



STAPLEHURST PARISH COUNCIL

PLANNING COMMITTEE

MINUTES

16TH DECEMBER 2024

Public Forum

A number of residents raised concerns about planning application 24/504178

- Surface water flooding
- Blocking access
- Access to a substation
- Loss of privacy
- Noise and disruption during construction phase
- Access for emergency vehicles
- Part private road with covenants
- Questioned advertisement of the planning application

Note Noise and disruption during construction phase is not a planning issue and the "Private Rd covenants" is a civil matter.

Present: Cllrs Sharp, Arger, Ash, Pett, Mclaughlin, Farragher and the Clerk

APOLOGIES: - NA

APPROVAL OF PLANNING COMMITTEE MINUTES: Minute Pages 1783P-1786P of 18th November 2024 available at: <http://www.staplehurst-pc.uk/community/staplehurst-parish-council-13607/planning-committee/>

Cllr Arger proposed and Cllr Pett seconded to approve the minutes of the 18th November 2024 – agreed unanimously

COUNCILLOR DECLARATIONS regarding items on the Agenda: -

1. Declarations of Lobbying – All Cllrs planning application 24/504178
2. Declarations of Changes to the Register of Interests - NA
3. Declarations of Interest in Items on the Agenda – Cllr Ash can see planning application 24/504178 from his property
4. Requests for Dispensation – Cllr Arger proposed and Cllr Pett seconded to allow Cllr Ash to speak and vote – agreed unanimously

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

CLERK'S PLANNING REPORT:

Planning application 24/502164 Brattle Farm

As a result of the Judicial Review judgement the original decision notice has been quashed. This means that the same application is reopened for the Council to redetermine. This also means that the original committee call in from the Staplehurst PC (if officers are minded to approve) is also still valid.

Parish Council comments – June 2024

Comments Councillors recommend that the application is **REFUSED** and **REQUEST** the application is reported to MBC Planning Committee if the Planning Officer is minded to approve, for the planning reasons set out below: Staplehurst Neighbourhood Development Plan PDW2 new developments in the countryside outside the village envelope DM1 LPRSP15- Design LPRQD4 Design principles in the countryside LPRQD5 Conversion of rural buildings

FULL PLANNING APPLICATIONS: (for comment/recommendation)

24/504178 **Fishers Farm House, Fishers Road TN12 ODD** - Erection of 2no. three-bedroom detached dwellings, with associated access, parking and rear gardens.

Following a debate which highlighted

- Over intensification
- Creates problems with access
- Potential flooding / service water issues – no assessment in application
- Lack of any environmental / sustainable assessment
- Concern regarding transport viewing splay
- This is a cramped development, not sympathetically designed, significantly reduces space and parking is exacerbated by lack of off street parking
- Endangers a well-used footpath – KM295

Cllr Sharp proposed and Cllr Mclaughlin seconded to recommend the application is **REFUSED** and **REQUEST** the application is reported to the MBC Planning Committee, if approved by the Planning Officer, for the planning reasons set out below – agreed unanimously

This is a woefully inadequate planning application; it refers to the old MBC local planning policies, assumes the flooding will not occur and there is no Flood Assessment / SUDS report.

It is against the following MBC Local Plan policies;

LPRHOU4 – Residential garden land

LPRHOU5 - Density of residential development

LPRTRA4 – Parking standards, access issues

LPRQD1 – Sustainable design

LPRQD4 - Design principles in the countryside

If approved, or won on appeal, request following conditions: Construction Management Plan, protection of footpath KM295 and a SUDS plan.

24/504936 **1 Brookfield, Station Road TN12 OPY** – Existing carport conversion into entrance hallway for disability access including the erection of a front porch and a single storey pitched roof side/rear extension with insertion of 1no. roof light.

Cllr Ash proposed and Cllr Farragher seconded to recommend the application is approved and do not request it reported to Planning Committee – agreed majority 5 for, 0 against and 1 abstained.

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

LISTED BUILDING CONSENT: (for noting/comment)

24/504935 **Bletchingley Farm, Pristling Lane TN12 OHH** - for internal alterations to widen existing kitchen, including removal of pantry wall and creation of a structural opening.

Cllr Sharp proposed and Cllr Ash seconded to recommend to refer to the Conservation Officer- agreed unanimously

ADVERTISEMENT CONSENT: (for noting/comment)

24/504634 **Doves Funerals Ltd, Maxted House, High Street TN12 OAH** - for 1 x non-illuminated fascia sign. - Noted

DECISIONS: (for noting)

- 23/505482 **Crabtree Oast, Cradducks Lane TN12 ODR** - Conversion of garage into 1no. dwelling, including erection of a part two storey, part three storey side extension. Erection of a first floor rear and side extension to existing Oast House and changes to fenestration. Erection of 2no. detached dwellings and 4no. garages with associated access, drainage and landscaping. MBC REFUSED. APPEAL DISMISSED. SPC had recommended Refusal (Min 1726P, 1735P).
- 24/503966 **The Dutch Barn, Frittenden Road TN12 ODL** - Demolition of an agricultural store and erection of a double garage and attached agricultural store, including change of use of agricultural land to residential use. MBC GRANTED with 5 conditions. SPC had recommended Approval (Min 1780P).
- 24/504090 **9 Woodford Park TN12 OFX** - Single storey rear extension and single storey side extension to detached garage to form carport. MBC GRANTED with 6 conditions. SPC had recommended Refusal (Min 1780P).
- 24/504116 **5 Church Hill Cottages, First Floor, High Street TN12 OAX** - Listed Building Consent for external gas pipe installation. MBC GRANTED with 4 conditions. SPC had raised No Objection (Min 1778P).
- 24/504333 **Rabbit Farmhouse, Goudhurst Road TN12 OHQ** - Erection of a conservatory to side of the property. MBC WITHDRAWN. SPC had recommended Approval (Min 1784P).
- 24/504334 **Rabbit Farmhouse, Goudhurst Road TN12 OHQ** - Listed Building Consent for internal and external alterations to existing barn, together with a new link extension to main dwelling to create additional living accommodation. MBC WITHDRAWN. SPC had RAISED No Objection (Min 1781P).

Note minutes are not verbatim, the decisions are accurate

Closed 8.10pm

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