

MINUTES OF THE MEETING OF STAPLEHURST PARISH COUNCIL
PLANNING COMMITTEE
held at South Hall, Staplehurst Village Centre on
Monday 1st April 2019 at 7.00 p.m.

PRESENT: Councillors Ashby, Buller, Silkin, Smith and Sharp who was in the chair. Ex Officio: Chairman Burnham.
Parish Clerk: Mr MJ Westwood

APOLOGIES: Councillors Forward and Pontet whose reasons for apology were accepted.

APPROVAL OF PLANNING COMMITTEE MINUTES: Minute Pages 1425P-1427P of 11th March 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 requested.

COUNCILLOR DECLARATIONS:

1. Declarations of Lobbying – Councillors Ashby, Buller and Smith declared they had been lobbied about 19/501105. Councillors Buller and Burnham declared they had been lobbied about 19/501369.
2. Declarations of Changes to the Register of Interests – Councillor Burnham declared he had submitted a new notification of interests declaration.
3. Declarations of Interest in Items on the Agenda – none declared.
4. Requests for Dispensation – none requested.

APPEAL HEARING NOTIFICATION:

17/504433 **Perfect Place, Frittenden Road** – Linked planning and enforcement appeal: Change of use from gypsy caravan site to mixed use for residential gypsy caravan site and for keeping of horses, including the stationing of 6 caravans, of which no more than 3 shall be static, the erection of 3 amenity buildings, 3 stable buildings, fencing and laying of hardstanding (part retrospective). Hearing date 16th April 2019 10.00am Town Hall, Maidstone. Councillor Buller said she would attend with Councillor Lain-Rose.

FULL PLANNING APPLICATIONS:

19/500855 **Copp William, Marden Road TN12 0PB** - Erection of a detached oak framed garage/store building. Councillors agreed that their recommendation remained unchanged from that made for previous application 18/506244 (withdrawn). RESOLVED: recommend APPROVAL to the MBC Planning Officer.

19/500960 **1 Henhurst Farm Cottages, Pinnock Lane TN12 0EN** – Existing garage to be converted into habitable space, 3no. windows to be retro-fitted to side elevation and erection of enclosed front porch. RESOLVED: recommend APPROVAL to the MBC Planning Officer.

19/501105 **Whiteacres, Marden Road TN12 0JG** – Siting of two additional mobile units, with associated access and landscaping works. RESOLVED: recommend REFUSAL and referral to MBC Planning Committee if the Planning Officer were minded to approve the application. Councillors commented: the proposal would over-develop the site and increase light pollution in the area; the proposed location of units nearer to the road would be detrimental to the local setting; the new access would be an additional

hazard; given the known foul water issues on Marden Road, the application's 'unknown' response to the question of sewage disposal was not acceptable; there was no need for additional pitches to meet MBC's requirement; it was concerning to learn that at least one neighbouring landowner had not been notified about the application by MBC.

- 19/501239 **30 South Bank TN12 OBD** – Erection of a detached single storey garden annexe to accommodate an elderly relative. Councillors were concerned about how far removed the proposed dwelling was from the main property. RESOLVED: recommend REFUSAL to the MBC Planning Officer.

LISTED BUILDING CONSENT:

- 19/501278 **Railway Tavern, Station Road TN12 OQH** – for minor alterations to 16/505967/LBC (approved at appeal) to allow alterations to the bathroom and room layouts. Councillors asked for confirmation of whether the works were proposed or completed.

SUBMISSION OF DETAILS:

- 19/501206 **Land at Fishers Farm, Fishers Road TN12 ORS** - pursuant to (part) condition 15a (off-site highways improvements) of planning permission 15/510186. RESOLVED: reiterate comments made to the applicant in response to informal consultation about the planned works, namely that Councillors were supportive of a 30mph limit and would like it to go even further, i.e. around the Headcorn Road bend to the Cradducks Lane / Sweetland Lane junctions. Councillors held concerns about the speed of traffic both around the bend (where they felt chevron arrows would be a good idea) and in the vicinity of the Jubilee Field entrance which was used by many residents and visitors.
- 19/501369 **Hush Heath Winery, Five Oak Lane TN12 OHT** – to discharge Condition 11 (Sustainable Travel Statement) Subject to 17/502611. Councillors commented: the distances to the rail stations and nearest bus stops made reliance solely on public transport impractical; the statement in section 2.8 that bus services ran 'up to three services per hour' was misleading because such frequency was confined to school term peak times; the local roads referenced in section 2.9 were narrow lanes with no dedicated footways, which meant that walkers and cyclists had to compete with vehicle traffic; local resident reports indicated that HGV movements were higher than claimed in 3.1 and did sometimes occur in peak hours; the proposals for travel monitoring should start from an agreed baseline and include arrangements for sharing findings as part of overall engagement with the local community; it would be helpful for the plan to include projections of numbers and types of visitors, as they could inform plans by the highways authority to manage the local infrastructure to respond to the demands placed on it.

REPORTED DECISIONS:

- 18/502831 **River Farm, Chart Hill Road, Staplehurst** – Lawful Development Certificate for the existing use of the land and buildings for the grading, packing, storage and distribution of fruit including up to 31 HGV traffic movements per day, on site storage capacity of 39,000 cubic metres with 23,444 tonnes annual throughput of the packing operation of which 11,544 tonnes of fruit processed on site not originating from River

Farm owned or leased land MBC LAWFUL. SPC had Noted (Min 1389P). NOTED by Councillors.

- 18/505975 **Wimpey Field, Bell Lane** – Construction of 1no. 100m2 (approx. 11m diameter) circular pond, with a maximum depth of approximately 1.2m and shallow sloped sides. Clearance of small trees and saplings, dead hedging and erection of fencing in a 3m buffer around pond MBC GRANTED with 2 conditions. SPC had Noted (Min 1417P). NOTED by Councillors.

- 18/506578 **Aydhurst Farm Oast, Marden Road** – Siting of a mobile home to house family member, proposed ancillary outbuilding and dog kennel together with access within the garden of the property known as Aydhurst Oast (part retrospective) MBC GRANTED with 5 conditions. SPC had recommended Refusal (Min 1417P). NOTED by Councillors.

- 19/500069 **11 Iden Crescent** – Proposed single storey rear extension with roof lantern and proposed porch to front elevation MBC GRANTED with 3 conditions. SPC had recommended Approval (Min 1418P). NOTED by Councillors.

- 19/500116 **100 Bathurst Road** – Demolition of existing detached garage and erection of a part single part two storey front, side and rear extension. Widening of existing drive (revision to 18/505037) MBC REFUSED. SPC had recommended Approval (Min 1418P). NOTED by Councillors.

Chairman.....

PUBLIC FORUM – Before the meeting a resident spoke on behalf of a group of residents about the sustainable travel statement submitted for 19/501369 and voiced disagreement with a number of the comments.