

STAPLEHURST PARISH COUNCIL

PLANNING COMMITTEE

22ND MAY 2023

Public Forum

The agent for planning application 23/501815 noted that they had met with MBC Planning Department and tried to address their concerns regarding proximity to the existing building and the landscape screening. They have reduced the size of the two buildings – a garage and a pool house now 100m² - plus relocated the swimming pool. They have reduced the amount of glass therefore the light pollution and included screening. They are also doing enhancements to the heritage of the existing building based on consultation with MBC.

A resident raised concerns about planning application 23/501815 that it was a very large extension to an existing building, the mass and scale are out of proportion, that they are not adjacent to the building, of modern design, the screening is not high enough so there will be light pollution and will have an impact on the visual amenity, especially due to the prominent location of the site in the Low Weald.

A resident, who is a Trustee of the Staplehurst Community Centre, said that the amendments to planning application 22/504280 were inline with consultation with MBC Planning Department and KCC Highways

A resident noted that "Redrow" had been issued a "Breach of Contract Notice" by MBC regarding the lack of landscaping on the site. Redrow will need to address this in the next planning season – autumn 2023. (The Councilors thanked the residents for his efforts)

A resident raised concerns about planning application 22/504280 including a number of errors, that the reduction in car parking numbers plus the configuration of the car park did not make sense for a 200 seater hall being added to the existing halls. Since the original application the No 5 Bus Service has been cut in the evenings, weekends and bank holidays.

Present: Cllr Sharp, Cllr Eerdeken, Cllr Farragher, Cllr Mclaughlin and Cllr Arger.
Note Joan Buller attended as an advisory non-Councillor non-voting member of the Committee and Richard Griffiths as Clerk.

Apologies - None

Signed by Chairman.....Date.....

APPROVAL OF PLANNING COMMITTEE MINUTES: Minute Pages 1668P-1669P of 2nd May 2023 available at: <http://www.staplehurst-pc.uk/community/staplehurst-parish-council-13607/planning-committee/>

Cllr Sharp proposed and Cllr Eerdeken's seconded approval of the minutes – agreed majority 2 for and 0 against 3 abstained as not present.

URGENT ITEMS: Only for items which require a decision before the next meeting on 12th June 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.
 Planning application 23/501815 - all
 Planning application 23/501897 – all
2. Declarations of Changes to the Register of Interests - NA
3. Declarations of Interest in Items on the Agenda. Cllr Sharp planning application 22/504280, Trustee of the Staplehurst Community Centre Trust. (note will leave the room when item is being discussed and voted upon) Cllr Farragher planning application 22/504280, Council representative on the Staplehurst Community Trust
4. Requests for Dispensation; Cllr Farragher requested dispensation to vote and speak – agreed unanimously

AGREED URGENT ITEMS: NA

APPEAL NOTIFICATIONS:

- 22/502233 **Land South of South Cottage, High Street** – Creation of new vehicular access. Notification letter from MBC of an Appeal Lodged, to be determined on the basis of Written Representation. Any modified or additional representations are to be submitted to the Planning Inspectorate by 26th May 2023. SPC had REFUSED (Min 1607P, 1622P).

It was agreed to reiterate our comments and support with more photos illustrating the height difference between the road and site.

- 22/503565 **Woodford Farm, Maidstone Road** – Demolition of the existing farm house and outbuilding and erection of 4no. new residential dwellings with associated private amenity space, landscaping and parking. Notification letter from MBC of an Appeal Lodged, to be determined on the basis of Written Representation. Any modified or additional representations are to be submitted to the Planning Inspectorate by 8th June 2023. SPC had NOTED (Min 1628P, 1641P).

Signed by Chairman.....Date.....

