

MINUTES OF THE MEETING OF STAPLEHURST PARISH COUNCIL  
PLANNING COMMITTEE

Virtual Meeting via Zoom video-conference  
Tuesday 2<sup>nd</sup> February 2021 at 7.00 p.m.

**PRESENT:** Councillors Bowden, Buller, Forward, McNeill, Thomas and Sharp who was in the Chair.  
Ex Officio: Chairman Riordan  
Parish Clerk Miss A Smith

**APOLOGIES:** none

**APPROVAL OF PLANNING COMMITTEE MINUTES:** Minute Pages 1525P-1528P of 12<sup>th</sup> January 2021 were approved to be 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 that she had been lobbied in respect of 20/506047 Bower Walk, 20/506160 97 Bathurst Road, 21/500122 GMS & DK Holdings, 21/500117 Land South of Marden Road. Councillor Riordan declared he had been lobbied in respect of 21/500117 Land South of Marden Road, and 20/506130 & 20/506148 Hen and Duckhurst Farm.
2. Declarations of Changes to the Register of Interests – none declared.
3. Declarations of Interest in Items on the Agenda – Councillors Riordan and Sharp both declared an interest in 20/506160 as close neighbours
4. Requests for Dispensation – Councillors Riordan and Sharp both requested and were granted a dispensation to participate in discussion and voting on 20/506160 in accordance with Section 33(2)(c) of the Localism Act 2011.

**PUBLIC FORUM** – Members of the public spoke briefly in respect of items 21/500117, 20/506047 and item 20/506047.

**AGREED URGENT ITEMS:** None

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

20/506047 **16 Bower Walk TN12 OLU** - Demolition of garage and rear conservatory with erection of single storey rear extension and rear decking. Erection of 1no. dwelling, widening of access with extension to dropped kerb and rear decking. Following extensive discussion Councillors RESOLVED to recommend REFUSAL, to the MBC Planning Officer. Councillors raised concerns that the application did not meet the requirement of Local Plan policies DM1 section (ix) nor DM23 by providing less than 3 parking spaces; it was against DM11 (1) by building on garden land. Councillors were particularly concerned about pedestrian safety due to the location of the proposal being in close proximity to a school entrance/exit. Additionally, the application was against MBC Residential Extensions Supplementary Planning Document section 4.10 in that the rear extensions to both dwellings project more than 3 metres. Overall Councillors noted that this application seemed an example of over intensification of the site.

- 20/506086 **Bounds End Farm, Goudhurst Road TN12 OHQ** - Replacement of existing carport with new oak frame barn. Councillors RESOLVED to recommend APPROVAL, to the MBC Planning Officer, with a recommendation to include a condition requiring the hardstanding to be of a permeable nature.
- 20/506160 **97 Bathurst Road TN12 OLH** - Demolition of existing carport and conservatory. Erection of front porch, part single, part two storey side and rear extension including insertion of rooflights. After considerable discussion Councillors RESOLVED to recommend REFUSAL and referral to MBC Planning Committee, were the Planning Officer minded to approve the application. Councillors felt that the application was against Local Plan DM9 (policy on residential extensions) sections 1(i) and 1(ii). In particular Councillors felt there would be a significant detrimental impact on the neighbouring property caused by both the proposed side and rear extensions; that it was an extremely large extension, not subservient to the original property; and that it was contrary to MBC Residential Extensions Supplementary Planning document in respect of sections 4.15 - 4.18 regarding principles of side extensions, sections 4.37-4.42 regarding scale and form, and section 4.79 regarding outlook for the neighbours and respecting their amenity.
- 21/500113 **Cricket Lodge, Cranbrook Road TN12 OEJ** - Proposed single storey extension and alterations to existing dwelling. Councillors noted that this was a significantly changed application from a previous one submitted. Councillors RESOLVED to recommend APPROVAL to the MBC Planning Officer, but with the recommendation of conditions that all rear patios be of a permeable nature rather than hard stone and protection of the roots of the remaining yew trees be implemented.

**ADVERTISEMENT CONSENT:** (for comment/recommendation)

- 21/500122 **GMS & D K Holdings Site at Station Approach TN12 OQN** - for 1no. internally illuminated building letter sign and 1no. internally illuminated fascia sign. Following discussion, Councillors RESOLVED to recommend REFUSAL to the MBC Planning Officer. Councillors noted that the main advertisement sign for Sainsbury's, proposed for the roof of the building, was against policy DM18.1 of the Local Plan. Councillors appreciate the need for the sign but would ask that it is less intrusive and has less impact on the street scene, particularly as you enter the village from the north. Councillors noted that they were happy with the proposals for the Argos sign. Councillors requested that the MBC Planning Officer request the replacement of the traffic sign to the station.

