

MINUTES OF THE MEETING OF STAPLEHURST PARISH COUNCIL  
PLANNING COMMITTEE  
South Hall, Village Centre  
Monday 23<sup>rd</sup> May 2022 at 7.30 p.m.

**PRESENT:**

Councillors, Buller, McLaughlin, and Sharp who was in the Chair, and Parish Clerk, Miss A Smith. Councillor McLean joined after application 22/501669 had been decided.

**APOLOGIES:**

Apologies were received and accepted from Councillor Riordan for personal commitments.

**PUBLIC FORUM**

Eight residents attended the meeting. One residents spoke in support of application 22/502288 and against application 21/506207 and also drew the Committee's attention to application 22/502336 where the labelling on the drawings suggested they were not the correct drawings.

**APPROVAL OF PLANNING COMMITTEE MINUTES:**

The minute pages 1599P-1601P of 5<sup>th</sup> May 2022 were approved and signed by Councillor Sharp and are available at <http://www.staplehurst-pc.uk/community/staplehurst-parish-council-13607/planning-committee/>.

**URGENT ITEMS:**

Councillor Sharp advised that she wished to comment on a planning enforcement matter.

**COUNCILLOR DECLARATIONS:**

1. Declarations of Lobbying – Councillors Buller, McLean, McLaughlin, and Sharp all declared they had been lobbied in respect of applications 21/506207 and in respect of the planning enforcement site Silverlocks, Cradducks Lane
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)**

- 22/501669     **46 Stanley Close Staplehurst Tonbridge Kent TN12 0TA** Erection of a two-storey side extension and changes to fenestration. Councillors commented that it was a shame that the fenestrations were out of alignment with the existing. Councillors RESOLVED to recommend APPROVAL to the MBC Planning Officer.
- 22/502028     **24 Corner Farm Road Staplehurst Tonbridge Kent TN12 OPS** Garage conversion including raising of roof height, erection of a single storey rear extension and insertion of 1no roof light east elevation. Councillors RESOLVED to recommend APPROVAL to the MBC Planning Officer.

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- 22/502154 **Exhurst Manor Frittenden Road Staplehurst Kent TN12 0FH**  
Erection of replacement entrance walls and gate. Councillors RESOLVED to recommend APPROVAL to the MBC Planning Officer.
- 22/502288 **1 Henhurst Farm Cottages Pinnock Lane Staplehurst Kent TN12 0EN**  
Erection of a single storey lean-to front extension and garage conversion to create a playroom/study area, including the addition of 1no. ground floor window and 2no. first floor windows to the side elevation. Councillors RESOLVED to recommend APPROVAL to the MBC Planning Officer.
- 22/502336 **8 Bathurst Close Staplehurst Tonbridge Kent TN12 0NA** Erection of a rear conservatory. Councillors noted that the drawings had an incorrect address on them. They proceeded to consider the application on the assumption that the drawings were correct but the labelling had failed to be updated. Councillors RESOLVED to recommend APPROVAL to the MBC Planning Officer.

**REVISED DETAILS:** (for comment/noting)

- 21/506207 **Staplehurst Service Station High Street Staplehurst Kent TN12 0BN**  
Redevelopment of the Former Staplehurst Service Station for retirement living accommodation for older people (sixty years of age and/or partner over fifty-five years of age) comprising 27 retirement apartments and 2 retirement cottages including communal facilities, access, car parking and landscaping. Councillors commented that they stood by their previous comments regarding the lack of adequate parking for both residents, staff and visitors which would have a detrimental impact on neighbours, in particular Cornforth Close and Chestnut Avenue as the only close by potential legal parking alternatives. They remained of the opinion that the application is still against policies DM1 and DM23 of MBC Local Plan, in particular by not meeting the required standards for parking for the number and nature of the properties being proposed. Councillors noted the change in the application suggesting that the target audience would now be for residents over the age of 60 or partners over the age of 55 years. Councillors felt that this category of residents would be expect to have access to at least one vehicle and would be dependent on the car for transport, to and from areas within and outside of the Parish such as for hospital visits which are extremely difficult to access via public transport. The applicants reliance on public transport is extremely flawed particularly given the recent announcements of the reduction in the services of the No. 5 Bus Route which is already significantly unreliable. This would result in residents not being able to get a bus in and out of the village in the evenings to access leisure facilities and theatres etc in Maidstone or surround areas. Councillors questioned the choice of comparators used by the applicant, Pickering has substantively greater local amenities and facilities as does Bembridge and are not comparable at all. Staplehurst does not have many local amenities within walking distance, for example there is no bank and very limited retail provision or cafes/restaurants, all of which increases the need for the use of a vehicle. Councillors raised significant oncerns about the potential for huge disruption during any construction phase, as local experience suggests that parking on the site for workers would be inadequate and would flood the limited local parking in Chestnut avenue and Cornforth Close. In the event that the application is ultimately approved they felt that there is a strong need for a construction management plan to include parking provisions. Finally Councillors would refer the MBC Planning Officer to the recent traffic survey data which demonstates there is a significant increase in traffic along the A229, both north and southbound, including an

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increase in speeding. Their recent (Nov 2021) traffic survey data that, among other things, indicate over 70,000 traffic movements through the Cuckolds crossroads per week. Councillors RESOLVED to recommend REFUSAL to the MBC Officer and request that the application be referred to the Planning Committee were the Planning Officer minded to approve it.

