

1611P

MINUTES OF A MEETING OF STAPLEHURST PARISH COUNCIL'S PLANNING COMMITTEE HELD ON MONDAY 04 JULY 2022 AT 7.30 P.M. AT SOUTH HALL, STAPLEHURST VILLAGE CENTRE

PRESENT: Cllrs. Buller, McLaughlin, Riordan & Sharp

ALSO PRESENT: K Bell (Locum Clerk), Ilke Representative x 1 & 3 residents

APOLOGIES: Cllr. McClean

Cllr. Sharp opened the meeting and welcomed all present

Public Forum

Residents present were invited to put questions to the council. They declined at this stage in the proceedings and asked to be afforded the opportunity to present questions to the Ilke representative under item 6. This was agreed.

1. APOLOGIES AND REASONS FOR ABSENCE

The Committee was advised that apologies had been received from Cllr. McLean (Prior Commitment) It was proposed, seconded and:

RESOLVED: That the apologies be accepted. **Unanimous**

It was noted that Cllr. McLean had submitted late apologies in respect of the meeting held on 13 June 2022.

2. COUNCILLOR DECLARATIONS

- Cllr. Riordan declared an interest in planning application 22/503057/PNR on the basis that he had carried out work on the premises and the planning applicant was known to him.
- Cllr Riordan requested a dispensation in respect of planning enforcement at 16a Bower Walk on the basis that the property owner was known to him. This was agreed.

3. APPROVAL OF PLANNING COMMITTEE MINUTES: It was proposed, seconded and:

RESOLVED: That the following amendments would be made

Minute 6 Inclusion: Cllr Buller declared that she had been lobbied in respect of Wentways

Minute 9 Inclusion: Clerk would request that planning application 22/502349 be considered by MBC's Planning Committee.

Unanimous

It was then

RESOLVED: That the minutes be signed by the Committee Chairman as a correct record of the proceedings **(By Majority, PR abstained)**

4. TERMS OF REFERENCE: Following a discussion, it was proposed, seconded and

RESOLVED: That the Committee Terms of Reference would include the following clause "To agree at Planning Committee meetings if minded to refer an application to MBC for enforcement" **Unanimous**

These minutes are not verbatim but a summary of discussion and decisions made at the meeting

Signed

Committee Chairman

Date

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5. **URGENT ITEMS:** There were none

6. **ILKE PROPOSALS FOR LODGE ROAD:**

The representative from Ilke was invited to present the planning proposals for Lodge Road. The information was received with interest and councillors took the opportunity to ask questions. The Chair then invited residents present to ask questions. It was noted that a planning application had been received (reference 22/502933) which would be considered by the Planning Committee on 18 July 2022.

7. **APPEAL NOTIFICATIONS**

21/504975/OUT Outline application for the erection of up to 2 no detached dwellings and creation of new vehicular access (Access and Layout being sought) at Land Adjacent to West View, Maidstone Road, Staplehurst.

It was proposed, seconded and:

RESOLVED: That SPC would reiterate its representations to the Planning Inspectorate. **Unanimous**

8. **FULL PLANNING APPLICATIONS**

RESOLVED: To comment as follows to MBC:

22/502825/FULL Alterations to detached stables to create gym and studio for use ancillary to main dwelling at Exhurst Manor, Frittenden Road, Staplehurst, Kent, TN12 0FH

NO OBJECTION subject to conditions

- The proposed alterations to be used in conjunction with the host dwelling and would remain ancillary to the main dwelling
- That no separate hereditament was created.

9. **LISTED BUILDING APPLICATIONS:**

RESOLVED: To comment as follows to MBC:

22/502826/LBC Alterations to detached stables to create gym and studio for use ancillary to main dwelling at Exhurst Manor, Frittenden Road, Staplehurst, Kent, TN12 0FH

NO OBJECTION subject to conditions

- The proposed alterations to be used in conjunction with the host dwelling and would remain ancillary to the main dwelling
- That no separate hereditament was created.

