

MINUTES OF THE MEETING OF STAPLEHURST PARISH COUNCIL
PLANNING COMMITTEE

held at South Hall, Staplehurst Village Centre on
Monday 4th November 2019 at 7.00 p.m.

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

APOLOGIES: none, as all councillors were present.

APPROVAL OF PLANNING COMMITTEE MINUTES: Minute Pages 1457P-1459P of 14th October 2019 were approved, signed by Councillor Sharp and made available at <http://www.staplehurst-pc.uk/community/staplehurst-parish-council-13607/planning-committee/>.

URGENT ITEMS: none raised.

COUNCILLOR DECLARATIONS:

1. Declarations of Lobbying – Councillors Bowden and Riordan declared they had been lobbied about 19/504987. Councillor Buller declared she had been lobbied about applications 19/503527 and 19/505160.
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.

FULL PLANNING APPLICATIONS: (for recommendation)

- 19/504228 **Green Court, High Street TN12 0AP** – Erection of rear conservatory.
- 19/504229 **Green Court, High Street TN12 0AP** – Listed Building Consent for the erection of rear conservatory.
Councillors discussed 19/504228 and 19/504229 together and recommended APPROVAL of both applications to the MBC Planning Officer.
- 19/504987 **Tallow Barn, Fitzgerald Close TN12 0FD** – Erection of a part single storey, part two storey front/side extension. Although they had some concern about potential loss of privacy by neighbouring properties (Local Plan policy DM9 (1)(iii) refers), by majority vote Councillors recommended APPROVAL to the MBC Planning Officer.
- 19/505157 **Mobile Home at Newstead Farm, Couchman Green Lane TN12 0RT** – Erection of stables and sand school. Councillors observed that the application was similar to the refused application 19/502096 (Mins 1435P, 1442P, 1458P), although the mobile home for which temporary consent had expired had been removed from its scope. They expressed disappointment that, notwithstanding their previous comments, there was no evidence that the status of the mobile home had been addressed. They commented that a sustainable business plan for the stables and sand school was still necessary, to include commentary on provision for animal welfare, and expressed concern about the flood risk given that the site was located in Zone 3. RESOLVED: recommend REFUSAL to the MBC Planning Officer.
- 19/505160 **12 Bathurst Close TN12 0NA** - Erection of 1no. new semi-detached dwelling adjoining 12 Bathurst Close, with associated landscaping/parking. Councillors observed that the proposal contained four parking spaces compared to three in application 19/503440 (for an extension rather than a new dwelling). They felt the design of the parking provision was not conducive to driver and pedestrian safety

and thereby failed to meet the requirements of Local Plan policy DM1 (ix). They felt the proposal would represent overdevelopment of the corner site and would not satisfy the requirements of Local Plan policy DM11. RESOLVED: recommend REFUSAL and referral to MBC Planning Committee were the Planning Officer minded to approve the application (Councillor Sharp to provide comments for Committee meeting in case of need).

NON-MATERIAL AMENDMENT: (for recommendation)

KCC/TW/0231/2019 **Knoxbridge Farm, Cranbrook Road TN17 2BT** – to introduce a Grid Entry Unit Package. RESOLVED recommend APPROVAL to KCC.

PRIOR NOTIFICATION: (for noting)

19/505186 **Agricultural Barn at Newstead Farm, Couchman Green Lane TN12 0RT** - for change of use of 1no. agricultural building and land within its curtilage to 3no. dwelling houses. NOTED by Councillors. They commented: the notification did not indicate whether the agricultural building and associated machinery in question were redundant; the site location in flood risk zone 3 was cause for concern.

REVISED DESCRIPTION:

19/503527 **Penryn, Station Road TN12 0PY** – from Demolition of existing chalet bungalow, detached garage and shed. Erection of 4no. dwellings with creation of new access and associated parking (SPC had recommended Refusal (Min 1450P)) to *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.* Councillors stated that their previous comments on the application (Min1450P) remained valid. They said they were strongly opposed to piecemeal assessment via outline application and reserved matters, requesting that all relevant issues should be considered as part of a full application. Their recommendation remained REFUSAL to MBC Planning Committee if the Planning Officer were minded to approve the application.

SUBMISSION OF DETAILS: (for comment/noting)

19/505102 **Hen & Duckhurst Farm, Marden Road TN12 0PD** - Submission of Details to Discharge Condition 2 (Operation and Maintenance Manual - Sustainable Drainage Scheme) Subject to 17/506306/REM. Councillors expressed concern that the proposed manual included a report that identified failings in the proposed drainage scheme. They asked for confirmation and evidence that the failings identified in the Surface Water and Foul Drainage Appraisal 18-076-001 (January 2019) had been resolved.

TREE WORKS: (for comment/noting)

19/504788 **1 Little Loddenden, High Street TN12 0AD** - Conservation Area Notification for (T1) 1 x - Scot's pine tree. Poor specimen very close to property. Plan to prune back from house to give a lateral clearance of 1m and thin removing any crossing and small branches. (T2) - 1 x sycamore tree fell to stump level as poor specimen with evidence of damaged bark. (T3) - 1 x bay tree. Fell to stump level as too large for position and (G1) - 2 x sycamore trees. Plan to reduce and shape by up to 30% to

improve amenity value and light to garden. RESOLVED: recommend APPROVAL subject to the satisfaction of the Tree Officer.

19/505169 **2 Surrenden Court, High Street TN12 0EZ** - Conservation Area Notification - T1 Hazel - Dismantle fell. Councillors observed that the application gave no reason for the proposed felling and requested further information.

REPORTED DECISIONS: (for noting)

19/502517 **Hush Heath Winery, Five Oak Lane** - pursuant to Conditions 2: Landscape scheme, 8: Details of cycling parking, 9: Biodiversity scheme, 10: Surface water drainage scheme, 12: Details of decentralised & renewable or low-carbon sources of energy, & 13: Details of any plant or ducting system to be used (original application ref: 17/502611/FULL for Proposed new processing hall, including visitor tasting room and administration offices. Extension to existing barn for the storage of bottles) MBC approves. SPC had Commented (Min 1422P,1457P). NOTED by Councillors.

19/503873 **Land South of South Cottage, High Street** – retrospective application for erection of a temporary security fence on west boundary MBC REFUSED. SPC had recommended Refusal (Min 1449P). NOTED by Councillors.

19/503934 **10 North Down** – Extension of dormer over flat roof to enlarge two bedrooms and allow access to a third via new corridor MBC REFUSED. SPC had recommended Approval (Min 1450P). NOTED by Councillors.

19/504289 **Knoxbridge Farm, Cranbrook Road** - Construction of an access road for agricultural and residential use. Change of use of land from agricultural to residential use and landscaping MBC GRANTED with 4 conditions. SPC had recommended Approval (Min 1454P). NOTED by Councillors.

19/504351 **51 Jeffery Close** – erection of a two-storey side extension to existing dwelling to provide a new study, wc and utility room at ground floor and a new bedroom and en-suite wc to first floor MBC GRANTED with 4 conditions. SPC had recommended Approval (Min 1454P). NOTED by Councillors.

Chairman.....

PUBLIC FORUM – No items were raised.

Proceedings ended at 7.42pm.