**LAWFUL DEVELOPMENTS;** (for comment/noting)

22/502007 **Woodside Wilden Park Road Staplehurst Tonbridge Kent TN12 OHL**  
Lawful Development Certificate (Existing) for the continued use of land as garden land in connection with the residential use of Woodside. Councillors NOTED the application.

**SUBMISSION OF DETAILS:** (for comment/noting)

22/502377 **Denholm Clapper Lane Staplehurst Tonbridge Kent TN12 OJL** Submission of details pursuant to condition 4 (Biodiversity) in relation to planning permission 21/506261. Councillors NOTED the application.

22/502382 **10 Hurst Close Staplehurst Tonbridge Kent TN12 OBX** Submission of details pursuant to condition 2 (biodiversity enhancement scheme) of application 22/501122. Councillors NOTED the application.

22/502360 **Newstead Farm Couchman Green Lane Staplehurst Tonbridge Kent TN12 ORT** Submission of details pursuant to condition 5 (external lighting details) of application 21/506233. Councillors NOTED the application.

**TREE ORDERS;** (for comment/noting)

22/502190 **13 Lime Trees Staplehurst Tonbridge Kent TN12 OSS** TPO application to fell/remove one Scots Pine. Councillord RESOLVED to DEFER to the MBC Tree Officers decision.

**REPORTED DECISIONS: (for noting)**

22/501102 **Newstead Farm Couchman Green Lane Staplehurst Kent TN12 ORT**  
Submission of details pursuant to condition 4 (disposal of run-off), condition 5 (external lighting), condition 6 (landscape scheme) and condition 8 (details for a scheme for the enhancement of biodiversity) in relation to planning permission 21/506233 MBC split decision (approved 4,6,8, but refused 5) SPC noted 1593P – 1594P. Councillors NOTED the decision.

20/505611 **Dickens Gate Marden Road Staplehurst Tonbridge Kent TN12 OPD**  
Submission of Details to Discharge Condition 18 - Foul and surface water sewerage disposal subject to 14/502010. MBC approved. SPC objected in Dec 2020. Councillors NOTED the decision.

22/501135 **Overbridge Farm Marden Road Staplehurst Tonbridge Kent TN12 OJH**  
Prior notification for the change of use of existing agricultural building to 1no dwellinghouse and associated operation development. 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 - Whether the location or siting of the building makes it otherwise impractical or

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undesirable for the use of the building to change from agricultural use to C3 (dwellinghouses) - Design and external appearance impacts on the building - Provision of adequate natural light in all habitable rooms of the dwellinghouses. MBC refused. SPC objected 1593P. Councillors NOTED the decision.

- 2/501329      **21 Fletcher Road Staplehurst Tonbridge Kent TN12 0LP**  
 Prior notification for a proposed single storey rear extension which: A) Extends by 4.20 metres beyond the rear wall of the original dwelling. B) Has a maximum height of 2.77 metres from the natural ground level. C) Has a height of 2.77 metres at the eaves from the natural ground level. MBC approved. SPC made comments 1597P. Councillors NOTED the decision.
- 22/500971      **The Falcons Clapper Lane Staplehurst Tonbridge Kent TN12 0JS**  
 Conversion of garage roof, to form ancillary accommodation to main dwelling, with insertion of 1no. side dormer. MBC approved with 4 conditions SPC recommended approval 1592P. Councillors NOTED the decision.
- 22/501122      **10 Hurst Close Staplehurst Tonbridge Kent TN12 0BX** Erection of a single storey front extension, first floor side extension and removal of chimney. MBC approved with 4 conditions SPC recommended approval 1592P. Councillors NOTED the decision.
- 22/500739      **Land at Former Wild Duck Marden Thorn Marden Kent TN12 9LH** Erection of 2(no) dwellings with associated garaging, parking, amenity, and landscape enhancements. WITHDRAWN SPC recommended refusal 1592P. Councillors NOTED the decision.
- 22/501047      **Balfour Winery Five Oak Lane Staplehurst Maidstone Kent TN12 0HT**  
 Retention of marquee to be sited for a period of 3 years for continued use for ancillary purposes to the existing winery site. MBC refused. SPC made comments 1596P. Councillors NOTED the decision.
- 22/501001      **Poppy's Day Nursery Headcorn Road Staplehurst Tonbridge Kent TN12 0BU** Erection of 2 no. garden buildings to provide additional childcare and staff training accommodation. MBC approved with 7 conditions SPC made comments 1593P. Councillors NOTED the decision.

**PUBLIC FORUM** – Several residents who are business owners raised queries about a previous application 22/501684, regarding a change of use for a unit in the Parade shopping area.

Proceedings ended at 8.50pm.

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