

MINUTES OF THE MEETING OF STAPLEHURST PARISH COUNCIL  
PLANNING COMMITTEE  
held at South Hall, Staplehurst Village Centre on  
Monday 18<sup>th</sup> September 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 1333P-1335P of 4<sup>th</sup> September 2017 were approved (Councillors Sharp and Smith abstaining), signed by Councillor Sharp and made available at [http://www.staplehurstvillage.org.uk/minutes\\_of\\_the\\_last\\_meetings.aspx](http://www.staplehurstvillage.org.uk/minutes_of_the_last_meetings.aspx).

**URGENT ITEMS:** none.

**COUNCILLOR DECLARATIONS:**

1. Declarations of Lobbying – All councillors declared they had been lobbied about 17/504393 and 17/504433. Councillor Sharp declared she had been lobbied about 17/504381.
2. Declarations of Changes to the Register of Interests – none declared.
3. Declarations of Interest in Items on the Agenda – Councillor Burnham declared he had an interest in a property neighbouring 17/504316-7.
4. Requests for Dispensation – Councillor Burnham was granted a dispensation to speak and vote on the item of declared interest in accordance with section 33(2)(c) of the Localism Act 2011.

**FULL PLANNING APPLICATIONS:** (for recommendation/comment)

- 17/504316 **Green Court, High Street TN12 OAP** – Conversion of outbuilding to annexe. Discussed with 17/504317.
- 17/504317 **Green Court, High Street TN12 OAP** – Listed Building Consent for conversion of outbuilding to annexe. RESOLVED: recommend REFUSAL of 17/504316 and 17/504317 to MBC Planning Officer for the following reasons: the infilling represented over-intensive development that would be detrimental to the conservation area; the emerging Local Plan did not support back garden development; parking provision would be inadequate; access onto the High Street would be poor. Councillors commented that a lean-to structure was already in place on the site.
- 17/504433 **Perfect Place, Frittenden Road TN12 ODL** – Change of Use from gypsy caravan site to mixed use for residential gypsy caravan site and for the keeping of horses, including the stationing of 6 caravans, of which no more than 3 shall be static, the erection of 3 amenity buildings, 3 stable buildings, fencing and laying of hardstanding (part retrospective). RESOLVED: recommend REFUSAL to MBC Planning Committee for the following reasons: the application would result in a further subdivision of a site for which the original permission had been granted for a single occupier; the Design & Access Statement submits incorrectly that planning consent has been granted for applications 14/503810, 15/501537 and 17/504081 - the first of these was refused after judicial review, the second and third were pending decision; the site plans were inadequate and failed to show the context of other sites in the area; no buffer zone to protect the ancient woodland was evident, as hardstanding was shown right up to edge of the woodland; the dismissal of the Pullen Farm solar farm appeals cited the adverse impact on the character and appearance of the area and the same criteria should apply in this case; there was no evidence to indicate that the applicants complied with gypsy status as defined in

the Planning Policy for Traveller Sites; intentional development notwithstanding enforcement action was a material argument against the granting of permission; in policy terms the proposal was contrary to paragraph 109 of NPPF (protection and enhancement of valued landscapes), current Local Plan policies ENV28 and ENV34 (protection of countryside and especially Low Weald), Staplehurst Neighbourhood Plan policy PW2 (management of development in and protection of the countryside), emerging Local Plan policies SP17 (management of development in the countryside), DM3 (protection of historic and natural environment), DM16 (gypsy, traveller and travelling showpeople accommodation) and DM34 (design principles in the countryside).

**PRIOR NOTIFICATION:** (for noting)

- 17/504381 **Brambleden Farm, Clapper Lane TN12 OJS** – for the change of use of an agricultural building and land within its curtilage into 1 residential dwelling-house. NOTED by Councillors.