**HEDGE REMOVAL NOTICE:** (for comment/recommendation)

- 21/500117 **Land South of Marden Road TN12 OPE** - Temporarily fully remove a 6m section of hedgerow, partly adjacent to the southern side of Marden Road and partly from an adjoining track, with associated peripheral hedgerow plants to enable temporary construction access. After extensive and detailed discussions Councillors RESOLVED to recommend REFUSAL and request the application be referred to MBC Planning Committee. Councillors strongly support the Hedge Retention Order and unequivocally feel that it should remain in place. Councillors expressed robust views that the ecological impact of removing and then replacing the hedge could not be a temporary change. They believe that the ecology would be impacted for many years to come and could not simply be replaced. Additionally, they noted that the reason for the application was for 'temporary construction access' which, when looking at the originally approved plans, there seems to be no requirement for.

**LAWFUL DEVELOPMENT CERTIFICATE:** (for noting)

21/500039 **10 North Down TN12 OPG** - (Proposed) for the conversion of the garage to a habitable space. NOTED by Councillors.

**NON-MATERIAL AMENDMENT:** (for comment/noting)

21/500041 **Hen and Duckhurst Farm, Marden Road TN12 OPD** - approval to substitute several house types in line with Barratt David Wilson latest house type range. Amendments to hipped roofs have been made where appropriate - Substitute 2no. H577 house types with 1no.H417 house type and 1 no. H469 house type and redistribute units between plots 55-61. All material finishes remain as previously approved. Introduction of hipped roofs to house types H417, H496 and H497 in the area between plots 67-107 subject to 17/506306/REM. NOTED by Councillors.

**PRIOR NOTIFICATION:** (for comment/noting)

21/500269 **Great Pagehurst Farm, Pagehurst Road TN12 OJD** - for change of use of agricultural building to 3no. dwellings and associated operational development. NOTED by Councillors.

**SECTION 73 APPLICATION:** (for comment/recommendation)

20/506130 **Hen and Duckhurst Farm, Marden Road TN12 OPD** - Section 73 - Application for Variation of condition 6 (amendment to the approved boundary details) pursuant to application 17/506306/REM for - Approval of reserved matters application for the erection of 250 dwellings (Appearance, Landscaping, Layout and Scale being sought) and details of Conditions 5, 7, 9, and 10 relating to phasing, landscaping and ecology, pursuant to 14/502010/OUT (Outline application for the erection of residential development for up to 250 dwellings with access and garaging with access considered at this stage and all other matters reserved for future consideration). Councillors commented that they would prefer to see amendment applications made prior to any work being completed. Additionally, they requested that the MBC Planning Officer ensure that boundary treatment where the boundary backs onto properties 21-37 Lime Trees has 8ft high closeboard fencing.

At this point Councillors RESOLVED to suspend standing orders to extend the meeting for a further 30 minutes.

20/506148 **Hen and Duckhurst Farm, Marden Road TN12 OPD** - Section 73 - Application for Variation of condition 23 (highway improvements) pursuant to application 14/502010/OUT (Outline application for the erection of residential development for up to 250 dwellings with access and garaging with access considered at this stage and all other matters reserved for future consideration). Councillors RESOLVED to recommend REFUSAL, to the MBC Planning Officer. Councillors were unhappy that the highways work had not been completed prior to occupancy commencing. Additionally, they see the requirement of pedestrian and cycle links to both Marfield and Further Field as being critical to the development and must be retained, in particular Councillors would request the word 'potential' be removed from this condition. They also see as critical the inclusion of the link to Lodge Road which must remain within the development plans. Councillors noted the comments about the impact of the new puffin crossing installed by Sainsbury's development, but expressed strong views that a crossing of some form is needed where the line of

desire to cross Marden Road from the development exists. Additionally, they wish to see the pavement access along Marden Road to the development finished correctly. They also noted that the two bus boarders still remain to be installed, which were an important feature of the Highway plan. Councillors did however agree with KCC that speed humps should not be installed as they recognised them to be contrary to current guidance. Finally, Councillors commented that they fully support MBC in enforcing the Breach of Condition Notice issued on the 9/10/20 in respect of condition 23 and note that the applicant is now in breach of this notice.

