

MINUTES OF THE MEETING OF STAPLEHURST PARISH COUNCIL
PLANNING COMMITTEE
South Hall, Village Centre
Monday 15th November 2021 at 7.30 p.m.

PRESENT:

Councillors, Buller, Bowden, Smith and Sharp who was in the Chair and Parish Clerk, Miss A Smith.

APOLOGIES:

Apologies were received and accepted from Councillor Riordan due to personal commitments.

PUBLIC FORUM

Nine residents attended the meeting. A resident spoke in favour of application 21/505284 and a resident spoke in favour of applications 21/505725 & 21/505821.

APPROVAL OF PLANNING COMMITTEE MINUTES:

The minute pages 1569P-1571P of 25th October 2021 were approved and signed by Councillor Sharp with this amendment and are available at <http://www.staplehurst-pc.uk/community/staplehurst-parish-council-13607/planning-committee/>.

URGENT ITEMS:

No Urgent Items

COUNCILLOR DECLARATIONS:

1. Declarations of Lobbying – Councillors Buller she had been lobbied in respect of application 21/505820.
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

APPEALS LODGED: (for comment/noting)

20/502064 Birch Cottage, Maidstone Road TN12 ORG - 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). Notification of Appeal Lodged with the Planning Inspectorate. SPC had recommended Refusal (Min 1487P, 1526P, 1539P). Any additional, modified or withdrawn comments to be submitted in writing to the Planning Inspector by 26th November 2021. Councillors NOTED the appeal.

FULL PLANNING APPLICATIONS: (for recommendation)

21/505284 **1 North Down TN12 OPG** - Creation of access to rear garden for creation of 1no. parking space with an electric recharging point, including insertion of drop kerb and associated landscaping. Councillors RESOLVED to recommend APPROVAL to the MBC Planning Officer, with the following conditions; that the surface used to be of

Chairman's initials

a permeable nature and that there is a net improvement in the biodiversity as a result of any removal of flora and fauna. They also requested that the Tree Officer's advice be sought prior to approval being granted with regards the implications for the tree marked T1 on the application and that every effort should be made to improve the health of the tree and protect it if possible.

- 21/505541 **4 Benden Close TN12 OSD** - Erection of a single storey flat roof extension to the side/rear and enlargement of front porch. Councillors RESOLVED to recommend APPROVAL to the MBC Planning Officer.
- 21/505562 **6 Benden Close TN12 OSD** - Erection of a single storey extension to rear of existing dwelling. Councillors RESOLVED to recommend APPROVAL to the MBC Planning Officer.
- 21/505662 **21 Gybbon Rise TN12 OLN** - Conversion of an existing dwelling into 2 no. dwellinghouses together with erection of a two-storey side extension and provision of additional parking with electric vehicle charging points. Councillors RESOLVED to recommend APPROVAL to the MBC Planning Officer.
- 21/505725 **Frankies Farmshop, Clapper Lane TN12 OJT** - Erection of side extension to Frankies Farm shop. Councillors noted the potential flood risk advice from the Environment Agency. Councillors RESOLVED to recommend APPROVAL to the MBC Planning Officer.
- 21/505766 **1 Alen Square TN12 OSB** - Erection of a part first floor, part two storey side and rear extension. Councillors RESOLVED to recommend APPROVAL with the following condition; that the application be adjusted to comply with paragraph 4.21 of the Residential Extensions Supplementary Planning Document, to ensure that as a corner plot they add more fenestrations on the eastern elevation.
- 21/505821 **Staplehurst Nurseries, Clapper Lane TN12 OJT** - Demolition of an existing polytunnel and erection of a new glasshouse. Councillors noted the potential flood risk advice from the Environment Agency. Councillors RESOLVED to recommend APPROVAL to the MBC Planning Officer.

TREE WORKS: (for recommendation)

- 21/505820 **1 Surrenden Court, High Street TN12 O EZ** - Tree Preservation Order application: Oak Tree in severe decline with evidence of pinhole borer at base of stem. Dismantle fell flushing stump close to ground level chip and remove all arisings leaving a clean and tidy site. Councillors RESOLVED to refer the matter to the MBC Tree Officer for decision, however as the tree is particularly old and mature, they wished to note their sadness if it were determined that the tree should be felled.

REPORTED DECISIONS: (for noting)

- 21/503482 **Firs, Chapel Lane TN12 OAN** - Tree Preservation Order application: T2 Oak - Reduce height to 13m and radial crown spread to 6.5m (west and north), 8.5m (east) and 8m (south). Prune on a triennial cycle to maintain at broadly reduced dimensions. MBC GRANTED with 1 condition. SPC had Noted (Min 1555P). Councillors NOTED the decision.

- 21/504556 **First Floor 5 Church Hill Cottages, High Street TN12 0AX** - Change of use of first floor from office to 1no. residential flat. MBC GRANTED with 4 conditions. SPC had recommended Approval (Min 1561P). Councillors NOTED the decision.

- 21/504557 **First Floor 5 Church Hill Cottages, High Street TN12 0AX** - Listed Building Consent for internal alterations and installation of secondary glazing to first floor. MBC GRANTED with 4 conditions. SPC had recommended Approval (Min 1561P). Councillors NOTED the decision.

- 21/504591 **Hodges Place, High Street TN12 0AU** -Installation of 2 no. external heat pumps, 14 no. photovoltaic panels and repairs to Eastern and Northern boundary fencing. MBC Granted with 3 conditions. SPC had recommended (Min 1565P). Councillors NOTED the decision.

PUBLIC FORUM – No comments were made.

Proceedings ended at 8.18pm.

Chairman.....