

MINUTES OF THE MEETING OF STAPLEHURST PARISH COUNCIL
PLANNING COMMITTEE

Virtual Meeting via Zoom video-conference
Tuesday 29th September 2020 at 7.00 p.m.

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

APOLOGIES: Councillor McNeill whose reason for apology was accepted.

Councillor Sharp proposed to take Government Consultations after the Revised Details application in order to prioritise planning applications for the benefit of interested members of the public in attendance. Councillors AGREED to the amended order of the agenda items.

APPROVAL OF PLANNING COMMITTEE MINUTES: Minute Pages 1501P-1504P of 8th September 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 – Councillors AGREED to discuss the publication by MBC of its initial evaluation of submissions received in response to its Call for Sites.

COUNCILLOR DECLARATIONS:

1. Declarations of Lobbying – Councillor Buller declared she had been lobbied about 20/503956 and 20/503020.
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 (1):

MBC Notification of Applications for MBC Planning Committee:

20/502182 Maplehurst Paddock, Frittenden Road TN12 0DL - Change of use of land to use as a residential caravan site for 3 Gypsy families, including the siting of 6no. caravans, with no more than 3no. static caravans/mobile homes, and laying of hardstanding SPC REFUSED (Min 1488P).

20/502770 Holman House, Station Road TN12 0QQ - Erection of single storey side extension, part single storey part two storey rear extension, new upper floor, together with external alterations and change of use of commercial to residential to form 10 No. residential units. SPC REFUSED (Min 1493P).

Councillors NOTED that applications would be considered at the adjourned MBC Planning Committee meeting on 1st October 2020. They NOTED that, for the meeting, Councillor Forward had submitted SPC's comments on Maplehurst Paddock and Councillor Buller had submitted SPC's comments on Holman House.

Land at Lodge Road: A request from owners of land at Lodge Road to hold an update meeting. It was RESOLVED to agree to a virtual meeting in order to seek information about clearance works recently undertaken on the site and the intentions of the owners.

ADVERTISEMENT CONSENT: (for comment/noting)

20/503543 **GMS & D K Holdings Site at Station Approach TN12 0QN** - for installation of 1no. internally illuminated totem sign, 3no. non-illuminated totem signs, 3no. internally illuminated building letters, 2no. internally illuminated fascia signs, 2no. internally illuminated panel signs, 1no. ATM sign, 1no. projection sign and 1no. post mounted sign. It was RESOLVED to recommend APPROVAL to the MBC Planning Officer, with a request for a condition that large illuminated signs be switched off when the store is closed.

FULL PLANNING APPLICATIONS: (for recommendation)

20/502781 **Newhaven Farm, Grave Lane TN12 0JP** - Creation of a 35m x 20m turn out/riding arena with drainage. It was RESOLVED to recommend APPROVAL to the MBC Planning Officer, with a request for a condition that the arena be put to personal use only because the narrow lane was unsuitable for higher volume business traffic. Councillors asked that in view of the proximity of water courses and cesspits, drainage solutions should be properly investigated.

20/504017 **Providence Strict Baptist Chapel, Chapel Lane TN12 0AJ** - Re-construction of toilets together with roof and internal alterations. It was RESOLVED to recommend APPROVAL to the MBC Planning Officer.

20/504045 **8 Greenhill TN12 0SU** - Erection of a single storey side and rear extension. Councillors considered that the size of the proposed extension represented over-intensive development in relation to the property and neighbourhood. They also expressed concern about the drainage implications of the extended hard surfacing created by the extension and enlarged patio. For these reasons, by majority vote, it was RESOLVED to recommend REFUSAL to the MBC Planning Officer.

20/503954 **GMS & D K Holdings Site at Station Approach TN12 0QN** - Section 73 - Application for Variation of condition 6 (plant or equipment on the roofs) of application MA/11/1944 (Demolition of existing buildings and redevelopment of the site to provide new (Use Class A1) food store) in order to facilitate plant on the roof of the food store. It was RESOLVED to recommend APPROVAL to the MBC Planning Officer.

HEDGE APPLICATION: (for recommendation)

20/503956 **Land South of Marden Rd TN12 0PE** - Hedgerow Removal Notice - 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. It was RESOLVED to recommend REFUSAL and referral to MBC Planning Committee were the Planning Officer minded to approve the application. Councillors commented that a hedge retention notice was in place and that the hedgerow represented an important habitat for wildlife. They supported the comments of the KCC Biodiversity Officer about the need to protect True Fox Sedge of which the loss would contravene both section 40 of the NERC Act (2006) and policies within section 15 of the National Planning Policy Framework (2019). They wished to draw MBC Planning Committee's attention to their continuing concerns about the drainage project related to the hedge application, which had deviated from the initially submitted plan to drain foul water away to the

north of Hen & Duckhurst Farm. They observed that the direction of flow of water from the storage tank at Jeffery Close-Marden Road needed to be ascertained. They stated that Councillor Bowden's report for the Parish Council, compiled following discussions with Southern Water, must be essential reading for all involved in evaluating or making decisions on the proposal.

LAWFUL DEVELOPMENT CERTIFICATE: (for comment/noting)

20/503900 **Woodland House, Winthrop Hall, Cranbrook Road TN12 0ER** - (Proposed) for creation of new access pathway and resting areas to S136 suite. Councillors NOTED the proposal and stated that they had NO OBJECTION.

LISTED BUILDING CONSENT: (for recommendation)

20/503987 **Great Buttercup Barn, Pristling Lane TN12 0HH** - to retain works as completed and satisfy condition 3 (details of internal joinery) pursuant to application 15/510084/LBC. It was RESOLVED to recommend APPROVAL to the MBC Planning Officer. Councillors complimented the applicant on the quality of the submitted drawings.

