1960 and the Caravan Sites Act 1968 as amended (of which no more than 1 shall be a static caravan) shall be stationed on the site at any time.' The application is incompatible with Staplehurst Neighbourhood Plan policies PW2 (development in the countryside) and PW4 (consideration for historic landscape). Maplehurst Paddock is not an allocated development site in the Local Plan and MBC's ability to deliver a five-year housing supply obviates the need for windfall sites. Development of the surrounding Maplehurst area has seen land subdivided, with growth resulting in increased hardstanding, additional buildings and more vehicular traffic on a small lane inaccessible to public transport. Each permitted subdivision further urbanises the area and risks creating an unwelcome precedent for further development, adding to the imbalance between the gypsy and traveller community and the settled one whose interests must also be considered. The Parish Council has received objections to the application from five residents.

20/502267 **24 Hurst Close TN12 OBX** - Demolition of conservatory and erection of single storey rear flat roof extension, insertion of rooflights and internal alterations. RESOLVED: recommend APPROVAL to MBC Planning Officer

SUBMISSION OF DETAILS: (for noting/comment)

20/501964 **GMS & DK Holdings Site at Station Approach TN12 OQN** - pursuant to conditions 2 (details of materials), 13 (contamination remediation works), 14 (details of foul and surface water drainage), 16 (landscaping scheme), 18 (details of cycle storage facilities), 22 (boundary treatments), 23 (existing site levels and proposed slab levels), of application 11/1944. NOTED by Councillors. Councillors expressed their support to the Landscape Officer and liked his comment about including a hedge. Councillors were pleased to see that the land would be investigated to see if it had been contaminated. Councillors thought that the cycle racks were a good idea.

TREE PRESERVATION ORDER: (for noting/comment)

5001/2020 **Cricket Lodge, Cranbrook Road TN12 OEJ** – Formal notice that MBC has placed a six-month provisional TPO on the following trees: Yew tree west of Cricket Lodge; Yew tree south west of Cricket Lodge; Yew tree south east of Cricket Lodge. MBC will decide whether the Order should be confirmed. Any comments/objections to be sent to MBC by 13th June 2020. NOTED by Councillors.

REPORTED DECISIONS: (for noting)

- 20/500800 **Hen and Duckhurst Farm, Marden Road TN12 OPD** - Removal of condition 20 (Construction/Delivery Hours) of 14/502010/OUT (Outline application for residential development for up to 250 dwellings with access considered at this stage and all other matters reserved for future consideration) MBC REFUSED. SPC had recommended Refusal (Min 1821). NOTED by Councillors.
- 20/501322 **2 North Down TN12 OPG** - Demolition of existing garage and side porch. Erection of single storey side extension and creation of 3no. parking spaces MBC GRANTED with 3 conditions. SPC had recommend Approval (Min 1479P). NOTED by Councillors.
- 20/501344 **Green Court, High Street TN12 OAP** - Conversion of existing outbuilding to residential annexe, including erection of a single storey side extension MBC GRANTED with 4 conditions. SPC had recommended REFUSAL (Min 1479P). NOTED by Councillors.
- 20/501487 **12 Lime Trees TN12 OSS** - Erection of a single storey rear extension with 3 No. roof lights and external hardstanding MBC GRANTED with 3 conditions. SPC had recommended APPROVAL (Min 1479P). NOTED by Councillors.
- 20/501555 **8 Surrenden Road TN12 OLX** - Erection of a first-floor side extension and alterations including replacing vertical tile hanging and replacing duo pitched roof over entrance and garage MBC GRANTED with 3 conditions. SPC had recommended Refusal (Min 1483P). NOTED by Councillors.

Chairman.....

PUBLIC FORUM – Members of the public commented on 20/502182.

Proceedings ended at 8.00pm.