

# STAPLEHURST PARISH COUNCIL

## PLANNING COMMITTEE

### MINUTES 5<sup>TH</sup> DECEMBER 2022

**Present:** Councillors Sharp, Riordan, Buller, Eerdekenes and McLaughlin

**APOLOGIES:** Cllr Davidson-Houston

**APPROVAL OF PLANNING COMMITTEE MINUTES:** Minutes of 14<sup>th</sup> November 2022 available at: <http://www.staplehurst-pc.uk/community/staplehurst-parish-council-13607planning-committee/> were updated with the following amendments;

Councillor declarations 4. ... agreed majority 3 – 1 to allow Cllr Riordan and Sharp to speak but not vote.

Plus, the Clerk noted that we have the option of naming the Cllrs that proposed and seconded motions – this would help with clarity. Therefore, it was agreed to amend planning application 22/504280 proposed, seconded with Cllr names and to do so from now on.

Cllr Sharp proposed and Cllr McLaughlin seconded to include the amendments and approve as accurate, agreed unanimously and the Chairman signed the minutes.

**URGENT ITEMS:** Only for items which require a decision before the next meeting on Monday 19<sup>th</sup> December 2022. Item to be agreed first, and then not discussed until “Agreed Urgent Items” after Councillor Declarations. None

**COUNCILLOR DECLARATIONS** regarding items on the Agenda: -

1. Declarations of Lobbying. - NA
2. Declarations of Changes to the Register of Interests. NA
3. Declarations of Interest in Items on the Agenda. NA
4. Requests for Dispensation - NA

**AGREED URGENT ITEMS:**

**Potential planning applications to Council meeting 19<sup>th</sup> December 2022**

Following a discussion, it was proposed by Cllr Buller, seconded by Cllr Sharp and agreed unanimously that as the next Planning Committee is 9<sup>th</sup> January 2023 we will need to take planning applications to the Full Council Meeting on the 19<sup>th</sup> December 2022, start at 7pm.

**CORRESPONDENCE:** None

**APPEAL NOTIFICATION:** None

Signed chairman.....Date.....

**FULL PLANNING APPLICATIONS:****22/505311 Stable Cottage High Street Staplehurst Kent TN12 0AD**

Erection of single storey rear extension

Following a discussion Cllr Riordan proposed and Cllr Eerdekenes seconded to support the application – agreed unanimously

**22/505056 40 Iden Crescent Staplehurst Kent TN12 ONU**

Erection of a side entrance porch with access ramp to enable access for a disabled person. Following a discussion Cllr McLaughlin proposed and Cllr Riordan seconded to support the application – agreed unanimously

**22/504927 Bathurst Farm Goudhurst Road Staplehurst Kent TN12 OHQ**

Creation of a 300m2 wildlife pond for Great Crested Newts.

Following a discussion Cllr Buller proposed and Cllr Eerdekenes seconded to support the application – agreed unanimously

**22/505457 Green Court Cottage High Street Staplehurst Kent TN12 OAP**

Erection of single storey rear conservatory

Following a discussion, it was noted that the Heritage Statement is regarding the annex next door and there is no Listed Building Consent application. Cllr Sharp proposed and Cllr McLaughlin seconded to support the application – agreed unanimously

**22/505087 Meadowcroft House Goudhurst Road Staplehurst Kent TN12 OHQ**

Demolition of lean-to structures and replacement with single storey extension, porch extension and changes to fenestration

Following a discussion Cllr McLaughlin proposed and Cllr Riordan seconded to support the application – agreed unanimously

**LISTED BUILDING CONSENT: (for comment/recommendation)****22/505515 Exhurst Manor Frittenden Road Staplehurst Tonbridge Kent TN12 0FH**

Listed Building Consent for the demolition and removal of existing entrance gates and replace with new wrought iron gates and stone piers.

Following a discussion in which it was noted we approved planning application in May 2022 – still undetermined - Cllr Sharp proposed and Cllr Buller seconded to support the application – agreed unanimously

**REVISED DETAILS: None****PRIOR NOTIFICATION: None****LAWFUL DEVELOPMENTS: None**

Signed chairman.....Date.....

**SUBMISSION OF DETAILS:****22/505328 Holman House Station Road Staplehurst Kent TN12 0QQ**

Submission of details pursuant to condition 8 (details of on-site parking and turning for all construction traffic) of application 20/502770/FULL.

It was noted with concern that no details are provided. That the construction site is on the A229 – the most dangerous rural road in the Country. It is opposite an existing development and next to the Free Church – which has extensive community use. Therefore, we support KCC Highways objection until details are provided and approved by KCC Highways.

**22/505068 2 Dane Mead Villas George Street Staplehurst Tonbridge Kent TN12 ORB**

Submission of details pursuant to condition 3 (External Materials Schedule) of Application 21/504472/FULL. - NOTED

**TREE ORDERS; None****REPORTED DECISIONS: Noted****22/504221 Weald Cottage Maidstone Road Staplehurst Kent TN12 ORE**

Demolition of existing dwelling and erection of replacement two storey dwelling (resubmission of 22/500732/FULL). MBC permitted with 12 conditions. SPC recommended approval (1628P).

**22/505030 Land West of Goudhurst Road Mathurst Farm Goudhurst Road Staplehurst Tonbridge Kent TN12 OHQ**

EIA Screening Opinion - Proposed Solar Photovoltaic Farm and Associated Infrastructure. MBC decision is that EIA is not required. SPC were not consulted or informed.

It was noted with extreme disappointment that Staplehurst Parish Council were not consulted on this item. Clerk to write to MBC

**22/504994 1 Newtown Cottages George Street Staplehurst Kent TN12 ORA**

Submission of Details pursuant to condition 2 (Biodiversity Enhancement Scheme) of Application 21/505072/FULL. MBC approved.

**22/504529 7 Lime Trees Staplehurst Tonbridge Kent TN12 OSS**

Erection of a single storey rear extension. MBC approves with 3 conditions. SPC recommended approval (1632P).

**21/505339 Hen and Duckhurst Farm Marden Road Staplehurst TN12 OPD**

Submission of details for a partial discharge (Plots 1-54 and 117-250) of condition 3 (verification report) of application 20/506130/REM. MBC approves.

A resident noted that the proposed Solar Farm at “Mathurst Farm” has raised a lot of concerns locally and not to consult the Parish Council on the EIA. Is disgraceful.

***These minutes are not verbatim but a summary of discussion and decisions made at the meeting***

Signed chairman.....Date.....