**REPORTED DECISIONS:** (for noting)

- 20/503700 **The Three Sons, Park Wood Lane Parallel Track TN12 ODF** - Change of Use of land to residential for an additional Gypsy Traveller family to include the stationing of 2 No. static caravans and associated hardstanding - (part retrospective and to include a re-organisation of the whole site layout). (This giving a total of 4. No Static Caravans, 2 No. touring caravans, a Utility/stable block and associated hard standing within the planning unit). MBC GRANTED with 8 conditions. SPC had recommended Refusal (Min 1519P). NOTED by Councillors.
- 20/504574 **Cantii, Goudhurst Road TN12 OHB** - Lowering the ridge height of the roof to the first-floor side extension and erection of a front porch (Retrospective). MBC GRANTED with 1 condition. SPC had recommended Refusal (Min 1502P, 1523P). NOTED by Councillors.
- 20/504680 **Little Couchman Green Cottage, Couchman Green Lane TN12 ORT** - Erection of a replacement chalet style bungalow, together with partial demolition and conversion of existing dwelling to create storage and parking area, variations to residential garden and landscape enhancement. MBC GRANTED with 12 conditions. SPC had recommended Refusal (Min 1515P). NOTED by Councillors.
- 20/504776 **Barn Adjacent to Newhaven Farm, Grave Lane TN12 OJP** - Proposed conversion of existing barn to create a single residential dwelling and change of use of land together with new driveway and landscape. Ecological enhancement. MBC GRANTED with 7 conditions. SPC had recommended Approval (Min 1515P). NOTED by Councillors.
- 20/504870 **Danecroft, Maidstone Road TN12 ORE** – Proposed single storey rear extension. MBC GRANTED with 4 conditions. SPC had recommended Approval (Min 1519P). NOTED by Councillors.
- 20/505173 **Maplehurst Paddock, Frittenden Road TN12 ODL** - pursuant to condition 4 (landscaping details) of application 20/502182. MBC APPROVED. SPC had Noted the application (Min 1520P). NOTED by Councillors.
- 20/505287 **Bletchingley Farm Industrial Estate, Pristling Lane TN12 OHH** - Section 73 - Application for Minor Material Amendment to approved plans condition 2 pursuant to 19/505801/FULL for - demolition of existing Oast house and stable building and erection of 2no, residential dwellings with associated works. MBC GRANTED with 13 conditions. SPC had recommended Approval (Min 1523P). NOTED by Councillors.
- 20/505383 **Bletchingley Farm Industrial Estate, Pristling Lane TN12 OHH** - Section 73 - Application for Minor Material Amendment to approved plan condition 21 (showing minor amendments) pursuant to application 17/505670/FULL for - a change of use of vacant Oast house and stables to 2 residential dwellings; demolition of all outbuildings and clearance of site to erect 3 no. two storey houses and 2 no. semidetached single storey cottages. MBC GRANTED with 17 conditions. SPC had recommended Approval (Min 1523P). NOTED by Councillors.
- 20/505392 **Spillsill Farm, Frittenden Road TN12 ODJ** – Prior Notification for the change of use of agricultural building to 1no. dwelling and associated operation development. MBC REFUSED. SPC had commented (Min 1519P). NOTED by Councillors.

- 20/505400 **24 Reeves Close TN12 0NN** - Erection of single storey rear extension, new porch roof and internal alterations. MBC GRANTED with 3 conditions. SPC had recommended Approval (Min 1518P). NOTED by Councillors.
- 20/505414 **Kestrel Barn, Chickenden Lane TN12 0DP** - Change of use of agricultural land to residential and erection of a two-bay carriage house adjacent to Kestrel Barn. MBC GRANTED with 3 conditions. SPC had recommended Approval (Min 1518P). NOTED by Councillors.
- 20/505488 **Walden, Marden Road TN12 0JQ** - Lawful Development Certificate for proposed erection of single storey building for ancillary domestic use. MBC REFUSED. SPC had Commented (Min 1522P). NOTED by Councillors.
- 20/505576 **8 Gybbon Rise TN12 0LT** - Erection of a single storey rear extension. MBC GRANTED with 3 conditions. SPC had recommended Approval (Min 1523P). NOTED by Councillors.

Chairman.....

Proceedings ended at 9.30pm.