10. **REVISED DETAILS:** None received

11. **PRIOR NOTIFICATION:** The following was noted

22/503057/PNR Prior Notification for change of use of part existing agricultural grain store to offices. 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 at Slaney Place, Headcorn Road, Staplehurst Kent TN12 0DT

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12. LAWFUL DEVELOPMENTS: The following were noted

22/502923/LAW/PRO (Proposed) demolition of existing conservatory, erection of a two-storey side and front porch extension including changes to fenestration at Meadowcroft House, Goudhurst Road, Staplehurst

22/502940/LDCEX (Existing) for continued use of 3 no holiday let accommodation units as independent residential units (Non-compliance with condition 2 of application MA/04/0875) AT Cradducks Farm, Goudhurst Road, Staplehurst

13. SUBMISSION OF DETAILS: The following was noted

22/502733/SUB Submission of details pursuant to conditions 6 (landscape scheme) and 9 (biodiversity enhancement scheme) of application 19/504561/ FULL at Aydhurst Farm Oast, Marden Road, Staplehurst, Kent, TN12 0PD

14. TREE ORDERS: None received

15. PLANNING ENFORCEMENT INVESTIGATIONS

ENF/22/500434/BOC Parking at 16A Bower Walk, Staplehurst, Kent, TN12 0LU

It was reported that MBC had opened a planning enforcement investigation. Following a discussion, it was proposed, seconded and:

RESOLVED: That MBC would be advised that as the bulk of the development was in accordance with the approved plans and there was only a minor issue with the parking that a formal enforcement investigation seemed unnecessary when the minor breach could be remedied by the submission of an amended parking plan.

19/500826/CRVNP2 Use of land for the stationing of 8 no portable bell tents, 4 no portable shower and toilet cubicles and a caravan for office use at Silverlocks, Staplehurst, TN12 0DP

It was reported that MBC had advised that whilst they had received a planning application it was invalid and that the applicant had been given until 30 June 2022 in order to submit additional information. It was noted that enforcement action had currently been put on hold.

16. REPORTED DECISIONS: The following were noted

22/501728/FULL Erection of a first-Floor side/rear extension at 25 Iden Crescent, Staplehurst, Tonbridge, Kent, TN12 0NX

APPLICATION PERMITTED
SPC recommended approval

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21/506207/FULL Redevelopment of the former Staplehurst Service Station for retirement living accommodation for older people (60 years of age and / or partner over 55 years of age) comprising 27 retirement apartments and 2 retirement cottages including communal facilities, access. Car parking and landscaping at Staplehurst Service Station, High Street, Staplehurst, TN12 0BN

APPLICATION REFUSED

SPC recommended refusal

22/501669/FULL Erection of a two-storey side extension and changes to fenestration at 46 Stanley Close, Staplehurst, TN12 0TA

APPLICATION REFUSED

SPC recommended approval

22/501140/FULL Proposed dropped kerb and vehicular access and creation of a driveway at 1 The Quarter, Cranbrook Road, Staplehurst, TN12 0EP

APPLICATION PERMITTED

SPC recommended refusal

22/502007LDCEX Lawful Development Certificate (Existing) for the continued use of land as garden land in connection with the residential use of Woodside at Woodside Wilden Park Road Staplehurst Tonbridge Kent TN12 0HL

APPLICATION PERMITTED

SPC no comment

17. PROPOSED MATHURST SOLAR FARM – Public Consultation Event

It was reported that an email had been received from Renewable Connections who were working with a landowner on land to the south of Staplehurst to facilitate the development of a new solar farm called Mathurst Solar Farm. It was noted that a public consultation event was due to be held in Staplehurst in late July and that SPC would be provided with regular updates. Following a discussion, it was proposed, seconded and:

RESOLVED: That further information in respect of the public consultation event would be obtained from Renewable Connections. **Unanimous**

18. DATE AND TIME OF NEXT MEETINGS: Confirmed at 18 July 2022 and 25 July 2022

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Signed

Committee Chairman

Date