

# STAPLEHURST PARISH COUNCIL

## PLANNING COMMITTEE

### MINUTES 6<sup>TH</sup> NOVEMBER 2023

#### **Public Forum**

A resident spoke about application 23/504720 explaining that it was a garage conversion for the family, 2 bedroom with small porch. Adequate space for car parking

A resident spoke about application 23/504016 explaining that it was hidden from the road, that the tree planting was retrospective – apologised – and that the accommodation will be subservient to the main property.

**Present:** Cllrs Sharp, Eerdeken, Arger, Ash, Pett, Mclaughlin, Farragher and Mrs Buller, non-Councillor / non-voting advisory member plus the Clerk

#### **APOLOGIES: - None**

**APPROVAL OF PLANNING COMMITTEE MINUTES:** Minute Pages 1701P-1704P of 16<sup>th</sup> October 2023 available at: <http://www.staplehurst-pc.uk/community/staplehurst-parish-council-13607/planning-committee/>

Cllr Ash proposed and Cllr Farragher seconded to approve the minutes of the meeting – agreed majority 6 for 0, against and 1 abstained

**URGENT ITEMS:** Only for items which require a decision before the next meeting on 27<sup>th</sup> November 2023. Item to be agreed first, and then not discussed until “Agreed Urgent Items” after Councillor Declarations.

**COUNCILLOR DECLARATIONS** regarding items on the Agenda: -

1. Declarations of Lobbying – all on application 23/502771
2. Declarations of Changes to the Register of Interests - NA
3. Declarations of Interest in Items on the Agenda – Cllr Pett, as a family member works part time at Home Farm and Cllr Sharp has have engaged the architects for Crossways
4. Requests for Dispensation  
Cllr Pett requested dispensation to speak and vote – proposed by Cllr Sharp and seconded by Councillor Eerdeken – agreed unanimously

#### **AGREED URGENT ITEMS: - NA**

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

23/504016 **Crossway, Five Ash Lane TN12 0JA** - Retrospective change of use of land from agricultural to residential garden land, and proposed erection of a single storey ancillary accommodation and a single garage.

Cllr Eerdeken proposed and Cllr Arger seconded to recommend to approve the planning application on the condition that it is tied to the main property – agreed unanimously

23/504554 **Green Court, High Street TN12 0AP** - Erection of rear conservatory.

Cllr Sharp proposed and Cllr Pett seconded to recommend to approve the application and refer to the Conservation Officers comments for Listed Building Consent – agreed unanimously

Chairman signed.....Date.....

23/504556 **Green Court Cottage, High Street TN12 OAP** - Erection of a rear conservatory. Cllr Sharp proposed and Cllr Pett seconded to recommend to approve the application and refer to the Conservation Officers comments for Listed Building Consent – agreed unanimously

23/504688 **8 Newlyn Drive TN12 ODA** - Conversion and extension to existing garage, including infill between garage and existing house.

Noted that extension is in line with other extensions in the area and not in front of the building line, car parking appears adequate.

Cllr Sharp proposed and Cllr Ash seconded to recommend to approve the planning application on the condition that it is tied to the main property – agreed unanimously

23/504720 **Lakelands, Clapper Lane TN12 OJT** - Conversion of existing garage into a dwelling with erection of a side porch with associated landscaping and parking.

The garage is part of the building and cannot be seen from the road. Some confusion on the application – Tree survey, Foul sewage, clarification on protected species.

Cllrs concerned about long term issue.

#### Meeting Closed

A Resident confirmed that the foul sewage would be linked to the main house and that would look into issue of protected species”

#### Meeting reopened

Cllr Farragher proposed and Cllr Arger seconded to recommend to approve the application – agreed unanimously

#### **LISTED BUILDING CONSENT:** (for comment and/or noting)

23/504541 **Clarkes Farm, Five Oak Lane TN12 OHX** - for installation of secondary glazing to 3no. ground floor and 2no. attic windows to improve thermal insulation of property.

Cllr Farragher proposed and Cllr Arger seconded to recommend to approve the application and refer to the Conservation Officers comments for Listed Building Consent – agreed unanimously

#### **OUTLINE APPLICATION:**

23/502771 **Home Farm, Couchman Green Lane TN12 ORU** - for demolition of existing kennels, hardstanding's and associated buildings and removal of dog track. Erection of up to 61no. dwellings comprising 51no. on site A, with new access from Headcorn Road, and 10no. on Site B, with new access from Couchman Green Lane (All matters reserved except for access). Amended plans.

