

MINUTES OF THE MEETING OF STAPLEHURST PARISH COUNCIL
PLANNING COMMITTEE

held at South Hall, Staplehurst Village Centre on
Monday 24th September 2018 at 7.00 p.m.

PRESENT: Councillors Ashby, Buller, Forward, Smith and Sharp who was in the chair. Ex Officio: Chairman Burnham and Vice-Chairman Riordan.
Parish Clerk: Mr MJ Westwood

APOLOGIES: Councillor Silkin whose reason for apology was accepted – attending Maidstone KALC Area Committee on behalf of the Parish Council.

APPROVAL OF PLANNING COMMITTEE MINUTES: Minute Pages 1393P-1397P of 13th August 2018 were approved, signed by Councillor Sharp and made available at <http://www.staplehurst-pc.uk/community/staplehurst-parish-council-13607/planning-committee/>.

URGENT ITEMS: Councillors agreed to take as urgent items: (i) status of land adjacent to South Cottage; (ii) notification received from MBC that its Planning Committee would discuss at its meeting on 27/09/18 planning applications 18/501928 Holman House Station Road and 18/502553 Land to the South of the Gables Marden Road.

COUNCILLOR DECLARATIONS:

1. Declarations of Lobbying – Councillors Buller and Sharp declared they had been lobbied about applications 18/504157 and 18/504033. Councillor Buller declared she had been lobbied about application 18/501928.
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.

AGREED URGENT ITEMS:

- (i) Land Adjacent to South Cottage: Councillor Riordan commented that a boundary dispute which had prevented enforcement action had been resolved. Councillors asked the Clerk to ascertain the status of MBC's enforcement action.
- (ii) MBC Planning Committee 27/09/18: Councillors NOTED that MBC had scheduled applications 18/501928 Holman House Station Road and 18/502553 Land to the South of the Gables Marden Road for discussion at its planning committee meeting on 27/09/18. RESOLVED: Councillor Buller to speak about Land South of the Gables. Councillors deferred discussion of 18/501928 Holman House until discussion of the revised details later in the meeting.

APPEAL NOTIFICATION:

- 17/503690 **17 Bell Lane** – Erection of 1no. Chalet bungalow with insertion of solar panels and 1.8m high close boarded fence SPC had recommended Refusal (Min 1331P). Councillors NOTED that the appeal would be conducted by written representation and would take into account previously submitted comments.

FULL PLANNING APPLICATIONS: (for recommendation/comment)

- 18/504157 **Perfect Place, Frittenden Road TN12 OLD** – Erection of ancillary dayroom building. RESOLVED: recommend REFUSAL and referral to MBC Planning Committee were the Planning Officer minded to approve the application. Councillors commented: they wished to see enforcement action followed up; the proposed building appeared to be a main building rather than an ancillary one and represented

further urbanisation of this rural area; the site is not allocated for gypsy and traveller occupation in either the Maidstone Borough Local Plan, failing to meet the criteria of policy DM15, or the Staplehurst Neighbourhood Plan; development was contrary to policy PW2 of the Staplehurst Neighbourhood Plan (development in the countryside beyond the village envelope); development was inconsistent with Local Plan policy SP17 and would further harm the appearance and character of the area; run-offs into the water course would be harmful to the adjacent ancient woodland; light pollution would contravene Local Plan policy DM8.

OUTLINE APPLICATIONS: (for recommendation)

18/504033 **Cross at Hand Garage, Maidstone Road TN12 0RH** – Demolition of existing industrial buildings and erection of a residential development (All matters reserved except access). RESOLVED: recommend REFUSAL to the MBC Planning Officer. Councillors opposed the proposed development because it was outside the village envelope and incompatible with the Staplehurst Neighbourhood Plan; they were concerned that the number of houses represented over-intensive development; they were concerned about risks arising from the proposed access and traffic arrangements.

REVISED DETAILS: (for recommendation)

18/501928 **Holman House, Station Road TN12 0QQ** - Conversion of existing commercial/residential building together with single storey side extension, single storey rear extensions with a terrace above, to provide 7no. residential apartments SPC had recommended Refusal (Min 1376P). RESOLVED: recommendation of REFUSAL remained unchanged. Councillors felt that the proposed development was over-intensive; experience on Station Road indicated that the old shared water drainage systems struggled to cope with present day demands; they retained their previous concerns about lack of clarity regarding the rear of the site; they also retained concerns about the very narrow access drive for vehicles. RESOLVED: Councillor Burnham to speak at MBC Planning Committee about the application.

SUBMISSION OF DETAILS: (for noting/comment)

TW/15/508499 **Knoxbridge Farm, Knoxbridge, Frittenden TN17 2BT** - Details of a Surface Water Drainage Scheme (Condition 7), Archaeology Programme (Condition 9) & Landscaping (Condition 11) pursuant to planning permission reference TW/15/508499. Consultation by KCC <https://www.kentplanningapplications.co.uk/>. SPC had no objection (Min 1234P, 1247P). NOTED by Councillors.

18/504206 **The Oaks, Frittenden Road TN12 0DL** – Submission of Details to Discharge Condition 5 i-iv (Site Development Scheme) and Condition 7 (Siting and Materials - Utility Block) of Appeal Decision Section E - APP/U2235/W/17/3177145. SPC had recommended refusal (Min 1133P, 1382P). NOTED by Councillors.

