

STAPLEHURST PARISH COUNCIL

PLANNING COMMITTEE

MINUTES 23RD JANUARY 2023

A resident spoke about item **22/505902** noting the site already has planning permission for converting an old agricultural shed into 2 x 4-bedroom properties but would prefer to demolish and build 1 x 5-bedroom Kent style property.

This was supported by a planning agent that gave the detailed background to the site. And that the proposed building would be in the style of the other properties on the Farmstead. The agricultural shed is not in use. In simple terms the site has permission so which would be preferable – convert an agricultural shed into 2 x 4-bedroom properties or support 1 x 5-bedroom Kent style property

Present: Cllrs Sharp, Riordan, Buller, Eerdekenes Cllr Davidson- Houston and McLaughlin

APOLOGIES: NA

APPROVAL OF PLANNING COMMITTEE MINUTES: Minute Pages 1648P-1649P of 9th January 2023 available at: <http://www.staplehurst-pc.uk/community/staplehurst-parish-council-13607/planning-committee/> were proposed by Cllr Riordan, seconded by Cllr Eerdekenes and agreed by majority 5 for, 0 against and 1 abstained

URGENT ITEMS: Only for items which require a decision before the next meeting on 13th February 2023. Item to be agreed first, and then not discussed until "Agreed Urgent Items" after Councillor Declarations. - NA

COUNCILLOR DECLARATIONS regarding items on the Agenda: -

1. Declarations of Lobbying – Cllrs Sharp, Riordan, Buller, Eerdekenes Cllr Davidson- Houston and McLaughlin regarding prior notification 22/505937
2. Declarations of Changes to the Register of Interests. - NA
3. Declarations of Interest in Items on the Agenda. Cllr Davidson-Houston declared and interest and would not take part in the meeting for the item 22/505937
4. Requests for Dispensation – Cllr Davidson-Houston has written to the Chairman and asks that her note is read out about 22/505937

AGREED URGENT ITEMS: NA

CORRESPONDENCE: NA

FULL PLANNING APPLICATIONS: (for comment/recommendation)

22/504991 **Land at Green Court, High Street TN12 0AP** - Erection of 2 storey detached dwelling

This application has been approved twice by MBC (recommended refusal by SPC) but has lapsed so this is a new application (same as before). It is in the garden of a listed building in the Conservation Area – Chairman signed.....Date.....

it could be considered to do "significant harm to the aspect / area of the listed building" contrary to MBC Local Plan policy DM4 and it is in a residential garden – contrary to MBC Local plan DM11. However, it is affordable housing, close to the village centre and the design is sympathetic to the existing building. Car parking is not mentioned in the application but is mentioned in the Heritage Statement.

Cllr Riordan proposed and Cllr Eerdekenes seconded to recommend approval on the condition that car parking places are designated – agreed by majority 3 for, 2 against and 1 abstained.

22/505540 **Rabbit Farmhouse, Goudhurst Road TN12 0HQ** - Replacement windows with double glazed glass and bespoke handmade oaks frames in oak (Part Retrospective).

Cllr Sharp proposed and Cllr Riordan seconded to recommend approval – agreed unanimously

22/505902 **The Hop Picking Machine Shed, Mathurst Farm, Goudhurst Road TN12 0HQ** - Demolition of an existing agricultural building and erection of a single dwelling including access, garage, landscaping and associated works.

Following a long debate which recognised the Parish has recommended refusal in the past based on a number of Planning Policies but there is now an approval for conversion of the agricultural shed into 2 x 4-bedroom properties, so the sustainable argument is diminished.

Some felt the proposed building may look better than the existing agricultural shed, but were concerned about setting a "precedent " for future removal / replacement of agricultural buildings.

Cllr Riordan proposed and Cllr Eerdekenes seconded to recommend approval – this motion was defeated 2 For, 3 Against and 1 Abstained.

Rather than recommend refusal the Committee wished to remain neutral with the following comment "Staplehurst Parish Council acknowledges that planning permission to convert the agricultural shed into 2x 4-bedroom property exists. We recognise Maidstone Borough Councils position on the new proposal but are still concerned about planning policies that apply to this site"

23/500229 **4 Orchard Cottage, Cranbrook Road TN12 0EU** - Erection of a single storey detached annexe with raised decking in the garden for use as ancillary accommodation.

This appears to be a very large single storey annexe Residential Extensions Supplementary Planning Document policies on garages and outbuildings on page 50 especially 5.28. Following a debate, it was acknowledged that it is set behind the main house, but it should be tied to the main dwelling.

Cllr Riordan proposed and Cllr Mclaughlin seconded to recommend approval on the condition that the annexe is tied to the main building. – Agreed by majority 4 for, 2 against and 0 abstained.

PRIOR NOTIFICATION: (for comment)

Cllr Davidson-Houston left the meeting for this item

22/505937 **Brattle Farm, Five Oak Lane TN12 0HE** - for the change of use of agricultural building to a flexible use

Following a debate, which included Cllr Sharp reading out Cllr Davidson-Houston's correspondence, councillors felt the proposal was acceptable. It was however felt that, due to the rural nature of the road, a traffic management plan should be provided and car parking should be within the site.

Chairman signed.....Date.....

REPORTED DECISIONS: Noted
Cllr Davidson-Houston re-joined the meeting

- 22/503555 **Staplehurst Manor Nursing Home, Frittenden Road TN12 ODG** - Tree Preservation Order application: to carry out Health and safety remedial works as described in the submitted Arb Report (Extract) document. MBC GRANTED with 1 condition. SPC had raised concerns (Min 1625P).

- 22/504927 **Bathurst Farm, Goudhurst Road TN12 OHQ** - Creation of a 300m2 wildlife pond for Great Crested Newts. MBC GRANTED with 2 conditions. SPC had recommended Approval (Min 1643P).

- 22/505056 **40 Iden Crescent TN12 ONU** - Erection of a side entrance porch with access ramp to enable access for a disabled person. MBC GRANTED with 3 conditions. SPC had recommended Approval (Min 1643P).

- 22/505515 **Exhurst Manor, Frittenden Road TN12 OFH** - Listed Building Consent for the demolition and removal of existing entrance gates and replace with new wrought iron gates and stone piers. MBC GRANTED with 4 conditions. SPC had recommended Approval (Min 1643P).

Closed...9pm.....

These minutes are not verbatim

Chairman signed.....Date.....