

MINUTES OF THE MEETING OF STAPLEHURST PARISH COUNCIL
PLANNING COMMITTEE

held at North Hall, Staplehurst Village Centre on
Monday 17th December 2018 at 7.00 p.m.

PRESENT: Councillors Ashby, Buller, Forward, Pontet, 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 were present.

APPROVAL OF PLANNING COMMITTEE MINUTES: Minute Pages 1408P-1410P of 26th November 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: none.

COUNCILLOR DECLARATIONS:

1. Declarations of Lobbying – Councillor Buller declared she had been lobbied about the site of application 18/506214.
2. Declarations of Changes to the Register of Interests – none declared.
3. Declarations of Interest in Items on the Agenda – Councillor Burnham declared an interest in application 18/505656 and took no part in the proceedings relating to the item.
4. Requests for Dispensation – none requested.

FULL PLANNING APPLICATIONS: (for recommendation)

- 18/505800 **Chickenden Oast, Chickenden Lane TN12 ODP** – Sub-division of Chickenden Oast to create 2 self-contained dwellings, link structure and full conversion of garaging to habitable space. Erection of a timber framed carriage house/garage (amendment to approved scheme to plot 1 ref: 17/505938/FULL). SPC had recommended approval (Min 1350P, 1362P). Councillors NOTED with thanks the applicant's willingness to facilitate access to the advanced landing ground. RESOLVED: recommend APPROVAL to the MBC Planning Officer.
- 18/506152 **23 Hurst Close TN12 OBX** – Removal of existing rear conservatory, erection of a single storey rear extension, infill front extension and partial garage conversion. RESOLVED: recommend APPROVAL to the MBC Planning Officer.
- 18/506244 **Coppwilliam, Marden Road TN12 OPB** – Erection of an oak framed garage building. RESOLVED: recommend APPROVAL to the MBC Planning Officer.

LISTED BUILDING CONSENT: (for recommendation)

- 18/506245 **Coppwilliam, Marden Road TN12 OPB** –for the erection of an oak framed garage building. RESOLVED: recommend APPROVAL to the MBC Planning Officer.
- 18/505656 **Green Court, High Street TN12 OAP** – for the proposed erection of entrance porch. Noting that the proposed entrance porch would be located to the rear of the property, it was RESOLVED to recommend APPROVAL to the MBC Planning Officer. Councillor Burnham abstained.

NON-MATERIAL AMENDMENT: (for comment/noting)

- 18/506214 **Hen and Duckhurst Farm Marden Road TN12 OTB** – for-Houses: All affordable house type internal layouts have been updated to achieve the requirements of Part M4 (2) as per the S106 agreement (excluding SHWC house type). The N107-P237 unit has increased in size to accommodate the spatial requirements of M4 (2). The SHWC unit has been updated elevationally to indicate a larger canopy which complies with the requirements of Part M4 (3).
 Flats: All three flat blocks have been updated internally to achieve the requirements of Part M4 (2) as per the S106 agreement. In addition to this, the rooflights to Flat Blocks A & B have been updated. The rooflight AOV to the stairwell has been increased in size to comply with Part B requirements. An additional rooflight to each apartment is included to ensure the apartments comply with Part F purge ventilation requirements. The dormer windows to Flat Blocks A & B have been increased in depth to comply with Part M4 (2) requirements. The door surround to the communal entrance on all three flat blocks has been replaced by a Part M4 (2) compliant canopy. Finally, a projection has been added to the front elevation of Flat Block C, in alignment with the designs of Flat Blocks A & B. This ensures that the stair design complies with Part K.
 Garages: All four garages have been updated to indicate hipped roofs. Subject to 17/506306/REM.
 NOTED by Councillors.

