

MINUTES OF THE MEETING OF STAPLEHURST PARISH COUNCIL  
PLANNING COMMITTEE  
held at South Hall, Staplehurst Village Centre on  
Monday 21<sup>st</sup> August 2017 at 7.00 p.m.

**PRESENT:** Councillors Ashby, Buller, Smith and Sharp who was in the chair.  
Parish Clerk: Mr MJ Westwood

**APOLOGIES:** Councillors Burnham, Riordan and Silkin.

**APPROVAL OF PLANNING COMMITTEE MINUTES:** Minute Pages 1327P-1329P of 7<sup>th</sup> August 2017 were approved (Councillor Buller abstaining), signed by Councillor Sharp and made available at [http://www.staplehurstvillage.org.uk/minutes\\_of\\_the\\_last\\_meetings.aspx](http://www.staplehurstvillage.org.uk/minutes_of_the_last_meetings.aspx).

**URGENT ITEMS:** none.

**COUNCILLOR DECLARATIONS:**

1. Declarations of Lobbying – Councillor Buller declared she had been lobbied about 16/505966 and 17/504081.
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.

**APPEAL NOTIFICATION:** (for noting or additional comments)

- 16/505966     **Railway Tavern, Station Road** – Change of use and conversion of The Railway Tavern to one dwelling and the erection of a new detached dwelling with parking and landscaping. Previous Comments - *SPC Refused for the following reasons: due to the risk of surface water flooding, the potential consequences of building over the water course and the withdrawal of access to the neighbouring Station Newsagents property. They indicated that were these issues to be addressed they would be prepared to reconsider their position. They also expressed their support for the comment by Kent Highways about the need for adequate parking provision at the front of the building. Later additional comments were invited and made as follows: (i) the proposed change of use was at variance with NPPF paragraph 70 in that it represented an 'unnecessary loss of valued facilities and services'; (ii) the proposed change of use conflicted with emerging Maidstone Borough Local Plan Policy SP10 paragraph 5: 'the loss of local shops, community facilities and green spaces will be resisted'; (iii) the Railway Tavern was immediately adjacent to the station area identified for commercial development and public realm improvement in the Staplehurst Neighbourhood Plan (Policy GW1) and its presence would complement the envisaged measures. Councillors further commented that at a time of planned housing growth in the village they felt it was important to have more facilities rather than fewer (Min 1273P, 1285P, 1291P, 1310P, 1318P). The Railway Tavern had been rejected by MBC as an Asset of Community Value. Councillor Buller commented: the applicant's contention in the appeal document that redevelopment of the station area could accommodate a pub was flawed because parking and other functional requirements would mean there would be insufficient space; the future increase in village population that would arise from planned future development, particularly north of Headcorn Road, would justify retaining a pub on the Railway Tavern site; to reach pubs outside the village entailed driving which ran counter to MBC's transport strategy to encourage people away from cars. Councillors RESOLVED that the Clerk should write to the Planning Inspectorate to make the points discussed.*

**CORRESPONDENCE:** (for noting)

MBC notification of confirmation of public footpath order KM295 & KM296 Fisher Oast, Fisher Road TN12 0DD. NOTED by Councillors.

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

- 17/503690 **17 Bell Lane TN12 OBB** – Erection of 1no. Chalet bungalow with insertion of solar panels and 1.8m high close boarded fence. SPC Refused application 17/501912 for residential dwelling with annexe on the same site (Min 1314P, 1321P). Whilst understanding the motives for the application Councillors felt that their reasons for objecting to application 17/501912 applied equally in this case, namely that the proposed development was over-intensive and conflicted with the previously cited local and national planning policies. For these reasons Councillors RESOLVED nem con to recommend REFUSAL to MBC Planning Committee.
- 17/503895 **Coppwilliam, Marden Road TN12 OPB** – Conversion of barn to garage and annexe accommodation to main house. Councillors discussed the application with 17/503896.
- 17/503896 **Coppwilliam, Marden Road TN12 OPB** – Listed Building Consent for conversion of barn to garage and annexe accommodation to main house. Councillors RESOLVED nem con to recommend APPROVAL to the MBC Planning Officer and that a condition be applied that the annexe be tied to the main property.
- 17/504081 **Maplehurst Lane, Frittenden Road** - Removal of Condition 1 requiring site vacation after 3 years and Condition 2 seeking removal of named occupier appending to planning permission 15/501528 (Change of use of land for the stationing of a mobile home, utility room, stable block and touring caravan for gypsy family (part retrospective)). SPC Refused application 15/501528 (Min 1205P, 1316P, 1323P). Councillors NOTED that the application related to previous permission 15/501528 granted by MBC Planning Committee on 25/05/17, a decision about which SPC wrote to the MBC Chief Executive to express concerns (per Min 1316P). The conditions having been applied to the granted permission, Councillors concurred that they should be complied with and enforced. They RESOLVED nem con to recommend to the MBC Planning Officer REFUSAL of the request to remove the conditions.

**REPORTED DECISIONS:** (for noting)

- 15/510660 **Parkwood Stables, Park Wood Lane** – Two mobile homes, a day room, two touring caravans and retrospective stable block for the benefit of a gypsy family MBC GRANTED with 13 conditions. SPC had recommended Refusal (Min 1259P, 1316P). NOTED by Councillors.
- 17/502219 **Kent Cottage, High Street** – Listed Building Consent for removal of modern studded plasterboard wall and door between family/dining room and kitchen including the removal of pine (painted) modern cupboards and to make good plaster and floorboards as necessary. (Works Completed). MBC GRANTED. SPC had recommended Approval (Min 1320P). NOTED by Councillors.
- 17/502677 **98 Bathurst Road** – Erection of a two storey front and side extension and single storey rear extension MBC GRANTED with 3 conditions. SPC had recommended Approval (Min 1322P). NOTED by Councillors.

- 17/502803 **Aydhurst Farm Oast, Marden Road** – Demolition of existing barn, removal of existing yard area and construction of single dwelling (Resubmission) – MBC REFUSED. SPC had recommended Approval in principle with conditions (Min 1320P). NOTED by Councillors.
  
- 17/503196 **2 Fir Tree Close** – 2 storey side extension and single-storey rear extension – MBC GRANTED with 4 conditions. SPC had recommended Approval (Min 1325P). NOTED by Councillors.

Chairman.....

**PUBLIC FORUM** – Before the meeting two residents commented on application 17/503690 and one resident commented that Bell Lane was unsuitable for emergency access to any future development.