

MINUTES OF THE MEETING OF STAPLEHURST PARISH COUNCIL
PLANNING COMMITTEE

held at South Hall, Staplehurst Village Centre on
Monday 24th February 2020 at 7.00 p.m.

PRESENT: Councillors Bowden (from the point indicated in the minutes), Buller, Chapman, Forward, Thomas and Sharp who was in the Chair. Ex Officio: Chairman Riordan (from the point indicated in the minutes).
Parish Clerk: Mr MJ Westwood

APOLOGIES: none as all were present.

APPROVAL OF PLANNING COMMITTEE MINUTES: Minute Pages 1473P-1474P of 3rd February 2020 were approved, 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 – Councillor Buller declared she had been lobbied about 20/500269 and 20/500319.
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.

CORRESPONDENCE: (for comment)

Maidstone Borough Council - Invitation to Member's Briefing session on the National Planning Practice Guidance (NPPG) on Thursday 12 March 2020, at 6 p.m. at the Town Hall. (Councillor attendance to be decided). Councillors Buller and Forward volunteered to attend. *Councillor Bowden joined the meeting during this item.*

Kent County Council - Notification of a proposed diversion of Public Footpath KM293 (part) Clapper Lane, Staplehurst. RESOLVED: Councillors recommended APPROVAL of the proposed diversion.

Opinion Research Services - Gypsy and Traveller Accommodation Assessment survey on behalf of Maidstone Borough Council, to be completed by Friday 13th March 2020. Councillors asked the Clerk to seek the views of Borough Councillor Brice about the questions in the survey. Councillor Sharp said she would then complete the response.

FULL PLANNING APPLICATIONS: (for recommendation)

20/500269 **Land South of South Cottage High Street TN12 0AD** - Erection of 1no. 4-bedroom detached dwelling with associated amenity (Resubmission of 19/503872/FULL). Councillors commented that their objections to previous application 19/503872 applied equally to the new application. They felt the lack of parking provision contravened the standards set out in Local Plan policy DM23. They contested the availability of 'parking courts' and 'rentable garages' and commented on the parking restrictions that applied in the immediate area. They highlighted as incorrect the statement about the presence of a NatWest bank and coffee shop at the Parade. Councillors endorsed the objections raised by the Conservation Officer, commenting that the proposed design and materials were unsympathetic to the setting and the proposed development would adversely affect the adjacent heritage assets, in contravention of Local Plan policy DM4 and Staplehurst Neighbourhood Plan policy

PW4. Councillors agreed to resubmit photographic evidence of the difference in level between the highway and the property, which would make construction access very difficult and block the path on which many people, including those with limited mobility, relied. RESOLVED: recommend REFUSAL and referral to MBC Planning Committee were the Planning Officer minded to approve the application. *Councillor Riordan joined the meeting during this item.*

20/500319 **Cantii Goudhurst Road TN12 OHB** - Erection of part two storey, part first floor side extension including alterations to roof and erection of front porch extension (part retrospective). Councillors expressed concern about the overdevelopment of the site and the harm it was causing to the character and setting of the original property and of neighbouring properties. They expressed concern about the retrospective nature of the application and reports of differences between plans and the latest extension; they felt such reports needed investigation and, if any breaches were to be found, that they should be remedied. RESOLVED: recommend REFUSAL and referral to MBC Planning Committee were the Planning Officer minded to approve the application.

20/500274 **Land at Green Court High Street TN12 OAP** - Erection of detached dwelling. Councillors felt that the Parish Council's objection to the previous application (lapsed consent 13/1482) remained valid for this application in that they considered it to be unwelcome back-land development in the Conservation Area. RESOLVED: recommend REFUSAL to the MBC Planning Officer.

LAWFUL DEVELOPMENT CERTIFICATE: (for noting)

20/500338 **12 Lime Trees TN12 OSS** - Proposed single storey extension with external hard standing to the rear. NOTED by Councillors.

TREE WORKS: (for noting/comment)

20/500345 **Vine Court High Street TN12 OAR** - Tree in a Conservation Area notification - Wellingtonia - crown lift up to a height of no more than 5.5 metres, including any dead wood, for health and safety reasons. Councillors had NO OBJECTION and left the decision to the MBC Tree Officer.

REPORTED DECISIONS: (for noting)

19/500873 **Little Woodford Maidstone Road** - Erection of 2no. four-bedroom bungalows and 1no. three-bedroom bungalow MBC REFUSED. SPC had recommended Refusal (Min 1426P). Noted by Councillors.

19/504225 **Land to South of Gables** - Erection of a replacement barn (revised scheme to 19/502397) MBC GRANTED with 6 conditions. SPC had recommended Refusal (Min 1454P). Noted by Councillors.

19/505102 **Hen and Duckhurst Farm** - Submission of Details to Discharge Condition 2 (Operation and Maintenance Manual - Sustainable Drainage Scheme) Subject to 17/506306/REM MBC GRANTED. SPC had recommended Refusal (Min 1461P, 1467P). Noted by Councillors.

19/505609 **Great Newstead Manor Couchman Green Lane** - Demolition of existing extensions. Erection of a part single storey, part two storey front and side extension. Addition of 3 no rooflights to existing attic rooms. MBC GRANTED with 3 conditions. SPC had recommended Approval (Min 1463P). Noted by Councillors.

- 19/506016 **Bly Court Manor, Chapel Lane** – Demolition of existing outbuilding, chimney breast and stack. Erection of a single storey side extension, including a glazed link and minor internal alterations. MBC GRANTED with 2 conditions. SPC had recommended Approval (Min 1469P). Noted by Councillors.
- 19/506017 **Bly Court Manor, Chapel Lane** – Listed Building Consent for demolition of existing outbuilding, chimney breast and stack. Erection of a single storey side extension, including a glazed link and minor internal alterations. MBC GRANTED with 4 conditions. SPC had recommended Approval (Min 1469P). Noted by Councillors.
- 19/506090 **36 Jaggard Way** - Conversion of garage into habitable space & creation of first floor side extension MBC REFUSED. SPC had recommended Approval (Min 1470P). Noted by Councillors.
- 19/506101 **The Oast House Ely Court Goudhurst Road** - Application withdrawn. SPC had recommended Approval (Min 1470P). Noted by Councillors.
- 19/506288 **Agricultural Barn at Newstead Farm Couchman Green Lane** - Prior Notification for a proposed change of use of agricultural building and land within its curtilage, to 3no. dwelling houses. MBC REFUSED. SPC had recommended Refusal (Min 1470P). Noted by Councillors.
- 19/506290 **Great Wadd Oast House Waller Farm** - Change of use of agricultural land to residential garden land, creation of an outdoor swimming pool, and erection of a building to provide sitting area, changing rooms, facilities and boiler room to heat pool. (Revised scheme to 19/504195/FULL). MBC GRANTED with 5 conditions. SPC had recommended Approval (Min 1470P). Noted by Councillors.
- 19/506334 **Thorford Hall Farm, Goudhurst Road** - Lawful Development Certificate (Existing) for the erection of a 5-bay, oak-framed garage block with an attached log store. MBC GRANTED. SPC had No Objections (1470P). Noted by Councillors.
- 19/506335 **22 Chestnut Avenue** - Lawful Development Certificate for replacement of 2no. mono pitched roofs with 1no. flat roof. Internal alterations including the alteration of rear window to 1no. set of bifold doors. MBC GRANTED. SPC had recommended Approval (Min 1470P). Noted by Councillors.

Chairman.....

PUBLIC FORUM – Before the meeting two residents discussed their objections to 20/500319 and one resident raised an objection to 20/500269.

Proceedings ended at 7.45pm.