

# STAPLEHURST PARISH COUNCIL PLANNING COMMITTEE MEETING MINUTES 8<sup>TH</sup> APRIL 2024

## **Public Forum**

A number of residents spoke;

1 Two points

Jaggard Way – concerned about dangerous estate road with over intensification and parking on road  
With regards Lodge Rd application – Why no solar panels?

2. Jaggard Way – current property semi-detached – this would make it an end of terrace. In effect a new property with restricted access

Has an impact on the street scape

3. Jaggard way – Build a new house in the garden? Access, drainage / surface water parking?

4. Jaggard Way – Continuous infill, over developed the road no space for parking on the street already.  
New property in the garden.

5. Jaggard Way – Re-iterate what others have said and further strain on existing local facilities and re-emphasis the road is dangerous.

## **Present**

Cllrs Sharp, Ash, Pett, McLaughlin, Farragher, Arger, Eerdeken plus Mrs Buller (Non-member, non-voting advisor) plus the Clerk

## **APOLOGIES:** NA

**APPROVAL OF PLANNING COMMITTEE MINUTES:** Minute Pages 1733P-1736P of 18<sup>th</sup> March 2024 available at: <http://www.staplehurst-pc.uk/community/staplehurst-parish-council-13607/planning-committee/> Cllr Arger proposed and Cllr Ash seconded to approve the minutes agreed majority; For 6 Against 0 and 1 Abstained.

**URGENT ITEMS:** Only for items which require a decision before the next meeting on 29<sup>th</sup> April 2024. 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.
2. Declarations of Changes to the Register of Interests.
3. Declarations of Interest in Items on the Agenda.
4. Requests for Dispensation

## **AGREED URGENT ITEMS:** NA

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**FULL PLANNING APPLICATIONS:** (for comment/recommendation)

24/500760 **26 Jaggard Way TN12 0LF** - Demolish existing garage. Erection of a two-storey dwelling, creation of new access and parking.

Following a debate, which highlighted the number of residents objecting to the application and the existing parking problems on the street, Cllr Sharp proposed and Cllr Mclaughlin seconded to recommend refusal and request the application is reported to the Planning Committee, only if the MBC Planning Officer recommends approval, for the planning reasons set out below;

Policy LPRHOU2: Residential extensions, conversions, annexes, and redevelopment within the built-up area – Infront of the building line and too close to other property to allow maintenance

Policy LPRHOU4: Residential garden land – Building in residential garden

Policy LPRHOU5: Density of residential development - over intensification

Policy LPRQD1: Sustainable design – erosion of open space

LPRSP 14 (a) Nature Environment – Biodiversity Net Gain – loss of biodiversity

Agreed -unanimously

24/500914 **Land at Woodside Place, Goudhurst Road TN12 0HB** - Siting of 2no. static caravans for gypsy and traveller (Resubmission 23/504919/FULL).

Following a debate which highlighted that a previous application of 6 static caravans was turned down and similar reasons still apply. Note the MBC Local Plan Gypsy, traveller and travelling showpeople policy is still being fully formed.

Cllr Arger proposed and Cllr Pett seconded to recommend refusal and request the application is reported to the Planning Committee, only if the MBC Planning Officer recommends approval, for the planning reasons set out below;

Policy LPRQD1: Sustainable design - unsustainable

Policy LPRQD4: Design principles in the countryside – against good design in countryside

Staplehurst NDP PW2: Proposals for new development in the countryside -spoil rural character

Agreed -unanimously

24/501080 **110 Bathurst Road TN12 0LJ** - Erection of first floor hipped roof side extension and new pitched roof to single storey section of existing annexe and changes to fenestration.

Following a debate which highlighted the mass, bulk and visual impact of the application Cllr Sharp proposed and Cllr Eerdeken seconded to recommend refusal for the planning reasons below;

MBC Residential Extension LDF 4.1.4 Scale and portion of the extension.

However, if approved or won on appeal, seek the following conditions; retain the existing hedges and that the property remains a single dwelling

**HYBRID APPLICATION:** (for comment/recommendation)

23/502352 **Land West of Lodge Road TN12 0RQ** - consisting of: Full application for the erection of 81no. residential dwellings, ancillary structures, new access road from Lodge Road, internal roads, car parking, landscaping and public open space, drainage features, and associated works. Outline application for the erection of a commercial unit of up to 1000sqm and associated access and parking (all matters reserved apart from access).