NON-MATERIAL AMENDMENT: (for noting/comment)

20/504145 **Kent And Medway Adolescent Unit, Woodland House, Cranbrook Road TN12 0ER** - Adjustments to the access road construction to suit as built subject to 20/501352. (MBC Granted. SPC had recommended Approval (Min 1483P, 1485P, 1491P)). Councillors NOTED the proposal and stated that they had NO OBJECTION.

REVISED DETAILS: (for noting/comment)

20/503020 **Cross at Hand Garage, Maidstone Road TN12 0RH** - Change of use of land from car sales to hand car wash site, with the erection of gates, fencing and refuse area, placement of storage container and creation of surface water drainage and interceptor. Widening of Vehicular Gates to Maidstone Road. SPC had recommended Refusal (Min 1497P, 1502P). It was RESOLVED to maintain the Parish Council's recommendation of REFUSAL and referral to MBC Planning Committee were the Planning Officer minded to approve the application for all the reasons previously expressed (Min1497P-1498P). Councillors highlighted non-compliance with Local Plan Policy DM37 S1(i), (ii) and (iii) covering expansion of businesses in rural areas. Councillors cautioned that Kent Highways' reference to the location's good highways safety record was misleading in that the closure of the application site over the period created an artificially low record of traffic movements. They also highlighted that there was now much more traffic in the area, notably at the Chart Hill Road junction going to and from River Farm.

CORRESPONDENCE (2):

Government Consultations: Invitation to comment on: -

[Planning for the future:](#) Planning White Paper, to reform the planning system – proposes reforms of the planning system to streamline and modernise the planning process, bring a new focus to design and sustainability, improve the system of developer contributions to infrastructure, and ensure more land is available for development where it is needed. Deadline for responses 29th October 2020. Councillors thanked Margaret Arger and Robin Oakley of the Neighbourhood Plan

Review Group for their analysis of the White Paper's proposals. It was NOTED that the proposals appeared to have both positive and negative implications for parishes. It was also NOTED that the Neighbourhood Plan Review Group would be meeting shortly and could review the proposals with those Councillors able to attend the meeting.

[Transparency and competition: a call for evidence on data on land control:](#) deadline for responses 30 October. Councillors agreed to take further time to review the consultation.

REPORTED DECISIONS: (for noting)

- 19/502688 **Land North of Headcorn Road** – Part discharge of Conditions for phase 2 (Plots 17-167) Condition 2 (details of proposed slab levels), Condition 7 (surface water drainage strategy) and Condition 16 (details of on-site and off-site foul water drainage) subject to 14/505432 MBC APPROVED. SPC had commented (Min 1440P). NOTED by Councillors.
- 19/506336 **Hen and Duckhurst Farm, Marden Road TN12 OPD** – to discharge Condition 18 (Foul and Surface Water Sewerage Disposal) for 192 houses subject to 14/502010/OUT MBC APPROVES. SPC had recommended REFUSAL (Min 1470P). NOTED by Councillors.
- 20/501828 **1 Stanley Close TN12 OTA** - TPO Application for 1 x Oak tree to cut back one branch by 2m has grown close to garage. MBC GRANTED with 2 conditions. SPC had recommended Refusal (Min 1846P). NOTED by Councillors.
- 20/501973 **Strip of Land Adjacent to Chestnut Avenue/A229** - TPO application to crown lift one Horse Chestnut to 5 metres above ground level; Crown lift one Horse Chestnut to 3 metres above ground level on the East side; Reduce leaders of one Horse Chestnut by 2 metres to a final height of 12 metres MBC GRANTED with 2 conditions. SPC had Noted (Min 1495P). NOTED by Councillors.
- 20/502726 **37 Surrenden Road TN12 OLY** - Erection of a single storey front, side and rear extension. MBC GRANTED with 3 conditions. SPC had recommended Approval (Min 1497P). NOTED by Councillors.
- 20/502812 **10 North Down TN12 OPG** - Extension of dormer over flat roof to enlarge one bedroom and allow access to a third via new corridor. (Resubmission of 19/503934) MBC GRANTED with 3 conditions. SPC had recommended Approval (Min 1497P). NOTED by Councillors.
- 20/503048 **The Oast House, Ely Court, Goudhurst Road** - Change of use of redundant Oast House to 1no. three-bedroom dwelling, erection of a detached double garage with a bat maternity roost in loft and change of use of adjacent land to residential use MBC GRANTED with 10 conditions. SPC had recommended Approval (Min 1498P). NOTED by Councillors. NOTED by Councillors.
- 20/503049 **The Oast House, Ely Court, Goudhurst Road** – Listed Building Consent for internal and external works in connection with conversion of Oast House MBC GRANTED with 3 conditions. SPC had recommended Approval (Min 1498P). NOTED by Councillors.
- 20/503106 **Eccleston House, Old Rectory Lane** - Erection of a single storey rear extension to existing annexe and raising of roof height to accommodate loft conversion,

including new dormer windows and rooflights MBC GRANTED with 4 conditions. SPC had recommended Approval (Min 1498P). NOTED by Councillors.

URGENT ITEM:

Call for Sites - Publication by MBC of its initial evaluation of submissions received in response to its Call for Sites. Councillors discussed how to raise public awareness of MBC's evaluation of the sites and how to respond. It was AGREED that a leaflet should be distributed to all Staplehurst homes as soon as possible, supported by information posted on the Parish Council's website and social media pages (including Chairman's video report) and in the next Village Update.

Chairman.....

PUBLIC FORUM – Four members of the public and two visiting parish councillors attended. A resident commented that he felt it was essential for the Parish Council to disseminate updated information about the Maidstone Borough Local Plan and to encourage residents to engage. A resident commented on sewage disposal from Hen & Duckhurst Farm.

Proceedings ended at 9.00pm.