

MINUTES OF THE MEETING OF STAPLEHURST PARISH COUNCIL
PLANNING COMMITTEE

Virtual Meeting via Zoom video-conference
Tuesday 28th April 2020 at 7.00 p.m.

PRESENT: Councillors Bowden, Buller, Forward, Thomas and Sharp who was in the Chair. Ex Officio: Chairman Riordan
Parish Clerk: Mr MJ Westwood & Parish Clerk Designate Miss NL Ideson

APOLOGIES: Councillor Chapman whose reason for apology was accepted.

APPROVAL OF PLANNING COMMITTEE MINUTES: Minute Pages 1478P-14781P of 14th April 2020 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 – there were no urgent items.

COUNCILLOR DECLARATIONS:

1. Declarations of Lobbying – All councillors declared they had been lobbied about 20/501615. Councillor Buller declared she had been lobbied about 20/501643. Councillor Sharp declared she had been lobbied about 20/501555.
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.

CORRESPONDENCE: (for noting/comment)

Letter from a Staplehurst resident requesting a discussion on 'Concern about loss of amenity of countryside in key locations in Staplehurst'. The Clerk reported that he had responded to the correspondence with comments about the Parish Council's views on the Call for Sites and advice on contacting MBC Strategic Planning and the authorities responsible for local amenities, notably the footpaths referenced in the resident's correspondence. NOTED by Councillors.

FULL PLANNING APPLICATIONS: (1) (for recommendation)

19/503584 **Kingsbrooke, Cranbrook Road TN12 0EU** - Creation of alternative access across existing drainage ditch with improved drainage – re-consultation. SPC had recommended Refusal (Min1454P, 1469P). Councillors stated that their recommendation remained UNCHANGED because the reason why MBC Planning Committee had deferred consideration of the application on 23/01/20 had not been addressed, MBC Planning Committee minute 200 stating: 'consideration of this application be deferred for a report, including a plan, from the applicant to be assessed by the Landscape/Arboriculture Officers detailing the tree works required in connection with the proposed development, the number and species involved (both to be lost and replaced) and the timing of the works.' They NOTED that the only new published document was Block Plan Revision 3. They commented that they would expect to be reconsulted when the requested report became available, when they would also wish to see an explanation of how the drainage ditch would be affected by the proposed new entrance. Given the stated comments about the shortcomings of the existing entrance, if eventually a decision were made to approve the application, Councillors requested that a condition be applied to close off the old entrance and restore the tree line.

OUTLINE APPLICATION:

20/501615 **Land at Abbotsdene Maidstone Road TN12 ORE** - Outline application with all matters reserved for the erection of 1no. detached chalet bungalow with car parking. Councillors agreed to take this item earlier than scheduled in the agenda to accommodate the applicant who was in attendance. Councillors discussed the application in the context of Maidstone Borough Local Plan Policy DM11 Residential Garden Land and Staplehurst Neighbourhood Plan Policy PW2 (covering new development beyond the village envelope). They commended the design as being well-considered but expressed some concerns about access, particularly during construction, noting that Kent Highways had requested conditions. After some discussion, it was RESOLVED by majority vote to recommend APPROVAL to the MBC Planning Officer.

FULL PLANNING APPLICATIONS: (2) (for recommendation)

20/501352 **Kent And Medway Adolescent Unit, Woodland House, Cranbrook Road TN12 OER** - New emergency service road from existing car park for access to new S136 suite (facility for people who are detained by the Police under Section 136 of the Mental Health Act. It provides a 'place of safety' whilst potential mental health needs are assessed under the Mental Health Act and any necessary arrangements made for ongoing care) at basement level of Woodlands House. Erection of new security fencing for S136 suite garden. RESOLVED: recommend APPROVAL to the MBC Planning Officer.

20/501555 **8 Surrenden Road TN12 0LX** - Erection of a first-floor side extension and alterations including replacing vertical tile hanging and replacing duo pitched roof over entrance and garage. After some debate, it was concluded by Chairman's casting vote that the application did not meet the requirements of Maidstone Borough Local Plan Policy DM9 'Residential extensions, conversions and redevelopment within the built-up area' S1(i) and MBC's adopted Residential Extensions SPD (requirements for side extensions). RESOLVED: recommend REFUSAL to the MBC Planning Officer.

20/501716 **Wentways, Clapper Lane TN12 0JL** - Erection of a two-storey rear extension, erection of a new two-storey entrance porch and a side box bay to replace existing. (Resubmission of 19/505632/FULL) (MBC Refused. SPC had recommended Approval (Min 1464P, 1469P, 1474P)). RESOLVED: recommend APPROVAL to the MBC Planning Officer.

20/501738 **Baywood, Headcorn Road TN12 0BU** - Erection of a single storey rear extension to form an accessible kitchen and dining room. RESOLVED: recommend APPROVAL to the MBC Planning Officer.

NON-MATERIAL AMENDMENT: (for noting/comment)

20/501643 **Hen And Duckhurst Farm (Fields North Of 43 Marden Rd) Marden Road** - Non-material amendment: Brick boundary walls omitted for close-boarded fencing; Plots 65-67, 69, 78, 79, 90, 92, 95, 100, 112, 116; Omit Tarmac drives for block setts: Plots 62-116; External timber bin store added for flat block C; Parking spaces for all social units aligned with the requirements of Part M4 (2 & 3). This increase in width of plot car park spaces has meant a number of visitor spaces were lost; Additional 8 car park spaces added to layout opposite plots 25-32, to replace the 7 visitor spaces lost to comply with part M4. Car parking space reconfiguration and proposed grasscrete to reduce ecology impact as recommend by our ecologist;

Remove railings around flat block A and B due to concerns from HA and maintenance issues; Footway width reduction on road 6, and curve introduced opposite plot 68; Allotment location now indicated on layout; Turning had added in between plots 128 and 129 to allow both fire tender and refuse lorry suitable access (relates to original application ref: 17/506306/REM). COMMENTS: Councillors stated that the absence of full-sized printed plans had hindered their review of the proposals, but they wished to comment that they preferred brick walls to fencing for reasons of security, noise reduction and appearance; they supported the use of best possible permeable surfacing; they would expect appropriate measures to be taken to ensure the delivered amenities complied with the multiple variations to previously agreed plans.

REPORTED DECISIONS: (for noting)

- 20/500766 **55 Corner Farm Road** - Conversion of loft and garage room into a habitable space. MBC GRANTED. SPC had recommended Approval (Min 1821). NOTED by Councillors.

- 20/500852 **Great Wadd Oast House, Waller Hill, Frittenden** - Change of use of agricultural land to residential garden land, creation of an outdoor swimming pool, and erection of a building to provide sitting area, changing rooms, facilities and boiler room to heat pool. (Revised scheme to 19/506290/FULL) MBC REFUSED. SPC had recommended Approval (Min 1822). NOTED by Councillors.

Chairman.....

PUBLIC FORUM – The applicant for 20/501615 attended the meeting. He referred councillors to his explanatory comments about the application, which he had sent before the meeting and which had been circulated to members of the committee.

Proceedings ended at 8.20pm.