Following a long debate which highlighted points such as;

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- The site is within MBC Local Plan (POLICY LPRSA066)
- The application is against MBC Local Plan policy LPRSA066– approximately 78 dwellings but application is for 81 dwellings
- The new or amended documents are not fully updated or complete – Ashford Road???
- The documents have contradictions – Design and Access Statement mentions “Air heat source then later Boilers” which is a contradiction
- Note holding objection by Network Rail
- Some housing is very close to the Railway and pedestrian railway crossing – negative impact on quality of life
- The Commercial agent states little interest in the commercial units– concern the “outline commercial units and parking area” will be a future housing application
- Access; Lodge Road only access into site – therefore creating a large cul-de-sac, within application, in north section, is a bottle neck. The link road to the BDW Homes site is indicated but needs to be constructed
- The site is often flooded – especially northern boundary / corner
- There needs to be a habitat Survey
- There is a lack of sustainable design – solar panels, water collection etc

Councillor Sharp recommended and Councillor Mclaughlin seconded to recommend that the application 23/502352 **Land West of Lodge Road TN12 0RQ** be REFUSED, and request the application be referred to MBC Planning Committee if the Planning Officer is minded to approve the planning application, for the following planning reasons:

### **Maidstone Local Plan**

The site is within MBC Local Plan (POLICY LPRSA066)

LPRSP 15 (a) and (b) - Principles of good design - failure to under pin the principles of good design. Some 4 bed homes are two and half / three storey homes overshadowing others and out of keeping with local housing.

LPRSP 10 Housing mix: The site has 2 - 4 bed housing. There are no starter 1 bed homes/flats or bungalows. No indication that 25% of affordable homes will be “First Homes” with a local connection to Staplehurst (MBC Local Plan policy LPRHOU6)

POLICY LPRTRA2 – Assessing the Transport impact of Development

Access: Lodge Road will be a bottle neck creating a large, dangerous Cul-de-sac. A mix of industrial traffic, housing traffic, pedestrians and cyclists.

The access on the design around the housing has roads ending in pedestrian only access making long routes for bin collection and residents, and a reduced choice of routes around the site.

The previously adopted MBC Local plan 2011-2031 LP H1(48) – Hen & Duckhurst Farm is noted as complete in the MBC Local Plan. However sections 1&2 refer to link road – this application includes the link road up to the boundary with BDW Homes site - failure to deliver a link road is crucial in avoiding cul-de-sacs but also reducing traffic pressure on the Marden Road / A229 crossroads.

LPRSA066 Layout and Design – Shall be designated to enable the integration with the adjacent site (H1 48) together with vehicle, cycle and pedestrian crossings We support KCC Highways comment “opportunity to connect link road” There is a lack of pedestrian links to the BDW Homes site, those indicated do not connect to anything.

Lodge Road and Station Road are already congested (commuters / industrial). We question the applications transport impact assessment claim of only 5 addition cars from 81 dwellings.

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There would be a knock-on impact to the already, at capacity "Marden Road / A229 crossroads" and Sainsbury roundabout. In addition, we are concerned about the lack of a pedestrian crossing at Lodge Road / Station Approach. We also support the comments from the Kent Police regarding safety and the lack of footpaths on both side of the proposed roads within the application area.

LPRSP6 (F) Staplehurst 5.a - the application fails to deliver improvements to highway and transport infrastructure including improvements to junctions, a variety of measures to improve sustainable transport infrastructure...

LPRINF 2 Community Facilities – The community infrastructure in Staplehurst is currently already under pressure. We are referred to as a "Rural Service Centre" yet we have limited train service, increasingly reduced bus service (finishes at 6pm evenings, none on a Sunday or Bank Holidays) and not even a taxi service. The local chemist, medical centre and education cover is straining at the seams and new parishioners having to access services elsewhere. The application fails to improve the community facilities.

LPRSP 14 The Environment - the site is currently a site of biodiversity and question the Biodiversity Net Gain assessment in the application.

The site is flooded frequently and we question the lack of surface water drainage / foul drainage in the design. There is a need for a Habitat Survey.

LRPSP 6 (F) 6 Staplehurst – The application ( a new development) will have an adverse impact on the River Beult SSSI

LPRQD1 – Sustainable design – There is a lack of sustainable design such as solar panels, rain water harvesting and limited flood and foul water measures in the application.

### **Staplehurst Neighbourhood Plan (2020)**

Objective 3 Layout for new development sites - avoidance of cul-de-sacs

Policy H1 local character proposals not in tune with the character of the local area

Policy H3 a range of tenures and sizes - no smaller homes

Policy H4 Hen & Duckhurst Farm sections 1&2 refer to link road - the failure to deliver a link road is crucial in avoiding cul-de-sacs but also reducing traffic pressure at the Marden Road / A229 crossroads.

Policy H6 area section 3 link road no link road 2.

Building for Life

Sections 1 to 4 integrating into the neighbourhood - lack of a link road

Section 5 character limited links to the character of Staplehurst Page 7 details connections in full and mentions avoiding ransom strips 3.

### **Note the Staplehurst Housing Needs Survey (2023)**

The recent Housing Needs Survey is attached and with regards this application it highlights several points:

Affordability in Staplehurst is a major issue, Section 3 Local house prices, rents and affordability and is highlighted in the following;

Table 3.4 - Comparison of house prices between parish and district

Table 3.5 – Household income required to fund a mortgage at benchmark prices

Table 3.6 - House Purchase affordability

Table 3.7 – The income required to fund selected low-cost home ownership products

Table 3.9 - Variation in house prices by number of bedrooms

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Housing mix in Staplehurst is a major issue, Section 4 The household survey and the assessment of the need for additional housing. with the need for more 1 or 2 bedroom properties, highlighted in Table 10 – Summary Of 5-year need by tenure sought  
 Table 4.11 - Summary of 5 – year housing tenure need by bedrooms required  
 Table 4.12 – Summary of bedroom requirements by tenure

This application fails to address the identified housing need and mix.

