

MINUTES OF THE MEETING OF STAPLEHURST PARISH COUNCIL
PLANNING COMMITTEE
Kathy Lamb Centre
Tuesday 29th June 2021 at 7.30 p.m.

PRESENT:

Councillors, Buller, Smith and Sharp who was in the Chair. Ex Officio: Chairman Riordan, and Parish Clerk Miss A Smith

APOLOGIES:

Apologies received and accepted from Councillors Bowden, McNeil and Thomas.

PUBLIC FORUM

12 Residents attended the meeting. Presentations were made by residents in respect of the following: 21/503181 Sweetlands Farm and 21/503237 49 Surrenden Road. A presentation was made by the applicant in respect of 21/503181 Sweetlands Farm. A resident also requested support in respect of the planning enforcement case 19/500826/CRVNP2, in connection to application 21/501478 Silverlocks, Cradducks Lane.

APPROVAL OF PLANNING COMMITTEE MINUTES:

Minute Pages 1544P-1547P of 6th April 2021 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:

None

COUNCILLOR DECLARATIONS:

1. Declarations of Lobbying – Councillors Riordan, Buller, Sharp and Smith all declared they had been lobbied in respect of applications 21/502912, 21/503237, 21/503181 and 21/503222.
2. Declarations of Changes to the Register of Interests – none declared.
3. Declarations of Interest in Items on the Agenda – Councillor Buller declared an interest in respect of 21/502834 as a close friend and confirmed she would not take place in the discussion nor request dispensation. Councillor Buller declared an interest in respect of 21/503237 as she knew the applicant. Councillor Sharp declared an interest in respect of 21/503237 as she lived in the road but at the other end. Councillor Riordan declared an interest in respect of 21/502888 as he had been requested to quote for work in his business.
4. Requests for Dispensation – Councillors Sharp, Buller and Riordan requested and were granted a dispensation to participate in discussion and voting on 21/503237 in accordance with Section 33(2)(c) of the Localism Act 2011. Councillor Riordan requested and was granted a dispensation to participate in discussion and voting on 21/502888 and 21/502912 in accordance with Section 33(2)(c) of the Localism Act 2011.

APPLICATIONS AGREED UNDER DELEGATED AUTHORITY: (for noting)

Councillors noted the spreadsheet with responses on applications dealt with under delegated authority to the Clerk.

Chairman's initials

FULL PLANNING APPLICATIONS: (for recommendation)

- 21/502888 **16 Fletcher Road TN12 OLP** - Demolition of existing garage and erection of part single, part two storey side and rear extension. Councillors RESOLVED to recommend REFUSAL to the MBC Planning Officer for the following reasons. it is against policy DM9 of the MBC Local Plan sections 1 (i), 1(iii), 1 (iv) 2 (i); in that the scale, height and form is obtrusive and will dominate causing harm to the streetscene, the outlook to neighbouring residents will be impacted and parking arrangements will also impact on the streetscene; the intensified use of the building and its curtilage would significantly harm the appearance of the building, character and amenity of the surrounding area. The application is also against section 4.17 of the MBC Residential Extensions Supplementary Planning document, in that there will be a loss of visual break (less than 3m) between the property and it's neighbours effectively creating the image of a terrace rather than semi detached properties affecting the pattern and rhythm of gaps in the street.
- 21/502912 **19 Gybbon Rise TN12 OLT** - Erection of a detached three bedroom dwelling together with a proposed driveway and dropped kerb for existing dwelling (resubmission of 21/501309/FULL). Councillors RESOLVED to recommend APPROVAL to the MBC Planning Officer. Councillors did note however that the plans seemed to be inaccurate in the representation of the dropped curb arrangements.
- 21/502923 **Cocklewood Farm, Five Oak Lane TN12 OHT** - Retrospective application for the continued use and occupation of the building as a residential dwelling. Councillors RESOLVED to recommend APPROVAL to the MBC Planning Officer. They also commented that they would like to see this application resolved to the applicants benefit.
- 21/503237 **49 Surrenden Road TN12 OLY** - Conversion of garage into habitable space. Erection of single storey front and two storey side extensions. Creation of first floor side and rear extensions, including internal alterations. Councillors RESOLVED to recommend REFUSAL and request the application be referred to MBC Planning Committee, if the Planning Officer were minded to approve for the following reasons; for the recommendation are that the application is against DM9 of the MBC Local Plan in that the scale, height and form is obtrusive and dominating to the existing building and the streetscene. The residents at the rear of the application site would be adversely affected in respect of their privacy, daylight, sunlight and the maintenance of a pleasant outlook. Additionally the application is against sections 4.38 and 4.39 of the MBC Residential Extensions Supplementary Planning document in that it is not subservient to the original dwelling and as mentioned the the scale, height and form of the application. Councillors also commented that if the MBC Planning Committee were minded to approve the application, that a condition for parking restrictions be made for the period of the construction of the application.
- 21/502834 **8 Chestnut Avenue TN12 ONH** - Erection of a part two storey, part single storey rear extension. Councillors RESOLVED to recommend APPROVAL to the MBC Planning Officer. Councillor Buller did not participate in this item.
- 21/502780 **3 Old Bell Place TN12 OFE** - Erection of a single-storey pitched roof side extension and new main entrance canopy. Councillors RESOLVED to recommend APPROVAL to the MBC Planning Officer.

