

MINUTES OF THE MEETING OF STAPLEHURST PARISH COUNCIL
PLANNING COMMITTEE

held at South Hall, Staplehurst Village Centre on
Monday 2nd July 2018 at 7.00 p.m.

PRESENT: Councillors Buller, Forward, Smith and Sharp who was in the chair. Ex Officio: Chairman Burnham.

Deputy Clerk: Mrs DA Jenkins

APOLOGIES: Councillors Ashby, Riordan and Silkin.

APPROVAL OF PLANNING COMMITTEE MINUTES: Minute Pages 1386P-1387P of 18th June 2018 were approved, signed by Councillor Sharp and made available at <http://www.staplehurst-pc.uk/community/staplehurst-parish-council-13607/planning-committee/>.

URGENT ITEM: Councillor Sharp proposed discussion of Provision of new farm access to Knoxbridge Farm from the A229 (application 18/501158), listed on the MBC Planning Committee agenda for Thursday 5th July, which was agreed by councillors.

COUNCILLOR DECLARATIONS:

1. Declarations of Lobbying – All Councillors declared they had been lobbied about 18/502553.
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.

AGREED URGENT ITEM:

18/501158 **Knoxbridge Farm, Cranbrook Road** – Councillor Sharp advised Councillors that the application was to be discussed at MBC Planning Committee on Thursday 5th July. It was agreed that Cllrs Burnham and Sharp would attend the meeting and that Cllr Burnham would speak in support of the application.

CORRESPONDENCE:

Local Plan Stakeholder Survey – Invitation from Maidstone Borough Council to respond to questions about the formulation of the Local Plan (for response by 05/08/18). Councillors asked for the survey to be reviewed by the Parish Council's Planning Committee, Neighbourhood Plan Review Group and Parish Office for reconsideration at Full Council on 16th July (Min 1704). Councillor Burnham offered to review and comment on the survey.

Marden Neighbourhood Plan – Invitation to comment on Regulation 14 consultation version (deadline 21/07/18). Councillors asked for the plan to be reviewed by the Parish Council's Planning Committee and Neighbourhood Plan Review Group for reconsideration at Full Council on 16th July (Min 1704). Cllr Buller offered to review and comment on the Regulation 14 consultation.

APPEAL NOTIFICATION: (for noting/comment)

16/508630 **Knoxbridge Farm, Cranbrook Road** – Creation of a new access from A229, including landscaping, crossing over stream and barrier. NOTED by Councillors.

FULL PLANNING APPLICATIONS: (for recommendation/comment)

18/502553 **Land to the South of The Gables, Marden Road TN12 0PE** – Demolition of existing buildings and erection of two detached dwellings and replacement storage

building (re-submission of 17/505937) MBC REFUSED. SPC had recommended Refusal (Min 1350P, 1365P). Councillors RESOLVED unanimously to recommend REFUSAL as there were no significant changes in the new application to persuade Councillors to amend their previous recommendation. Councillors referred to the Appeal Inspectors report which was extremely thorough and should be adhered to. Councillors requested the application to be referred to MBC Planning Committee.

- 18/502964 **45 Bell Lane TN12 OBB** - Erection of a single storey rear extension. RESOLVED: recommend APPROVAL to the MBC Planning officer.
- 18/502981 **The Old Willow House, Chickenden Lane TN12 ODP** - Erection of a two-storey rear extension, including balcony to first floor, along with erection of outbuilding. Demolition of existing conservatory and erection of new conservatory with small false pitched and tiled roof. RESOLVED: recommend APPROVAL to the MBC Planning officer.
- 18/503022 **Faith Cottage, Clapper Lane TN12 OJT** – Change of use of existing rural building to a holiday let, with associated alterations to fenestration. Councillors RESOLVED unanimously to recommend REFUSAL to MBC Planning Officer for the following reasons: access from the site onto the A229, within the national speed limit boundary, was unsafe; a Highways report should be requested; the application stated the site as being on Clapper Lane but this was misleading; a business plan for the holiday let should be submitted; it was noticed that on the MBC website the supporting documentation included details of conversion of a secondary building, the stables, on the site but for some reason this had not included in the application received.
- 18/503265 **Little Couchman Green Farm Couchman Green Lane** – Proposed relocation of an equestrian exercise area, including restoration of existing and landscape enhancements. Councillors RESOLVED to DEFER this application to the Planning Committee meeting on 16th July to enable them to make an informed response.

LAWFUL DEVELOPMENT CERTIFICATE: (for noting/comment)

- 18/502831 **River Farm, Chart Hill Road TN12 ORW** – Lawful Development Certificate for the existing use of the land and buildings for the grading, packing, storage and distribution of fruit. NOTED by Councillors.

REPORTED DECISIONS: (for noting)

- 17/506306 **Hen and Duckhurst Farm, Marden Road** - Approval of Reserved Matters application for the erection of 250 dwellings (Appearance, Landscaping, Layout and Scale being sought) and details of Conditions 5, 7, 9 and 10 relating to phasing, landscaping and ecology, pursuant to 14/502010/OUT (Outline application for the erection of residential development for up to 250 dwellings with access and garaging with access considered at this stage and all other matters reserved for future consideration. MBC GRANTED with 7 conditions. SPC had recommended REFUSAL (Min 1357P, 1377P, 1384P). NOTED by Councillors.
- 18/501896 **3 Chestnut Avenue** – Alterations to existing garage and utility room including a new raised roof MBC GRANTED with 3 conditions. SPC had recommended Approval (Min 1376P). NOTED by Councillors.

- 18/501975 **27 Butcher Close** – Erection of single storey rear extension (Resubmission of 15/5010071) MBC GRANTED with 3 conditions. SPC had recommended Approval (Min 1379P). NOTED by Councillors.

- 18/502099 **Iden Park, Cranbrook Road** – Proposed agricultural access off Cranbrook Road (Resubmission of 17/503493) MBC REFUSED. SPC had recommended Refusal (Min 1379P). NOTED by Councillors.

- 18/502192 **Bly Court Manor, Chapel Lane** – Part demolition of existing outbuilding and erection of a single storey side extension, including a glazed link and minor internal alterations MBC REFUSED. SPC had recommended Approval (Min 1380P). NOTED by Councillors.

- 18/502193 **Bly Court Manor, Chapel Lane** – LBC for part demolition of existing outbuilding and erection of a single storey side extension, including a glazed link and minor internal alterations MBC REFUSED. SPC had recommended Approval (Min 1380P). NOTED by Councillors.

Chairman.....

PUBLIC FORUM – Before the meeting a resident spoke about 18/502553 commenting that there was no difference to the previous application and that a static caravan had recently been placed on the site for which there was no permission. The applicant of 18/502981 offered additional information for his reasons for applying for planning.