It was agreed to reenforce the issue of development in the countryside and Cllr Arger to review the previous comments. Cllr Sharp proposed and Cllr Eerdekenes seconded to delegate authority to the Clerk in consultation with Cllr Arger to reenforce the comments.(note none required)

FULL PLANNING APPLICATIONS: (for comment/recommendation)

(Cllr Sharp left the room and Cllr Eerdekenes took the Chair)

22/504280 **Staplehurst Community Centre, High Street TN12 0BJ** – Amended Plans - Part demolition of community centre, and erection of a single storey rear extension to provide new foyer, hall, kitchen and accessible toilets. Internal alterations to provide 2no. halls, 3no. offices, 2no. multi use spaces, 2no. stores, 2no. kitchens, a café hub, and 2no. toilet areas. Creation of a car park for 24 cars including 3 accessible parking bays, 4 overflow parking bays 2 electric charging points, 10 bicycle bays, and van delivery area, and a garden/playground area and bin store. SPC had recommended Approval (1639P).

Cllr Eerdekenes noted that the Parish Council supported the original application but were concerned about the loss of the Air Raid Shelter, parking / access, environmental issues and meeting local need.

General welcome that the Air Raid shelter was been kept - storage etc
Noted a meeting has bene held with Parish Council Officers but not Staplehurst Historical Society

Committee raised concerns over the reduction of the car parking numbers, the configuration – it appears some cars are blocking in some car parking spaces - and the lack of a drop kerb to access some car parking spaces from Sobell Lodge drive.

Cllr Mclaughlin proposed and Cllr Arger seconded to recommend refusal due to concerns over car parking, access, turning areas and access from Sobell Lodge drive – agreed unanimously

(Cllr Sharp returned to the meeting and took the Chair)

23/501696 **Newstead Farm, Couchman Green Lane TN1 0RT** - Erection of an equestrian hay barn.

Following a debate Cllr Sharp proposed and Cllr Arger seconded to recommend approval – agreed unanimously

23/501815 **Husheath Oast, Husheath Hill TN17 2NG** - Renovations to existing Oast, including erection of new external staircase, wall with entrance gate and alterations to windows and doors. Erection of a pool house and detached garage, installation of a swimming pool, and associated parking and landscaping.

Signed by Chairman.....Date.....

Following a debate Cllr Sharp proposed and Cllr Eerdekenes seconded to recommend refusal on the following grounds:

Local Plan DM 30 – Design Principles in the Countryside – especially points i and ii
Residential Extensions SPD – garages and outbuildings 5.28, 5.29, 5.30 and 5.31 negative impact, scale, adverse impact on neighbouring properties

23/501846 **43 Church Green TN12 OBG** - Construction of a small front dormer window.

Following a debate Cllr Sharp proposed and Cllr Arger seconded to recommend approval – agreed unanimously

23/501897 **43 Hurst Close TN12 OBX** –
Erection of a conservatory to the front elevation.

Following a debate, which noted the issues raised by the applicant but highlighted concerns about the conservatory being at the front rather than in the garden at the back, Councillor Sharp proposed and Cllr McLaughlin seconded to recommend refusal on the grounds of Residential Extensions SPD – 4.21 "... sensitive to the character of the adjoining street by a common building line...."

If the Planning Officers were minded to approve we ask that it is called in to Planning Committee.

23/502009 **Duckhurst Farmhouse, Clapper Lane TN12 OJW** - Erection of a part two storey part single storey detached garage and store with office, games room and gym above.

Following a debate, which highlighted that the proposal is a large building in the country side but it is already has screening in place, that Duckhurst Farmhouse is a listed building, the existing access will not require further work and the proposed building should be tied to the main house, Cllr Eerdekenes proposed and Cllr Arger seconded to recommend approval with the proposed building being tied to the main house. Agreed Majority 4 for, 1 against and 0 Abstained.

PRIOR NOTIFICATION: (Noted)

23/502108 **Sainsburys Supermarkets Ltd, Station Road TN12 OQE** - for the installation of a Solar Photovoltaics (PV) equipment on the roof of a non-domestic building.

REPORTED DECISIONS: (for noting)

21/504554 **Land at Station Approach, Station Road TN12 OQL** - Outline application with all matters reserved except for access for residential development of 10no. units and up to 288 sq. m of Use Class E, together with car parking, public realm and associated works. MBC

Signed by Chairman.....Date.....

WITHDRAWN. SPC had recommended Refusal (Min 1566P, 1589P)).