Chairman's initials

LAWFUL DEVELOPMENT CERTIFICATE: (for noting)

21/503155 **33 Slaney Road TN12 OSE** - (Proposed) for erection of a single storey extension to the side (west) elevation. Councillors NOTED this application.

PRIOR NOTIFICATION: (for comment/noting)

21/502222 **18 Great Threads TN12 OFN** - for a proposed single storey rear extension. (See Decisions, below). Councillors NOTED this application.

21/503181 **Sweetlands Farm, Couchman Green Lane TN12 ORR** - for the change of use of agricultural building to a flexible use. For its prior approval to: -Transport and Highways impacts of the development. - Noise impacts of the development. - Contamination risks on the site. - Flooding risks on the site. Councillors NOTED the application. They expressed concerns about the flood risk as the site is in Flood Zone 3, and noted the neighbours comments about the regularity with with the road floods and the raw sewage leakage on these occasions. They also commented on the difficulty of turning in the access and the safety of access onto the 60mph Maidstone Road.

21/503222 **Overbridge Farm, Marden Road TN12 OJH** - for change of use of workshop to 1no. dwelling and associated operational development. Councillors NOTED the application and made the following comments; they would like to have seen clear information on the plans regarding parking arrangements and bin storage, along with the proposals for foul waste and gas or oil services. They noted that it is a very narrow access with difficulty of turning. Additionally they commented that the exit from the site onto the Marden Road was a tricky junction where the road has a 60mph speed limit. Councillors also expressed concern that the site is not a sustainable location as it would be entirely reliant on the use of a car.

During the discussion on Overbridge Farm, the meeting was temporarily suspended for approximately 10 minutes due to a blackbird flying into the room, whilst Councillors and members of the public encouraged it to fly out.

REPORTED DECISIONS: (for noting)

20/502836 **Aydhurst Farm Oast, Marden Road TN12 OPD** - Demolition of existing barn, removal of existing yard area, and erection of 2no. dwellings (revised scheme to 19/504561/FULL). APPEAL DISMISSED. SPC had recommended Refusal (Min 1494P, 1504P, 1538P). NOTED by Councillors.

20/503155 **River Farm, Chart Hill Road TN12 ORW** - Change of use of land for the siting of 20 worker caravans together with the erection of a laundry and games room and associated access and car parking area. MBC WITHDRAWN. SPC had recommended Refusal (Min 1499P). NOTED by Councillors.

21/500824 **The Rockin Robin Smokery, High Street TN12 OAH** - Installation of external extraction flue to the side of building. MBC GRANTED with 6 conditions. SPC had recommended Approval (Min 1542P). NOTED by Councillors.

