

MINUTES OF THE MEETING OF STAPLEHURST PARISH COUNCIL  
 PLANNING COMMITTEE  
 South Hall, Village Centre  
 Monday 6<sup>th</sup> December 2021 at 7.30 p.m.

**PRESENT:**

Councillors, Buller, Bowden, Riordan and Sharp who was in the Chair and Parish Clerk, Miss A Smith.

**APOLOGIES:**

Apologies were received and accepted from Councillor Smith due to work commitments.

**PUBLIC FORUM**

Eight residents attended the meeting. Two residents spoke in against application 21/506005.

**APPROVAL OF PLANNING COMMITTEE MINUTES:**

The minute pages 1572P-1574P of 15<sup>th</sup> November 2021 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:**

No Urgent Items

**COUNCILLOR DECLARATIONS:**

1. Declarations of Lobbying – Councillors Buller she had been lobbied in respect of applications 21/506031, 21/505895 and 21/506005.
2. Declarations of Changes to the Register of Interests – None declared.
3. Declarations of Interest in Items on the Agenda – Councillor Buller declared that she knew the applicant of 21/506147 and Councillor Riordan declared that he knew and had worked for the applicant of 21/506147.
4. Requests for Dispensation – Councillors Buller and Riordan requested and were granted a dispensation to participate in discussion and voting on 21/506147 in accordance with Section 33(2)(c) of the Localism Act 2011.

**FULL PLANNING APPLICATIONS: (for recommendation)**

21/505730     **40 Iden Crescent TN12 0NU** - Erection of single storey side extension and front and rear access ramps. Councillors RESOLVED to recommend APPROVAL to the MBC Planning Officer.

21/506020     **Waysmeet, Clapper Lane TN12 0JT** - Erection of single storey rear extension to pool room, with alterations to roof including conversion of loft into habitable space, creation of front balcony and external alterations. Councillors RESOLVED to recommend APPROVAL to the MBC Planning Officer with the following condition, that the building remain within the curteledge of the host property.

Chairman's initials .....

- 21/506031 **33 Slaney Road TN12 OSE** - Erection of a single storey side extension. Councillors RESOLVED to recommend APPROVAL to the MBC Planning Officer.
- 21/506147 **Bell Ridge, 17 Bell Lane TN12 OBB** - Erection of rear conservatory. Councillors RESOLVED to recommend APPROVAL to the MBC Planning Officer.
- 21/506233 **Newstead Farm, Couchman Green Lane TN12 ORT** - Extension to existing stables. Councillors raised concerns that the area is subject to surface water flooding and requested that the MBC Planning Officer ensure that there is sufficient mitigation for potential flooding to ensure that the welfare of the horses is maintained. Councillors also noted that the transport statement seemed to be missing, despite being referred to in the application. Councillors raised concerns about increased traffic but felt unable to comment fully due to the missing transport statement. On balance however, Councillors RESOLVED to recommend APPROVAL to the MBC Planning Officer, subject to them taking into consideration the concerns raised.

**LAWFUL DEVELOPMENT: (for comment/noting)**

- 21/505750 **Little Acre, Marden Road TN12 OJH** - for the continued use of land for the siting and occupation of a mobile home as a permanent, independent residential dwelling house. After much discussion Councillors concluded that they felt there was insufficient information to comment on this application. They raised serious concerns as to whether the application met the criteria for a lawful development certificate and requested that the MBC Planning Officer clarify the reasons how this did meet the criteria to allow the Staplehurst Planning Committee to reconsider the application. In the event that the MBC Planning Officer is unable to clarify the eligibility, Councillors requested that the application be referred to the MBC Planning Committee.
- 21/506005 **Balfour Winery, Hush Heath Estate, Five Oak Lane TN12 OHT** - for proposed erection of agricultural shed/barn. Councillors raised serious concerns about the eligibility of the application to be considered for a Lawful Development Certificate. Councillors believed that the application should be brought forward as a Full Planning application so that all of the concerns raised by individuals relating to the application, could be considered fairly. Specifically, Councillors shared the concerns of residents that the qualifying area of land may not meet the criteria for a LDC due to the amalgamation of several parcels of land that do not appear to be owned by the applicant. Councillors also raised the following additional concerns; that despite being referred to, no Eco policy had been submitted; that light pollution could be emitted from the proposed windows located in the building in an area which is extremely rural and that the location of the proposed building, close to a large number of listed buildings, needs to be taken into consideration. Councillors requested that the MBC Planning Officer confirm the eligibility of the site to meet the criteria for a Lawful Development Certificate.

