



Staplehurst Parish Council

Planning Committee Minutes

23rd September 2024

Public Forum

A resident commented on 24/503692 that the proposal would turn the link detached into a semi-detached. Would this impact the value of an adjoining property.

Present: Cllrs Sharp, Pett and Hotson

APOLOGIES: Cllr Arger, Ash and Mclaughlin

APPROVAL OF PLANNING COMMITTEE MINUTES: Minute Pages 1768P-1771P of 2nd September 2024 available at: <http://www.staplehurst-pc.uk/community/staplehurst-parish-council-13607/planning-committee/>

Cllr Pett proposed and Cllr Sharp seconded to approve the minutes of the 2nd September 2024 meeting – Agreed majority, For 2 against 0 abstain 1

COUNCILLOR DECLARATIONS regarding items on the Agenda: -

1. Declarations of Lobbying. All regarding 24/503194 Westwood
2. Declarations of Changes to the Register of Interests. NA
3. Declarations of Interest in Items on the Agenda. NA
4. Requests for Dispensation NA

CLERK'S PLANNING REPORT:

Clerk raised the point regarding planning notices issued by MBC include "the Name of the applicant". There have been cases of identity fraud. Clerk asked to right to MBC Planning seeking the name to be removed from Planning notices.

Note Parish Council "cards" do not carry the name of the applicant.

FULL PLANNING APPLICATIONS:

24/502793 **Knoxbridge Farm, Knoxbridge, Frittenden TN17 2BT** – Revised Details: Change of use of egg production buildings to commercial uses within Classes B2 and B8, part

demolition of building, removal of links between buildings, alterations to fenestration, installation of sustainable drainage systems, and landscaping. CIL form amended and re-submitted (SPC had Recommended Refusal Min 1763P).

Comment, note change of name on CIL form.

24/503194 **Westwood, High Street TN12 OBH** - Demolition of garage and erection of an annexe.

Following a debate, which raised

- Noted neighbours concern
- The planning application is misleading: photos, elevations wrong
- The garage is across a road, not a traditional annexe.
- Concern that the Porch will impact on the farm traffic moving down the lane
- Note that it is a private road so a civil matter
- This is a new build as the old building (not listed) is being demolished and the new build is bigger than the old building (scale, height and footprint)
- The old building is a garage the new building is a dwelling
- Velux windows overlooking neighbouring listed building
- The area is in the Conservation area, interested in Conservation officers comments

Cllr Sharp proposed Cllr Pett seconded, agreed unanimously, to recommend the application is **refused** and **REQUEST** the application is reported to the Planning Committee for the planning reasons set out below.

LPRHOU2: Residential extensions, conversions, annexes and redevelopment in the built-up area regarding policy points 1.1, 1.iv and 2.1

LPRQD4: Design Principles in countryside regarding policy points 1 and 3

LPRENV1: Development affecting heritage assets regarding policy points 1 and 2

If approved, seek a condition that a construction traffic management plan is provided and that "farm traffic should not be obstructed"

24/503515 **5 The Quarter, Cranbrook Road TN12 OEP** - Installation of driveway and associated access from highway. (Retrospective)

Following a debate, which raised the preference for applications not to be retrospective, noted

24/503516 **2 Hallwards TN12 ONT** - Erection of a conservatory to side of the property.

Following a debate, which noted no impact on neighbours Cllr Sharp proposed Cllr Pett seconded, agreed unanimously, to recommend the application is **approved** but **DO NOT REQUEST** the application is reported to Planning Committee.

24/503690 **11 Chestnut Avenue TN12 ONJ** - Replacement of existing flat roof over porch and bay window with a pitched roof.

Following a debate, which raised no objections Cllr Sharp proposed Cllr Pett seconded, agreed unanimously, to recommend the application is **APPROVED** but **DO NOT REQUEST** the application is reported to Planning Committee.

24/503692 **4 Davies Close TN12 0EH** - Loft conversion with rear facing dormer (as previously approved application 23/500492/FULL) and erection of a single storey rear extension linking house to garage.

Following a debate, which noted the neighbours' concerns about changing from a link to a semi-detached property

Cllr Sharp proposed and Cllr Pett seconded to recommend the application is **REFUSED** and but **DO NOT REQUEST** the application is reported to the Planning Committee on the following grounds Residential Extensions Supplementary Planning Guidance – regarding points 4.37 and 4.46

24/503722 **10 Reeves Close TN12 0NN** - Erection of new ground floor, side extension to accommodate an ambulant shower area and wheelchair storage.

Following a debate, Cllr Sharp proposed Cllr Pett seconded, agreed unanimously, to recommend the application is **APPROVED** but **DO NOT REQUEST** the application is reported to Planning Committee.

24/503785 **Woodland House, Winthrop Hall, Cranbrook Road TN12 0ER** - The erection of a ground mounted solar PV array with associated fencing and gate.

Following a debate, which raised that the solar panels would serve the main property, no neighbour comments, given the whole site not over intensive development – comment no objections.

LAWFUL DEVELOPMENT CERTIFICATE:

24/503167 **New Barn Sheep Farm, Maplehurst, Frittenden Road TN12 0DL** - for proposed use of existing lambing/calving caravan as accommodation for a family member.

The existing lambing / calving caravan was essential to the operation of the farm, the request to change to a farm worker is based upon a "dwelling" but our understanding is only mobile caravans not a dwelling.

Request that the MBC planning officer visit the site to clarify the situation.

NON-MATERIAL AMENDMENT:

24/503674 **Little Woodford, Maidstone Road TN12 0RH** - Non-Material Amendment to application number 20/504163/FULL: The visibility sightlines as detailed in the Paul Mews Associates technical note have been provided without affecting the highways owned verge, condition 12 has been fully complied with. No section 278 agreement is therefore needed for condition 16.

Note – non material amendment.

DECISIONS:

24/502716 **26 Jaggard Way TN12 0LF** - Erection of a two-storey side extension, single storey rear extension and porch. MBC GRANTED with 5 conditions. SPC had Commented (Min 1763P).

24/502792 **9 Brooks Close TN12 0PP** - Erection of single storey side extension. MBC GRANTED with 4 conditions. SPC had recommended Approval (Min 1763P).

24/502982 **34 Hanmer Way TN12 0PA** - Erection of single storey rear extension. MBC GRANTED with 4 conditions. SPC had recommended Approval (Min 1766P).

24/503425 **Land Rear of Minton House, High Street TN12 0AS** – Listed Building Consent for the erection of a self-build three-bedroom dwelling with access to Chapel Lane with bike and bin store and associated parking. MBC WITHDRAWN. SPC had recommended Refusal (Min 1770P).

24/503447 **Minton House, High Street TN12 0AS** - to remove two Apple trees (T1, T3), and remove one Thorn tree (T2). MBC Raised No Objection. SPC Refused. (Min 1770P).

Meeting closed...9.00.....