

MINUTES OF THE MEETING OF STAPLEHURST PARISH COUNCIL
PLANNING COMMITTEE
held at South Hall, Staplehurst Village Centre on
Monday 4th June 2018 at 7.00 p.m.

PRESENT: Councillors Ashby, Buller, Forward, Silkin, Smith and Sharp who was in the chair. Ex Officio: Chairman Burnham.

Parish Clerk: Mr MJ Westwood

APOLOGIES: Councillor Riordan.

APPROVAL OF PLANNING COMMITTEE MINUTES: Minute Pages 1379P-1380P of 21st May 2018 were approved, signed by Councillor Sharp and made available at <http://www.staplehurst-pc.uk/community/staplehurst-parish-council-13607/planning-committee/>.

URGENT ITEM: Councillors discussed whether to consider new information relating to the Hen & Duckhurst Farm planning application 17/506306 as an urgent item of business. As the information had only just come to light and they had not had time to give it proper consideration, they RESOLVED to call a separate emergency meeting to discuss it

COUNCILLOR DECLARATIONS:

1. Declarations of Lobbying – Councillors Buller and Smith declared they had been lobbied about 17/502254. Councillor Buller declared she had been lobbied about 18/501985. Councillor Sharp declared she had been lobbied about 18/502488.
2. Declarations of Changes to the Register of Interests – none declared.
3. Declarations of Interest in Items on the Agenda – none declared.
4. Requests for Dispensation – None requested.

FULL PLANNING APPLICATIONS: (for recommendation)

- 18/501985 **27 Pinnock Lane TN12 OEL** – Demolition of existing single storey rear extension and erection of a part two storey part single storey rear extension. Councillors RESOLVED to make no comment on the application, save to draw the planning officer's attention to the Daylight & Sunlight Report submitted by a neighbour.
- 18/502404 **Faith Cottage, Clapper Lane TN12 OJT** – Amendments to garage, including three pitched roof dormers to provide storage at first floor level. (Revision to 16/506117) SPC had recommended Refusal (Min 1275P, 1283P, 1292P, 1305P). RESOLVED: the amendments did not alter Councillors' previous recommendation of REFUSAL to the MBC Planning Officer.
- 18/502450 **Chickenden Oast, Chickenden Lane TN12 ODP** – Insertion of a mezzanine floor and the addition of a flue to serve a wood burning stove. RESOLVED: recommend APPROVAL to the MBC Planning Officer.
- 18/502488 **Royal Oak House, High Street TN12 OAH** – Change of use from A3 Café to A4 Public House with A3 Restaurant. With one abstention, it was RESOLVED to recommend APPROVAL to the MBC Planning Officer with the following comments: toilet provision should be set out in the application; the application incorrectly stated that there were 'large areas of public car park opposite the property', whereas the areas were privately owned and the applicant should therefore be asked to address this question; noise control measures should be addressed, including a condition relating to disposal of waste and use of bins at designated times.

LISTED BUILDING CONSENT:

18/502603 **2 Church Gate Cottages, High Street TN12 OAX** – for the replacement of front door. RESOLVED: recommend APPROVAL to the MBC Planning Officer.

OUTLINE APPLICATION: (for comment)

18/502254 **Land Adjacent to West View, Maidstone Road TN12 ORE** – for the erection of six bungalows and construction of new access road, including formation of new access from Maidstone Road (Access being sought, all matters reserved). Councillors thanked members of the Neighbourhood Plan Review Group for commenting on the application. RESOLVED: recommend REFUSAL and referral to MBC Planning Committee were the planning officer minded to approve the application. They commented as follows. The application was contrary to the Staplehurst Neighbourhood Plan's vision (section 2.10, page 9) of maintaining and enhancing the rural character of Staplehurst village, its immediate setting and the wider parish; coordinating all new development so that it contributes to the creation of safe, sustainable, liveable and mixed communities with good access to jobs and essential services for the whole community; protecting and enhancing the natural and historic environment, the quality and character of the whole built environment and the wider countryside; ensuring the land made available for development will be developed in such a way as to improve people's quality of life, for both new and existing residents. The proposed development was outside the village envelope set out in Neighbourhood Plan section 4.16, page 18. The proposal did not meet the requirements of Neighbourhood Plan policy PW2 covering development in the countryside; development on the eastern side of the A229 had always been considered inappropriate (a 2006 application to build a single bungalow about 200m south of the site had been refused); approval would set a dangerous precedent. The location was not sustainable, with no suitable footpath provision, a distance of some 600m along the busy A229 to the station and even further to the village centre and local amenities. Councillors noted Kent Highways' concerns and questions about the access proposals and commented that the neighbouring Pear Trees property was obliged to have vehicle access onto Couchman Green Lane and not the A229, which reflected the difficulties of access to and from the fast stretch of road. Councillors expressed concern about the impact of the proposals on the setting and character of the neighbouring Pear Trees property. They commented that the application was deficient in its failure to recognise the local water course and drainage issues; residents had experienced foul water problems with sewage in gardens and inability to use toilets and there were regular flooding problems in the vicinity.