**SUBMISSION OF DETAILS:** (for noting)

- 17/504393 **Parkwood Stables, Park Wood Lane Parallel Track TN12 ODF** – Submission of details pursuant to Conditions 5: Details of foul sewage treatment and details of provision of portable water and waste disposal; 6: Landscaping Scheme; 8: Details of repositioned access to Park Wood Lane; 9: Details of Landscape Scheme and Ecological Management Plan; 12: Details of storage prior to disposal and method of disposal of faecal, bedding or other waste arising from the animals housed within the development (Application Reference 15/510660). RESOLVED: to comment to the MBC Planning Officer: Condition 5 - the application did not show how the site obtained its mains water and a diagram showing the location of the connection should be obtained; Condition 8 required repositioning of the access to 'safeguard the character and appearance of the countryside' and the condition remained to be addressed (the application's reference to Kent Highways' non-objection was irrelevant to the purpose of the condition); Condition 9 – the condition in the decision notice was very clear that a buffer strip should be maintained to the ancient woodland and this condition had also been set out in the report to Committee (contrary to the statement made in the application letter dated 21/08/17): the condition should still be applied.

**REPORTED DECISIONS:** (for noting)

- 16/508670 **6 Chestnut Avenue** – Erection of a first floor side extension over carport and addition of pitched roofs to front and side MBC GRANTED with 3 conditions. SPC had recommended Approval (Min 1303P, 1328P). NOTED by Councillors.
- 17/500897 **Fishers Oast, Fishers Road** – Minor Material Amendment to 15/506021 Erection of nine dwellings with associated landscaping and access via a private drive off Fishers Road, Staplehurst amendment to Condition 12 – site boundaries MBC GRANTED with 14 conditions. SPC had recommended Approval (Min 1305P). NOTED by Councillors.
- 17/501548 **Land to the South of Oliver Road** – Application to vary condition 23 (No occupation of the development hereby permitted shall take place until the provision of a new puffin crossing on the Marden Road has been made. Full details shall be submitted to and approved in writing by the Local Planning Authority) of Ma/13/2112 (Erection of 53 dwellings) to provide new zebra crossing instead of

puffin crossing on Marden Road MBC GRANTED with 26 conditions. SPC had recommended Approval (Min 1311P). NOTED by Councillors.

- 17/502033 **Great Pagehurst Place, Pagehurst Road** – Conversion and partial reconstruction of the Oast building into a dwelling with external alterations and erection of detached timber framed three bay garage MBC GRANTED with 7 conditions. SPC had recommended Approval (Min 1319P, 1334P). NOTED by Councillors.
- 17/502242 **27 Iden Crescent** – Erection of a part first floor, part two storey side extension and new lean-to pitched roof over existing porch/dining room MBC GRANTED with 3 conditions. SPC had recommended Approval (Min 1315P). NOTED by Councillors.
- 17/502611 **Hush Heath Winery, Five Oak Lane** – Proposed new processing hall, including visitor tasting room and administration offices; Extension to existing barn for the storage of bottles MBC GRANTED with 16 conditions. SPC had recommended Approval (Min 1319P, 1322P). NOTED by Councillors.
- 17/503339 **Sunnyside, Station Road** – Change of use from dwelling house (Class C3) to Dental Clinic (Class D1) with internal alterations MBC GRANTED with 3 conditions. SPC had recommended Refusal (Min 1328P). NOTED by Councillors.
- 17/503387 **Mill House, High Street** – Removal of Condition 9 of 16/501404 (Erection of a detached dwelling with integrated garage) – rooflights on north elevation to be obscure glazed and fixed MBC GRANTED with 6 conditions. SPC had recommended Part Approval (obscure glazing to remain) (Min 1325P). NOTED by Councillors.
- 17/503469 **54 Stanley Close** – Single storey rear extension, installation of two sun tubes and small single storey front extension MBC GRANTED with 3 conditions. SPC had recommended Approval (Min 1325P). NOTED by Councillors.
- 17/503741 **Agricultural Building Chickenden Oast, Chickenden Lane** – Prior Notification for the change of use of agricultural building to a dwelling house and associated operational development MBC REFUSED. SPC had Noted (Min 1328P). NOTED by Councillors.
- 17/503895 **Coppwilliam, Marden Road** – Conversion of barn to garage and annexe accommodation to main house MBC GRANTED with 4 conditions. SPC had recommended Approval (Min 1331P). NOTED by Councillors.
- 17/503896 **Coppwilliam, Marden Road** – Listed Building Consent for conversion of barn to garage and annexe accommodation to main house MBC GRANTED with 3 conditions. SPC had recommended Approval (Min 1331P). NOTED by Councillors.

Chairman.....

**PUBLIC FORUM** – No comments were made.