

MINUTES OF THE MEETING OF STAPLEHURST PARISH COUNCIL
PLANNING COMMITTEE

held at South Hall, Staplehurst Village Centre on
Monday 7th January 2019 at 7.00 p.m.

PRESENT: Councillors Ashby, Buller, Forward, Pontet, 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 were present.

APPROVAL OF PLANNING COMMITTEE MINUTES: Minute Pages 1411P-1413P of 17th December 2018 were approved, 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 points raised by the Chair of NPRG in public forum: The Planning (Appeals) Bill and planning breaches at Hen & Duckhurst Farm.

COUNCILLOR DECLARATIONS:

1. Declarations of Lobbying – All Councillors declared they had been lobbied about application 18/505607.
2. Declarations of Changes to the Register of Interests – none declared.
3. Declarations of Interest in Items on the Agenda – Councillor Sharp declared an interest in application 18/506473 and did not comment or vote on the application.
4. Requests for Dispensation – none requested.

AGREED URGENT ITEMS:

The Planning (Appeals) Bill: Councillors AGREED to write to Helen Grant MP to seek her support for the bill. Planning breaches at Hen & Duckhurst Farm: the Clerk commented that MBC had opened two enforcement cases and had pursued breaches of construction conditions; further discussion was deferred to the meeting of Full Council to involve Councillor Perry who had taken up the issues.

APPEAL NOTIFICATION: (for comment/noting)

- 17/502997 **Maplehurst Paddock, Frittenden Road** - Removal of condition 2 of previously approved application MA/12/1793 (An application for permanent use of land as home for a gypsy family within a mobile home, plus touring caravan, dayroom and stables). SPC had recommended Refusal (Min 1323P, 1345P, 1402P). Councillors had previously NOTED that an informal hearing would take place on 15th January 2019, 10.00am Maidstone House, King Street, Maidstone. NOTED by Councillors. Councillor Pontet said she would attend.
- 17/504433 **Perfect Place, Frittenden Road TN12 ODL** – Linked planning and enforcement appeal: Change of use from gypsy caravan site to mixed use for residential gypsy caravan site and for the keeping of horses including the stationing of 6 caravans, of which no more than 3 shall be static, the erection of 3 amenity buildings, 3 stable buildings, fencing and laying of hardstanding (part retrospective). NOTED by Councillors.
- 18/500139 **Perfect Place, Maplehurst Lane TN12 ODL** – Linked planning and enforcement Notice: Breach of planning control has occurred within the last ten years, the continued unauthorised change of use of land and associated development for residential use. NOTED by Councillors.

FULL PLANNING APPLICATIONS: (for recommendation)

- 18/505607 **Iden Park Service Station, Cranbrook Road TN12 0EJ** – Demolition of existing buildings and reconfiguration/redevelopment of Iden Park Service Station incorporating; the construction of a replacement car showroom/MOT building (230 m2) and a replacement forecourt shop/sales building (207 m2) associated with the existing petrol filling station (PFS). RESOLVED: recommend APPROVAL to the MBC Planning Officer subject to appropriate controls of working hours and noise levels. Councillors said they would like to see the 5m lighting columns reduced in height. They sought clarification of the statement in 11.3 of the Design & Access Statement: 'The existing access arrangement will be retained and it has been established that no intensification will be uncured (sic) post construction'.
- 18/506473 **7 Surrenden Road TN12 0LX** – Erection of a two-storey side and rear extension. RESOLVED: recommend REFUSAL to the MBC Planning Officer because the extension would unduly dominate the street scene and represent an over-intensive development of the area. Proximity to the property boundary appeared to place reliance on construction/maintenance access from the neighbouring property.
- 18/506522 **35 Hanmer Way TN12 0NR** – Demolition of existing single storey garage and utility area and the erection of a part single and part two storey extension to the side of the existing property. RESOLVED: recommend APPROVAL to the MBC Planning Officer. The extension's proximity to the property boundary gave councillors concern about access arrangements for future maintenance.

LAWFUL DEVELOPMENT CERTIFICATE: (for noting)

- 18/506334 **6 Marian Square TN12 0SG** – for proposed conversion of garage into utility room and bathroom. NOTED by Councillors.
- 18/506369 **47 Corner Farm Road TN12 0PL** – for proposed conversion of existing garage with single storey front and rear extension including minor alterations. NOTED by Councillors.

TREE WORKS: (for comment/noting)

- 18/506386 **Staplehurst Parish Church, High Street** – Conservation Area Notification: fell 1x Ash tree (T1) and crown thin 1x multi-stem Ash tree by 15% (T2). NOTED by Councillors.

REPORTED DECISIONS: (for noting)

- TW/15/508499/RVAR **Knoxbridge Farm, Cranbrook Road, Frittenden** – Details of Surface Water Drainage Scheme (Condition 7), Archaeology Programme (Condition 9), & Landscaping (Condition 11) pursuant to planning permission TW/15/508499 – KCC APPROVES. SPC raised No Objection to planning application 15/508499 (Min 1234P, 1247P). NOTED by Councillors.

18/505018 **Kimberley, Headcorn Road** – Erection of single storey side extension to provide new shower room and utility area MBC GRANTED with 3 conditions. SPC had recommended Approval (Min 1408P). NOTED by Councillors.

Chairman.....

PUBLIC FORUM – Comments were made for and against application 18/505607. Comments were made about 18/506522 and specifically the distance of the extension from the property’s boundary, which a resident thought was too small; the applicant commented that MBC had advised construction could be allowed up to the boundary line. The Chair of NPRG recommended that the Parish Council should seek the support of Staplehurst’s MP for a Private Members Bill introduced to the House of Commons. The Planning (Appeals) Bill, introduced by John Howell MP, would limit the grounds of appeal against decisions on planning applications consistent with a neighbourhood development plan or local plan. The Chair of NPRG expressed concern about the adequacy of MBC’s responses to breaches of planning conditions at Hen & Duckhurst Farm.