SECTION 73 APPLICATION TO VARY CONDITIONS: (for comment/noting)

KCC/TW/0510/2018 **Knoxbridge Farm, Cranbrook Road, Frittenden TN17 2BT** - Section 73 application to vary conditions 3, 4 and 5 of TW/15/508499 (Anaerobic Digester) as follows:
 Condition 3 be varied to allow waste feedstocks from elsewhere (other than Fridays own chicken farms) with the written agreement of the Waste Planning Authority. Condition 4 be varied to allow 57,500 tonnes waste throughput per annum and condition 5 be varied to allow a maximum of 112 vehicle movements (56 in 56 out) to and from the site each week at Knoxbridge Farm, Cranbrook Road, Frittenden, Cranbrook, Kent TN17 2BT. Councillors commented that they were surprised by the relatively large percentage increase in proposed vehicle movements; noting that the application referenced planning consent had recently been granted for a new access road 'to improve modern highway safety standards in terms of visibility splays for vehicles turning out onto the A229', Councillors said they would like to see the road in place before the increased movements commenced, as this would help to manage the risks arising from the additional vehicle movements; Councillors would wish the permitted operating hours to remain as set out in condition 6 of the consent; they would expect any requests for processing of non-Fridays waste to be treated by KCC as exceptions rather than the norm.

SUBMISSION OF DETAILS: (for comment/noting)

18/506047 **Fishers Farm, Headcorn Road TN12 ORS** - pursuant to condition 15 (Highway Improvements) for planning permission 15/510186/FULL. NOTED by Councillors.

REPORTED DECISIONS: (for noting)

18/503826 **Hen and Duckhurst Farm, Marden Road**– Submission of details pursuant to condition 13 (contamination) and condition 21 (details of vehicular access and emergency access) for planning permission 14/502010/OUT. MBC APPROVED. SPC had recommended Refusal (Min 1393P) – Condition 18 (foul & surface water sewerage disposal) has not been approved and has been removed from the original application. NOTED by Councillors.

- 18/504033 **Cross at Hand Garage, Maidstone Road** - Outline application for the demolition of existing industrial buildings and erection of a residential development (All matters reserved except access). MBC GRANTED with 18 conditions. SPC had recommended Refusal (Min 1399P). NOTED by Councillors.

- 18/505037 **100 Bathurst Road** - Demolition of existing detached garage and erection of a part single part two storey front, side and rear extension. Widening of existing drive. MBC REFUSED. SPC had recommended Refusal (Min 1402P). NOTED by Councillors.

- 18/505194 **Holly Tree House 20 Greenhill** - Proposed single storey rear extensions and link between house and detached garage. MBC GRANTED with 3 conditions. SPC had recommended Approval (Min 1405P). NOTED by Councillors.

- 18/505340 **Hen and Duckhurst Farm, Marden Road**– Submission of details pursuant to condition 12 - construction method statement and condition 22 - roads and footways for planning permission 14/502010/OUT. MBC APPROVED. SPC had commented on breach of conditions (Min 1406P). NOTED by Councillors.

- 18/505475 **69 Corner Farm Road** - Demolition of existing garage to be replaced with new detached garage, along with creation of additional driveway space. MBC GRANTED with 4 conditions. SPC had recommended Approval (Min 1405P). NOTED by Councillors.

- 18/505483 **Hen and Duckhurst Farm (Fields North Of 43 Marden Road), Marden Road**– Submission of details pursuant to Condition 6: Details of materials (original application ref: 14/502010/OUT). MBC APPROVED. SPC had Noted (Min 1409P). NOTED by Councillors.

- 18/505636 **12 Parisfield Close** – Erection of a single-storey rear extension with internal alterations MBC GRANTED with 3 conditions. SPC had recommended Approval (Min 1408P). NOTED by Councillors.

Chairman.....

PUBLIC FORUM – Comments were made about 18/505800: before the meeting a resident said that it would be good to secure access to the advanced landing ground; the applicant confirmed he would be happy for access to continue and explained the reasons behind the application; after the meeting the applicant confirmed he would be happy for a suitable sign for the advanced landing ground to be positioned. A resident commented on the difficulties experienced by pedestrians in the vicinity of the Hen & Duckhurst site.