REPORTED DECISIONS: (for noting)

13/1713 **Land East of Maplehurst Lane, Frittenden Road** – Change of use of land to a gypsy/traveller site for two families with the stationing of 2 static caravans, 2 touring caravans, 2 utility buildings, laying of hard surfacing, cesspit and the erection of close board fencing APPEAL ALLOWED. SPC had recommended Refusal (Min 1132P). NOTED by Councillors.

13/1732 **The Oaks, Maplehurst Lane, Frittenden Road** – Use of land as a gypsy/traveller site for one gypsy family including stationing of 1no Touring Caravan and 1no Mobile Home, erection of a utility block and installation of cesspit APPEAL ALLOWED. SPC had recommended refusal (Min 1133P). NOTED by Councillors.

- 17/500167 **The Oaks, Maplehurst Lane, Frittenden Road** - Appeal notification against Enforcement Notice for hard standing and siting of a caravan. (Min 1346P) APPEAL DISMISSED. NOTED by Councillors.
- 17/500169 **Land East of Maplehurst Lane, Frittenden Road** – Appeal notification against Enforcement Notice for siting of mobile homes, caravans, areas of hardstanding and access gates. (Min 1346P) APPEAL DISMISSED. NOTED by Councillors.
- 18/501574 **Thorford Hall Farm, Goudhurst Road** – Construction of a new access at Thorford Hall Farm MBC WITHDRAWN. SPC had recommended Refusal (Min 1373P). NOTED by Councillors.
- 18/501584 **Cantii, Goudhurst Road TN12 0HB** – Lawful Development Certificate (Existing) for erection of a single storey rear extension MBC LAWFUL. SPC had noted (Min 1376P). NOTED by Councillors.
- 18/501693 **Staplehurst Manor Nursing Home, Frittenden Road** – TPO application to - PART A: Remove one dead tree in rear garden. PART B: Crown lift Yew tree RHS of entrance driveway another 1-2m. Remove one Yew tree in the rear garden by the pond and seating area. Remove two Holly limbs on the RHS of the entrance driveway. Remove one tree touching/leaning across Bupa Staplehurst Manor sign MBC REFUSED PART A and APPROVED PART B with 3 conditions. SPC had No Objection (Min 1373P). NOTED by Councillors.
- 18/501798 **Cordena, Grave Lane** – Prior Notification for proposed change of use of agricultural building to a dwelling house MBC GRANTED. SPC had Noted (Min 1376P). NOTED by Councillors.

CORRESPONDENCE: (for comment/noting) - *Councillors had agreed to move this item from its listed position on the agenda to the end of the meeting.*

Consultation - Powers for dealing with unauthorised development and encampments: invitation to comment (closing date 15/06/18) <https://www.gov.uk/government/consultations/powers-for-dealing-with-unauthorised-development-and-encampments> (Min1692, Min1375P, Min1379P). Councillor Silkin undertook to circulate draft comments to the committee members.

NALC - Request to Promote Barrowden Parish Council (Leics.) Building Control proposal survey <https://www.surveymonkey.co.uk/r/D7H9VKF> for completion by 11 June 2018. Councillors AGREED to make no comment.

Chairman.....

PUBLIC FORUM – Three objections were voiced about planning application 18/502254 Land adjacent to West View, Maidstone Road: adverse impact on the listed Pear Trees; access onto Maidstone Road had been denied to Pear Trees and was not appropriate for West View; the application omitted reference to a water course running through the site; development would exacerbate flooding in the vicinity of the site; approval would set an unwelcome precedent. A neighbour’s comments objecting to 18/502488 Royal Oak House, High Street, were read: concern about increased noise and longer trading hours; the new homes meant that the situation differed from when the premises were previously a public house. The agent for the applicant of 18/502488 provided more information about the proposal: existing toilets would be retained (omitted on the plans); the applicant will look into sensitive refuse management.