18/504224 **The Stables, Frittenden Road TN12 0DL** – Submission of Details to Discharge Condition 5 (Site Development Scheme) and Condition 7 (Utility Buildings) Subject to Appeal Decision Section C - APP/U2235/W/17/3177144. SPC had recommended refusal (Min 1132P, 1382P). NOTED by Councillors.

TREE WORKS: (for noting)

- 18/504198 **Land East of Chestnut Avenue, High Street TN12 0NH** – TPO application to fell one Horse Chestnut, replace with nursery standard sized Horse Chestnut in the same place (see decision notice below). NOTED by Councillors.

REPORTED DECISIONS: (for noting)

- 17/504412 **Iden Grange, Cranbrook Road** – Demolition of storage buildings and erection of 5 detached dwellings, 2 car ports for plots 1 and 5 and 2 two bay car ports for the existing house and barn conversion approved under 15/505872 MBC REFUSED. SPC had recommended Refusal (Min 1339P, 1352P). NOTED by Councillors.
- 18/500557 **The Acorns, Frittenden Road** – Submission of Details pursuant to Condition 5: Details of the method of foul and surface water disposal, general waste disposal and potable water provision (original application ref:15/501537) MBC GRANTED. SPC had Noted (Min 1366P). NOTED by Councillors.
- 18/501158 **Knoxbridge Farm, Cranbrook Road** – Provision of new farm access to Knoxbridge Farm from the A229, including landscaping, crossing over stream and barrier (Resubmission of 16/508630) MBC GRANTED with 8 conditions. SPC had recommended Approval (Min 1370P). NOTED by Councillors.
- 18/501811 **Whiteacres, Marden Road** – Application for the confirmation of the location of four static mobile homes and touring caravans on a pitch for a gypsy family alongside associated parking (Resubmission of 17/502732) MBC GRANTED with 6 conditions. SPC had recommended Approval for the applicant's family only (Min 1375P). NOTED by Councillors.
- 18/502964 **45 Bell Lane** – Erection of a single storey rear extension MBC REFUSED. SPC had recommended Approval (Min 1389P). NOTED by Councillors.
- 18/502979 **47 Bell Lane** – Erection of single storey rear extension MBC GRANTED with 4 conditions. SPC had recommended Approval (Min 1391P). NOTED by Councillors.
- 18/502981 **The Old Willow House, Chickenden Lane** – Erection of a two-storey rear extension including balcony to first floor, along with erection of outbuilding. Demolition of existing conservatory and erection of new conservatory with small false pitched and tiled roof MBC GRANTED with 4 conditions. SPC had recommended Approval (Min 1389P). NOTED by Councillors.
- 18/503022 **Faith Cottage, Clapper Lane** – Change of Use of existing rural building to a holiday let, with associated alterations to fenestration MBC GRANTED with 5 conditions. REFUSED. SPC had recommended Refusal (Min 1389P). NOTED by Councillors.
- 18/503426 **3 Cross at Hand Cottages, Maidstone Road** – Demolition of existing single storey extension and erection of a new single storey rear extension, including alterations to first floor rear elevation and installation of new rooflights in existing pitched roof MBC WITHDRAWN. SPC had recommended Approval (Min 1391P). NOTED by Councillors.
- 18/503606 **North and South Surrenden Manor, High Street** – Proposed new 1.8m fencing to High Street to North and South Surrenden Manor MBC WITHDRAWN. SPC had MADE No Objection (Min 1395P). NOTED by Councillors.

- 18/503677 **Redundant Former Iden Manor Farm Building, Land Adjacent Iden Croft Herbs, Frittenden Road** – Prior notification for the change of use of agricultural building use to a flexible use falling within Class B8 (storage or distribution). For its prior approval to: -Transport and Highways impacts of the development. - Contamination risks on the site. - Flooding risks on the site. - Noise impacts of the development MBC GRANTED with 2 conditions. SPC had Noted (Min 1395P). NOTED by Councillors.

- 18/503844 **The Three Sons, Park Wood Lane** – Provision of mobile home unit and utility block/day room with associated parking and facilities for one family under Gypsy status. MBC REFUSED. SPC had recommended REFUSAL (Min1395P). NOTED by Councillors.

- 18/504019 **Willow Pond, Chapel Lane** – Conservation Area notification to re-pollard five Willow trees, fell one Goat Willow, fell one Willow MBC RAISES NO OBJECTION. SPC had Noted (Min 1396P). NOTED by Councillors.

- 18/504040 **27 Pinnock Lane** – Demolition of two existing single storey rear extensions. Replacement with new single storey rear extension MBC GRANTED with 4 conditions. SPC had recommended Approval (Min 1395P). NOTED by Councillors.

- 18/504198 **Land East of Chestnut Avenue, High Street TN12 0NH** – TPO application to fell one Horse Chestnut, replace with nursery standard sized Horse Chestnut in the same place MBC GRANTED with 1 condition. NOTED by Councillors.

Chairman.....

PUBLIC FORUM – Before and after the meeting members of the public spoke about planning application 18/504033.