

MINUTES OF THE MEETING OF STAPLEHURST PARISH COUNCIL
PLANNING COMMITTEE
held at South Hall, Staplehurst Village Centre on
Tuesday 3rd April 2018 at 7.05 p.m.

PRESENT: Councillors Ashby, Buller, 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 members were present.

APPROVAL OF PLANNING COMMITTEE MINUTES: Minute Page 1368P of 19th March 2018 was approved, signed by Councillor Sharp and made available at http://www.staplehurstvillage.org.uk/minutes_of_the_last_meetings.aspx.

URGENT ITEMS: No items were requested.

COUNCILLOR DECLARATIONS:

1. Declarations of Lobbying – All councillors declared they had been lobbied about 17/505680, 18/501146, 18/501342 and 18/501446.
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:

A request from WKPS for a comment or an article for their bi-annual newsletter on housing/environment and the Local Plan (for decision). AGREED: Councillor Sharp to draft an article.

ADVERTISEMENT CONSENT: (for recommendation/comment)

18/501195 **Staplehurst Nurseries, Clapper Lane TN12 0JT** – for two non-illuminated timber mounted directional signs. RESOLVED nem con: strongly recommend APPROVAL to the MBC Planning Officer. Councillors expressed disappointment about the number of applications the applicant had been obliged to submit and the amount of time the planning authority had taken to deal with what was a straightforward proposal.

APPEAL NOTIFICATION: (for noting)

17/505680 **1 Marian Square TN12 0SQ** – Demolition of existing single storey side extension with garage. Erection of a two-storey side extension providing garage, dining, utility and master bedroom. (Re-submission of 17/504275) MBC REFUSED. SPC had recommended Approval (Min 1333P, 1345P). NOTED by Councillors.

FULL PLANNING APPLICATIONS: (for recommendation/comment)

18/501146 **Hen and Duckhurst Farm, Marden Road TN12 0PD** – To form a temporary access onto land formally known as Hen and Duckhurst Farm from Marden Road, to allow site vehicles access in conjunction with planning application 17/506306. RESOLVED by majority: recommend APPROVAL to the MBC Planning Officer subject to conditions: site traffic must park on site and not on neighbouring roads; provide better sight lines at the proposed temporary access; provide adequate wheel-cleaning facilities on-site.

- 18/501158 **Knoxbridge Farm, Cranbrook Road TN17 2BT** – Provision of a new farm access to Knoxbridge Farm from the A229, including landscaping, crossing over stream and barrier. (Re-submission of 16/508630 MBC REFUSED. SPC had recommended Approval (Min 1299P, 1334P)). Councillors commented that the proposal would help to address local residents' concerns about safety in the Knoxbridge area. RESOLVED nem con: recommend APPROVAL to the MBC Planning Officer.
- 18/501194 **Dwellings to South of Frittenden Road TN12 0DH** – Minor Material Amendment to 16/505598 (Erection of a pair of three-bedroom semi-detached dwellings) for the addition of two single garages. RESOLVED nem con: recommend APPROVAL to the MBC Planning Officer.
- 18/501342 **Meadow View, Marden Road TN12 0JG** – Variation of Conditions 2 and 3 of application 15/507291 (retrospective application for the provision of additional mobile home and the relocation of two mobile homes for the use of extended gypsy families residential use) to allow the site to be occupied by any gypsy/traveller family (resubmission of 17/503063) MBC REFUSED. SPC had recommended Approval (Min 1323P, 1361P). RESOLVED nem con: recommend REFUSAL and referral to MBC Planning Committee if the Planning Officer were minded to approve. Councillors observed that they had previously expressed opposition to the subdivision of the site and they maintained that position; they were opposed to allowing the site to be used by any gypsy/traveller family; they felt that the works impacted adversely on neighbouring property, notably Clara, and observed that the works were now more visible and poorly landscaped; they commented that the site was not allocated for gypsy and traveller occupation in the Local Plan.

TREE WORKS: (for recommendation/comment)

- 18/501446 **1 Surrenden Court, High Street TN12 0EZ** – Tree Preservation Application to carry out 30% reduction (2-3 metres) to one Red Oak tree with a proportional width reduction cutting back to appropriate branch axles to contain size and allow light into the garden. Remove major dead wood. Councillors commented that they welcomed the positive news that there was life in the tree and that the previously proposed measures to fell it would not be necessary.

REPORTED DECISIONS: (for noting)

- 16/507286 **The Chestnuts, Station Road** – TPO 25 of 1975 to fell 1no. Horse Chestnut MBC WITHDRAWN. SPC had made No Objection (Min 1283P). NOTED by Councillors.
- 17/504990 **Hush Heath Winery, Five Oak Lane** – Removal of condition 01 of planning permission MA/09/2169 to enable the winery to produce wine from grapes grown beyond a distance of 25 miles from the Hush Heath Estate MBC GRANTED with 2 conditions. SPC had made an Objection (Min 1342P). NOTED by Councillors.
- 18/500210 **Blossom Lodge, Frittenden Road** – Change of use of land for stationing of caravans for residential occupation by one family, with associated hard standing, cess tank and shed (retrospective). MBC REFUSED. SPC had recommended Refusal (Min 1360P). NOTED by Councillors.
- 18/500476 **Wayside, Cranbrook Road** – Conversion of garage to provide ancillary accommodation including external alterations with front and rear dormers MBC GRANTED with 3 conditions. SPC had recommended Approval (Min 1361P). NOTED by Councillors.

18/500511 **19 Bathurst Road** – Erection of a single storey front extension MBC GRANTED with 3 conditions. SPC had recommended Approval (Min 1361P). NOTED by Councillors.

Chairman.....

PUBLIC FORUM – Before the meeting the applicant of 18/501195 expressed the hope that the third attempt at securing consent for his business’s advertising signs would be successful. A resident said that better communication about the Headcorn Road closure was necessary (although it had been published in press, on village website and Facebook). After the meeting a resident commented that following refusal of application 18/500210, MBC should be taking enforcement action.