**LISTED BUILDING CONSENT: (for comment/recommendation)**

- 21/505895 **Oaks Farmhouse, High Street TN12 OBH** - for retention of three rooflights on the rear roof slope (works completed). Councillors RESOLVED to recommend APPROVAL to the MBC Planning Officer, although they wished to note their disquiet that the application was 11 years retrospective of the work being completed.

Chairman's initials .....

- 21/506013 **Great Newstead Manor, Couchman Green Lane TN12 0RT** - for addition of 1no. dormer window to the north-west elevation and 2no. dormer windows to the south-east elevation into the existing attic rooms. Councillors RESOLVED to recommend APPROVAL to the MBC Planning Officer.

**PRIOR NOTIFICATION: (for comment/noting)**

- 21/505937 **Overbridge Farm, Marden Road TN12 0JH** - for the change of use of agricultural building into 1no. residential dwelling and associated operation development. Councillors wished to comment on the application as follows; they noted that information now provided for a parking space for the building, but they would still like to have seen clear information on the plans regarding bin storage along with the proposals for foul waste and gas or oil services. They noted that the access is very narrow which could result in difficulty when turning. Additionally, they commented that the exit from the site onto the Marden Road was a tricky junction in an area of road with a 60mph speed limit. Councillors also expressed concern that the site is not in a sustainable location and any residents would be entirely reliant on the use of a car.

**TREE WORKS: (for comment/noting)**

- 21/505348 **All Saints C Of E Church, High Street** - Conservation Area notification: T1- Mature ASH - Reduce to a height of 10-14m and to width of 8-10m. T2- Mature ASH - Reduce to a height of 9-10m and a width of 7m. Tree is a multi-stemmed tree. T3- Semi Mature Scott's pine. Reduce main leader overhanging adjacent field by up to 3m at suitable branch junction to rebalance crown. Councillors NOTED the application and requested that the Tree Officer review the application prior to any decision being made.

**REPORTED DECISIONS: (for noting)**

- 21/502623 **Land Adjacent to Bridge House, Couchman Green Lane TN12 0RS** - Retrospective application for the retention of a storage unit and summerhouse together with minor extension of the access track in connection with the use of land as a hobby farm at land associated with Bridge House, Couchman Green Lane (Resubmission of 20/502913/FULL). MBC GRANTED with 10 conditions. SPC had recommended Refusal (Min 1548P). Councillors NOTED the decision.
- 21/504380 **46 Stanley Close TN12 0TA** - Erection of a two-bedroom attached dwelling. MBC REFUSED. SPC had recommended Approval (Min 1565P). Councillors NOTED the decision.
- 21/504549 **St Helier, Headcorn Road TN12 0BS** - Erection of a single storey rear extension with internal alterations. MBC GRANTED with 3 conditions. SPC had recommended Approval (Min 1569P). Councillors NOTED the decision.
- 21/504955 **Mistley, Maidstone Road TN12 0RG** - Erection of extensions to the front and a single storey rear extension to include assisted bedroom, assisted wet room with live-in carer's accommodation to provide disabled accessibility for a disabled person. MBC GRANTED with 4 conditions. SPC had recommended Approval (Min 1566P). Councillors NOTED the decision.

- 21/505072     **1 Newtown Cottages, George Street TN12 ORA** - Erection of a two-storey side extension with rooms within the roof space, including alterations to the existing dwelling. MBC GRANTED with 4 conditions. SPC had recommended Approval (Min 1566P). Councillors NOTED the decision.
- 21/505151     **28 Butcher Close TN12 OTJ** - Conversion of existing integral garage into living accommodation to provide study/bedroom with en-suite shower room, including creation of new pitched roof. MBC GRANTED with 3 conditions. SPC had recommended Approval (Min 1566P). Councillors NOTED the decision.
- 21/505167     **The Hop Picking Machine Shed, Mathurst Farm, Goudhurst Road TN12 OHQ** - Prior notification for the change of use of agricultural buildings to 2no. dwellings (Class C3) and associated operation development. MBC GRANTED with 2 conditions. SPC had Noted (Min 1570P). Councillors NOTED the decision.
- 21/505319     **1 Old Bell Place TN12 OFE** - Proposed two storey infill extension complete with catslide roof and rear facing dormer. MBC GRANTED with 3 conditions. SPC had recommended Approval (Min 1570P). Councillors NOTED the decision.

**PUBLIC FORUM** – During the meeting, the Chair invited residents to speak on the following applications 21/505750 and 21/505937 to provide more information for the Committee. No comments were made at the end of the meeting.

Proceedings ended at 8.23pm.

Chairman.....