We object strongly to application 23/502352 **Land West of Lodge Road TN12 ORQ**, however if it is agreed or approved on appeal, we seek the following conditions;

- Housing mix - 25% of affordable homes to be “First Homes” with a local connection to Staplehurst
- Safe access - Construction of a pedestrian pelican crossing for Lodge Road / station approach
- Outline commercial units and parking area – if it is not developed as a commercial area it should be set aside for open space and future housing not allowed
- Play area – the play area at southern end of the site should be moved to the east side of the small piece of open space
- A Habit Survey to be completed

In addition, the application 23/502352 **Land West of Lodge Road TN12 ORQ** mentions S106 / developer contributions, therefore the Parish Council, if the application is agreed or approved on appeal, requests the following;

- Contributions to the footpath network at Lodge Road, Station Approach including a Pedestrian Pelican crossing
- Contributions to improvements to “Marden Road / A229 crossroads” and Sainsbury Roundabout junctions
- Contribution to Staplehurst Community Centre – the main community facility in Staplehurst
- Contribution to Jubilee Field / Surrenden Field – there is no provision of sports grounds within the application and LPRSP 6 (F) 5c (Staplehurst) highlights that Staplehurst has a deficit of 9.1 hectares of sports grounds
- Contribution for allotments - LPRSP 6 (F) 5c (Staplehurst) highlights that Staplehurst has a deficit of 1.6 hectares deficit in allotments
- Contribution to Staplehurst Primary School LPRSP (F) 5b (Staplehurst) highlights a deficit of 0.5 form entry expansion to the Primary School
- Contribution to the River Beult action plan - LPRSP (F) 6 (Staplehurst) highlights the River Beult Action Plan

**TREE WORKS:** (for noting/comment)

24/501023 **Sorrento, Station Road TN12 OPZ** - TPO application to reduce one mixed species hedge (H1) to 12 inches beyond the kerb edge and trim height to tidy. Fell one Elder and

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Ivy Clad shrub (T1). Reduce one Confer hedge (H2) to cut line and reduce face side back to path edge.

Refer to the MBC Tree officer

24/501241 **All Saints C Of E Church, High Street TN12 OAX** - Conservation area notification: work to various trees.

Refer to the MBC Tree Officer

**DECISIONS:** - Noted

23/505429 **Flat 1 Above Hq Hair and Beauty, London House, High Street TN12 OAB** - Change of Use of first floor from domestic/residential accommodation to Class E - Childrens Day Nursery. MBC GRANTED with 5 conditions. SPC had recommended Approval (Min 1727P).

23/505804 **Newdene, Station Road TN12 OQG** - The siting of a static building which is classed as a caravan ancillary to the main dwelling. MBC WITHDRAWN. SPC had recommended Approval (Min 1730P).

Cllr Sharp proposed and Cllr Arger seconded to refer to MBC Planning Enforcement Officer as we understand the that the static building has been completed and is therefore an unauthorised development. Agreed majority 6 for, 0 against and 1 abstained

24/500166 **5 Tyler Road TN12 OGY** – Lawful Development Certificate for proposed loft conversion with 2no. side dormers and insertion of 2no. new windows. MBC APPROVED. SPC had commented (Min 1727P).

24/500323 **Onu, High Street TN12 OBJ** - Lawful Development Certificate for proposed loft conversion, including hip to gable roof extension, rear dormer, and 2no. rooflights to front, and erection of a single storey rear extension to accommodate wc. MBC APPROVED. SPC had Noted (Min 1727P).

24/500456 **Weald Cottage, Maidstone Road TN12 ORE** - Erection of a detached outbuilding consisting of double garage and double open car bay with office and storage above. MBC GRANTED with 8 conditions. SPC had recommended Approval (Min 1730P).

24/500727 **3 Vine House, High Street TN12 OAR** - Conservation area notification: Mature lapsed Ash - Re pollard to the previously established cut levels. Mature Lime - lift to approximately 4m from ground level. Mature Portuguese Laurel - reduce the lateral spread from 3m to 2m all over and lift the canopy to 3m from ground level. Lime saplings - Fell to ground level. Laurel hedge next to the building. Fell to ground level. MBC has raised NO OBJECTION. SPC had Noted (Min 1735P).

24/500755 **White Willows, High Street TN12 OBL** - Conservation area notification: Crown lift four Leylandii Conifer trees (T1-T4) to 5m above outbuildings they are presently overhanging to prevent damage to these buildings. Reduce one dead tree (T5) to ground level. MBC raised NO OBJECTIONS. SPC had Noted (Min 1735P).

Meeting closed.....9:30pm.....

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