- 22/502529 **Holtye Cottage, Headcorn Road TN12 OBU** - TPO application to reduce one Oak to 9.0m in height and reduce lateral branch system by 1.0m to 1.5m balancing the crown. Remove re-growth triennially; Remove one Oak (fell) to near ground level. Owner to physically remove any regrowth (no chemical treatment due to translocation risk). MBC REFUSED. SPC had raised concerns (Min 1609P).
- 22/506014 **Clapper Farm, Clapper Lane TN12 OJT** - Demolition of existing conservatory and erection of a like for like replacement conservatory, and replacement of existing rooflight with a new conservation rooflight. Repair and stripping of existing roof coverings with matching tiles, and installation where possible of lambswool insulation. Removal of existing PVC gutters and replacement with cast aluminum rainwater goods. MBC GRANTED with 2 conditions. SPC had recommended Approval (Min 1659P).
- 22/506015 **Clapper Farm, Clapper Lane TN12 OJT** - Listed Building Consent for demolition of existing conservatory and erection of a like for like replacement conservatory, and replacement of existing rooflight with a new conservation rooflight. Repair and stripping of existing roof coverings with matching tiles, and installation where possible of lambswool insulation. Removal of existing PVC gutters and replacement with cast aluminum rainwater goods, and repairs to windows and other joinery, including the renewal of some small sections of weatherboarding. MBC GRANTED with 7 conditions. SPC had recommended Approval (Min 1659P).
- 23/500237 **25 Corner Farm Road TN12 OPJ** - Proposed construction of vehicular crossing across a footway/verge with dropped curb. MBC application no longer available. SPC had recommended Refusal (Min 1656P).
- 23/500368 **Land at Green Court, High Street TN12 OAP** - Erection of a detached three-bedroom dwelling house. MBC REFUSED. SPC had recommended Approval (Min 1660P).
- 23/500369 **Land at Green Court, High Street TN12 OAP** - Listed Building Consent for the erection of a detached three-bedroom dwelling house. MBC REFUSED. SPC had recommended Approval (Min 1660P).
- 23/500643 **1 Benden Close TN12 OSD** - Erection of a three-bedroom attached dwelling with solar panels associated parking, electric car charging point

Signed by Chairman.....Date.....

and insertion of a double dropped kerb for the existing and proposed dwelling. MBC REFUSED. SPC had recommended Refusal (Min 1662P).

- 23/500690 **Caversham, Marden Road TN12 0JQ** - Lawful Development Certificate for existing use being the continuation of mixed use of agricultural and the keeping of horses. MBC REFUSED. SPC had Noted (Min 1663P).
- 23/500910 **Knoxbridge Farmhouse, Cranbrook Road TN17 2BT** - Replacement of existing conservatory and roof dormer with a two-storey rear extension with 1no. side dormer and 2no. rooflights (Re-submission of 22/501427/FULL). MBC GRANTED with 5 conditions. SPC had recommended Approval (Min 1661P).
- 23/500985 **Staplehurst Manor Nursing Home, Frittenden Road TN12 0DG** - TPO Application to Fell / Coppice Five Trees, One Common Holly Tree (T1), One Western Red Cedar Tree (T15) and Three Sycamore Trees (T34, T42 and T43). Crown reduction to One False acacia tree (T35) to previous reduction points and shape leaving tree 10m in height and 5m in radial spread. MBC GRANTED with 3 conditions. SPC had remained Neutral (Min 1663P).
- 23/501032 **2 Headcorn Road TN12 0BT** - Erection of an annexe incidental to the enjoyment of the dwellinghouse and realignment of boundary. MBC GRANTED with 7 conditions. SPC had recommended Approval (Min 1663P).
- 23/501397 **All Saints C Of E Church, High Street TN12 0AX** - Conservation area notification to carry out works to various trees - please see general tree assessment. MBC raised NO OBJECTION. SPC noted (Min 1667P).

These minutes are not verbatim, they are an accurate reflection of the discussion and decisions.

Meeting closed.....8.50pm.....

Signed by Chairman.....Date.....