

MINUTES OF THE MEETING OF STAPLEHURST PARISH COUNCIL
PLANNING COMMITTEE
South Hall, Village Centre
Monday 25th October 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

No comments were made

APPROVAL OF PLANNING COMMITTEE MINUTES:

Councillor Buller requested a change to page 1567P in item 21/505201, in that the species of bird she had incorrectly reported as cross bills when in fact it was wax wings. She requested that the minutes be adjusted to reflect this. Councillors accepted this change and the minute pages 1564P-1568P of 4th October 2021 were approved and signed by Councillor Sharp with this amendment 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 and Riordan declared that they had been lobbied in respect of application 20/503148. Councillor Sharp declared that she had been lobbied in respect of application 21/505389
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

CORRESPONDENCE

Councillors noted the proposed TPO recommended for an Oak tree at Bell Oak, 17B Bell Lane, and offered their support for the proposal.

FULL PLANNING APPLICATIONS: (for recommendation)

- 21/504549 **St Helier, Headcorn Road TN12 OBS** - Erection of a single storey rear extension with internal alterations. Councillors RESOLVED to recommend APPROVAL to the MBC Planning Officer.

Chairman's initials

- 21/505291 **Little Newstead Barn, Couchman Green Lane TN12 ORT** - Demolition of existing stables and shed. Erection of replacement stables and relocation of the existing hay barn. Councillors RESOLVED to recommend APPROVAL to the MBC Planning Officer.
- 21/505319 **1 Old Bell Place TN12 OFE** - Proposed two storey infill extension complete with catslide roof and rear facing dormer. Councillors RESOLVED to recommend APPROVAL to the MBC Planning Officer.
- 21/505389 **26 Hanmer Way TN12 OPA** - Erection of a single storey extension. Councillors RESOLVED to recommend REFUSAL to the MBC Planning Officer on the following grounds. The application is contrary to policy DM1 and DM9 of the MBC Local plan and paragraphs 4.10, 4.37, 4.38, 4.39, 4.40 and 4.42 of the MBC Residential Extensions Supplementary Planning Document, in that its scale and form at 8m depth the application could not be considered, modest or limited to the original dwelling and that it would adversely impact on the original character. It is against 4.28 of the same document, in that the proposed flat roof does not match the existing property and Councillors commented that the proposed extension by running the full length of the property to the boundaries to the north and west would significantly affect the light to the property and garden. Councillors commented that the applications was not sympathetic to the original property and felt that it represented an over intensification of the site.
- 21/505532 **The Falcons, Clapper Lane TN12 OJS** - Section 73 - Application for Minor Material Amendment to approved plans condition 3 (an enlarged dormer to deliver sufficient headroom and an internal staircase) pursuant to 19/501967/FULL for - Conversion of existing garage roof to form ancillary residential accommodation to the main dwelling. Insertion of dormer window and external staircase. Councillors RESOLVED to recommend REFUSAL to the MBC Planning Officer on the following grounds. Councillors noted the previous application but expressed serious concerns that the proposed amendments did not represent minor material changes, in that the scale and pitch of the roof was significantly different and therefore should be resubmitted as a full application. They felt that the dormer window is now particularly large and incongruous to the original garage design and form. Councillors felt that the new design was contrary to policy DM1 of the MBC Local Plans in terms of good design and paragraphs 5.32 & 5.33 of the MBC Residential Extensions Supplementary Planning Document.

PRIOR NOTIFICATION: (for comment/noting)

- 21/505167 **The Hop Picking Machine Shed, Mathurst Farm, Goudhurst Road TN12 OHQ** - for the change of use of agricultural buildings to 2no. dwellings (Class C3) and associated operation development. Councillors NOTED this notification.

TREE WORKS: (for comment/noting)

- 21/505322 **Staplehurst Manor Nursing Home, Frittenden Road TN12 ODG** - Notification of works to TPO's T1 (Silver birch) - Fell to ground level, T2 (Dead tree) - Fell to ground level, T3 (Sycamore) - Fell to ground level, T4 (Western Red Cedar) - Fell to ground level, T5 (Cypress) - Remove dead wood, T6 (False Acacia) - Remove dead wood, T7 & T8 & T9 (Ash) - Fell to ground level, T10 (Sycamore) - Remove dead wood, T11 (Dead tree) - Fell to ground level, T12 (Ash) - Fell to ground level,

T13 & T14 (Dead tree) - Fell to ground level. Councillors noted with real concern the number of trees the application required to be felled. They asked that the MBC Tree Officer take a careful and detailed inspection of the site to check that removal was necessary for all trees mentioned, but particularly the Western Red Cedar. They requested that the applicant be required to replace all the trees with native species.

REVISED DETAILS:

20/503147 **River Farm, Chart Hill Road, Staplehurst TN12 ORW** - Erection of extensions to the existing packhouse building, together with new internal access road, amendments to existing vehicular site access, hardstanding, acoustic fencing, landscaping and creation of an ecological enhancement area. Amended site plan and additional information received 29.09.21. SPC had recommended Approval (Min 1499P). Councillors NOTED the application and COMMENTED as follows: - that they would like to support the KCC concerns and await with interest the report requested. They requested that the safety issues of the two access points be fully considered, in particular as the HGV traffic would be via the A229, now identified as the most dangerous rural road in the UK.

REPORTED DECISIONS: (for noting)

- 20/503148 **River Farm, Chart Hill Road, Staplehurst TN12 ORW** - The erection of an atmosphere-controlled storage building together with external hardstanding and new internal access road. MBC WITHDRAWN. SPC had recommended Approval (Min 1499P). Councillors NOTED the decision.
- 21/503836 **5 Gybbon Rise TN12 OLT** - Demolition of garage and erection of part single, part two storey side and rear extension. MBC REFUSED. SPC had recommended Approval (Min 1560P). Councillors NOTED the decision.
- 21/503902 **Husheath Oast & The Old Stables, Husheath Hill TN17 2NG** - Renovations to existing Oast House, proposed ancillary outbuildings to include poolhouse and garage, swimming pool. Installation of 28 solar panels to The Old Stables, associated hard and soft landscaping improvements. MBC REFUSED. SPC had recommended Approval (Min 1561P). Councillors NOTED the decision.
- 21/504303 **35 North Down TN12 OPG** - Erection of a single storey rear extension to form a flush floor disabled shower room. MBC GRANTED with 3 conditions. SPC had recommended Approval (Min 1561P). Councillors NOTED the decision.
- 21/504472 **2 Dane Mead Villas, George Street TN12 ORB** - Erection of flat roof dormer to the rear and two rooflights to front elevation. MBC GRANTED with 3 conditions. SPC had recommended Approval (Min 1561P). Councillors NOTED the decision.

PUBLIC FORUM – A resident raised concerns about potential flooding due to the additional hardstanding in application 20/503147.

Proceedings ended at 8.359pm.

Chairman.....