This is an outline application with all matters reserved, except access. Following a discussion Cllr Pett proposed and Cllr Eerdeken's seconded to recommend to refuse the application on the following grounds:

- Staplehurst Parish Council (SPC) considers that any new development must be submitted as a Full Planning Application, not Outline with subsequent conditions. One of our large housing estates followed this route and has been an unmitigated disaster.
- SPC stands by all its comments published on the MBC Planning Portal on July 26<sup>th</sup> 2023.
- In addition, SPC would like to add:
- SPC supports KCC Highways holding objections
  - I. Further amendments to the access to Plot B to prevent trips via the rural road network;
  - II. Confirmation of how the propensity for rat running using less suitable alternative routes has been accounted for within their trip assignment assumptions;
  - III. Submission of a capacity assessment for the A229/Marden Road/Headcorn Road signalised junction;

Chairman signed.....Date.....

- Particularly the lack of up-to-date data for the traffic impacts on the Cuckolds Corner Crossroads. SPC has seen the impact of increased traffic queuing here as the two other estates in the Headcorn Road are nearing completion.
- SPC have an interactive Speed Indication Device (SID) which has been installed beside the Headcorn Road at its junction with Slaney Road. This shows that over 2,600 vehicles pass along this road in each direction daily. Over 40% are speeding, many at speeds over 45mph. With the application site entrance being far closer to the national speed limit, SPC objects to the access to site A on road safety grounds.
- SPC also wishes to object to the access for Site B as it will impact road safety and the rural nature of the surrounding lanes.
- No mention is made of the impact of more traffic using the nearby, single-lane crossing over the River Beult which is already an accident black spot. Councillors would ask for mitigation in the form of traffic signals here.
- Provision should also be made for a Pelican Pedestrian Crossing in the Headcorn Road, preferably near to the SID location (Slaney Road junction) to allow safe pedestrian access to village facilities.
- SPC shares the KCC Rights of Way Officer's concerns. Having cars from Site B needing to use a PROW to exit their properties is totally unacceptable. This area is very popular with walkers, – does the PROW need to be relocated
- The neighbouring Magnetic Shields factory has expanded and their machinery and furnaces are operating throughout every day and night. The noise generated will impact detrimentally on the lives of any new residents.
- SPC have concerns about the details for a net-gain for bio-diversity on these sites A and B and wish for further clarification.

The following policies support SPC's objections:-

MBC Local Plan – SP17, SP23, DM1

Local Plan Review emerging policies – LPRSP9, LPRSP15

Building for Life 12

NPPF

SPC Neighbourhood Plan PW2, Objective 3

SPC object to this application.

Councillors request that this application is referred to the MBC Planning Committee were the Planning Officer minded to approve.

Agreed majority; 6 for, 0 against and 1 abstained.

(Note the Cllrs need to work together and ensure that a Parish Councillor will be present at MBC Planning Committee to present the Parish Council's case.)

**DECISIONS:** Noted

22/504280 **Staplehurst Community Centre, High Street TN12 OBJ** - Part demolition of community centre, and erection of a single storey rear extension to provide new foyer, hall, kitchen and accessible toilets. Internal alterations to provide 2no. halls, 3no. offices, 2no. multi use spaces, 2no. stores, 2no. kitchens, a café hub, and 2no. toilet areas. Creation of a car park for 24 cars including 3 accessible parking bays, 4 overflow parking bays 2 electric charging points, 10 bicycle bays, and van delivery area, and a garden/playground area and bin store. MBC GRANTED with 10 conditions. SPC had recommended Approval/Refusal (Min 1639P, 1672P).

23/502654 **38 South Bank TN12 OBD** - Erection of 3-bedroom dwellinghouse and provision for 2no. car parking spaces, including erection of a front porch and a single storey rear

Chairman signed.....Date.....

extension to existing dwellinghouse. MBC GRANTED with 9 conditions. SPC had recommended Refusal (Min 1680P).

23/503271 **Silverlands, Cranbrook Road TN12 0EU** - Retrospective application for the change of use of the land and the temporary stationing of a mobile home and associated outbuildings for residential purposes for two years. MBC REFUSED. SPC had recommended Refusal (Min 1694P).

23/503819 **43 Hurst Close TN12 0BX** - Conversion of garage into habitable space and erection of single storey side link extension. MBC GRANTED with 3 conditions. SPC had recommended Approval (Min 1695P).

23/504173 **Oberon, Station Road TN12 0QG** – Prior notification for a proposed single storey rear extension which: A) Extends by 3.5 metres beyond the rear wall of the original dwelling. B) Has a maximum height of 3.7 metres from the natural ground level. C) Has a height of 2.6 metres at the eaves from the natural ground level. MBC WITHDRAWN. SPC had Commented (Min 1699P).

**Public forum**

A resident raised a point about application 23/504720 that if it was sold within the family would that be okay, and would it become a separate dwelling?  
Explained would need a separate application if they become a separate dwelling.

Meeting closed 8:45pm

Chairman signed.....Date.....