

# STAPLEHURST PARISH COUNCIL

## PLANNING COMMITTEE

### 2<sup>ND</sup> MAY 2023 MINUTES

#### **Public Forum**

A resident raised concerns regarding planning application 23/501659 and Lawful Development Certificate 23/510630 in that they are overlooking neighbours – especially the Apex roof with dormer windows in planning application 23/501659. They both impact on the street scene and are not in keeping with the neighbourhood.

Another resident echoed these points and also raised concerns about car parking in the area.

**Present:** Cllr Sharp, Riordan, Eerdekenes and Buller

**APOLOGIES:** Cllr Mclaughlin

**APPROVAL OF PLANNING COMMITTEE MINUTES:** Minute Pages 1665P-1667P of 17<sup>th</sup> April 2023 available at: <http://www.staplehurst-pc.uk/community/staplehurst-parish-council-13607/planning-committee/> Cllr Sharp proposed and Cllr Buller seconded that the minutes be approved – agreed unanimously. Cllr Sharp then signed the minutes.

**URGENT ITEMS:** Only for items which require a decision before the next meeting on 22<sup>nd</sup> May 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 – Cllr Sharp and Buller planning application 23/501659 and 23/510630
2. Declarations of Changes to the Register of Interests - NA
3. Declarations of Interest in Items on the Agenda – Cllr Sharp regarding 23/501659 and 23/510630
4. Requests for Dispensation – Cllr Sharp requested dispensation to speak and vote - Cllr Buller and Cllr Riordan seconded approval for dispensation to speak and vote – agreed majority 3 for 0 against and 1 abstained (Cllr Sharp)

**AGREED URGENT ITEMS:** NA

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

**23/501635 Chickenden Barn, Chickenden Lane TN12 ODP** - Conversion of existing barn to residential dwelling, including new entrance and access drive with associated parking (resubmission of 22/501591/FULL).

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Signed.....Date.....

The debate highlighted that the application had previously been withdrawn and at the time Council had concerns about the access/egress, sustainability of the location and mitigation of ecology issues. Many of these appear to have been addressed in the revised application, apart from a sustainable location. Cllr Buller proposed and Cllr Riordan seconded to recommend approval, as long as the Conservation Officer and Environment Officer are satisfied with the mitigation measures.

**23/501659 38 South Bank TN12 OBD** - Erection of a 3-bedroom dwelling house and provision for 2 car parking spaces, including erection of a front porch, a single storey rear extension and a loft conversion with a rear dormer and 2no roof lights to existing dwellinghouse.

The debate highlighted the concerns that the proposed development would be overlooking neighbours and effect the street scene, new drop curb and angle of the proposed development. A number of residents have raised concerns.

Cllr Buller proposed and Cllr Riordan seconded to recommend refusal on the following grounds; Local Plan DM1 – loss of visual gap, impact on street scene, overlooking and visual intrusion to neighbouring properties (especially rear windows in loft) net loss of biodiversity with loss of garden space, trees, shrub and established hedgerow.

Local Plan DM11 – loss of residential garden and impact on neighbours.

In addition, if the Planning Officer is minded to approve the application request that it is called in to Planning Committee.

Recommended refusal agreed unanimously.

**LAWFUL DEVELOPMENT CERTIFICATE:** (for noting)

23/501630 **38 South Bank TN12 OBD** - for proposed loft conversion including rear dormer and 2no. front rooflights.

Following a debate Cllr Sharp proposed and Cllr Riordan seconded to recommend refusal on the grounds of the dormer window would impact on neighbours and the street scene (Local Plan DM1) Recommendation to refuse was agreed unanimously.

**Meeting closed 7:45pm**

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Signed.....Date.....