Chairman's initials

- 21/500869 **2 The Quarter, Cranbrook Road TN12 OEP** - Erection of two storey rear extension, including roof and external alterations. MBC GRANTED with 3 conditions. SPC had recommended Approval. NOTED by Councillors.
- 21/501116 **Newstead Farm, Couchman Green Lane TN12 ORT** - Demolition of barn and erection of 3(no) detached dwellinghouses. MBC REFUSED. SPC had recommended Refusal (Min 1545P). NOTED by Councillors.
- 21/501147 **Home Farm, Couchman Green Lane TN12 ORU** - Outline application for the demolition of existing kennels, hardstanding and associated buildings and removal of dog track and erection of up to 51no. dwellings with new access from Headcorn Road (Access only being sought). MBC WITHDRAWN. SPC had recommended Refusal (Min 1542P). NOTED by Councillors.
- 21/501309 **19 Gybbon Rise TN12 OLT** - Erection of a detached three bedroom dwelling together with a proposed driveway and dropped kerb for existing dwelling. MBC REFUSED. SPC had recommended Approval (Min 1542P). NOTED by Councillors.
- 21/501385 **35 Bathurst Road TN12 OLG** - Erection of a single storey side extension. MBC GRANTED with 3 conditions. SPC had recommended Approval. (Min 1542P). NOTED by Councillors.
- 21/501449 **Penryn, Station Road TN12 OPY** - Approval of Reserved Matters of access, appearance, landscaping, layout and scale following an outline application 19/503527/OUT for an outline application for demolition of existing chalet bungalow, detached garage and shed; erection of 4no. dwellings with creation of new access and associated parking; matters relating to access, layout, appearance, landscaping and scale reserved for future consideration. MBC GRANTED with 16 conditions. SPC had Noted the application (Min 1546P). NOTED by Councillors.
- 21/501507 **13 Iden Crescent TN12 ONX** - Demolition of existing conservatory and car port. Erection of a single storey rear extension, a two-storey side extension and a single storey front extension. MBC REFUSED. SPC had recommended Approval (Min 1545P). NOTED by Councillors.
- 21/501603 **Weald Cottage, Maidstone Road TN12 ORE** - Erection of a detached garage with office above and external staircase. MBC REFUSED. SPC had recommended Approval (Min 1545P). NOTED by Councillors.
- 21/501642 **30 Chestnut Avenue TN12 ONJ** - Erection of a single storey front, single storey side and two storey side and rear extensions. MBC GRANTED with 5 conditions. SPC had recommended Refusal (Min 1545P). NOTED by Councillors.
- 21/501660 **1 Hallwards TN12 ONT** - Single storey rear extension. MBC GRANTED with 3 conditions. SPC had recommended Approval (Min 1545P). NOTED by Councillors.
- 21/501667 **10 Slaney Road TN12 OSE** - Conversion of a garage into a habitable space. Associated internal and external alterations. MBC GRANTED with 3 conditions. SPC had recommended Approval (Min 1545P). NOTED by Councillors.
- 21/501827 **2 Myrtle Cottage, Station Road TN12 OPZ** - Demolition of existing porch and conservatory. Erection of a new front porch, bay window and single storey rear extension. Roof alterations to create additional second floor accommodation with 2

no. roof lights to front. MBC REFUSED. SPC had recommended Approval (Min 1545P). NOTED by Councillors.

21/501969 **23 Sergison Crescent TN12 OFP** - Erection of a conservatory to rear. MBC GRANTED with 3 conditions. SPC had recommended Approval (Min 1546P). NOTED by Councillors.

21/501987 **3 Watkins Close TN12 OPT** - Single storey rear extension. MBC GRANTED with 3 conditions. SPC had recommended Approval (Min 1546P). NOTED by Councillors.

21/502222 **18 Great Threads TN12 OFN** - Prior notification for a proposed single storey rear extension which: A) Extends by 4.50 metres beyond the rear wall of the original dwelling. B) Has a maximum height of 4.00 metres from the natural ground level. C) Has a height of 3.00 metres at the eaves from the natural ground level. MBC Full Planning Permission Required. SPC had No Objection (DPD). NOTED by Councillors.

PUBLIC FORUM – No further comments made.

Proceedings ended at 8.50pm.

Chairman.....