

STAPLEHURST PARISH COUNCIL PLANNING COMMITTEE MINUTES 18TH MARCH 2024

Public Forum

A resident spoke in favour of the "Cradducks Farm application" as it is an established equestrian facility, part of rural agriculture, the applicant thought it was permitted development, but have now submitted a retrospective application. Local neighbours are supportive.

A neighbour spoke in support of the "New Barn appeal" as it is a well-established local farming family who have been on site for 10 years and managing the farm and other local land contributing to the landscape and local economy.

A resident spoke in favour of the "New Barn appeal" having been on the site for 10 years improves the welfare of the animals and security on the site.

Present: Cllrs Sharp, Ash, Farragher, Pett, Mclaughlin and Eerdeken plus Mrs Buller (Non-member, Non-voting advisor) and the Clerk

APOLOGIES: Cllr Arger

APPROVAL OF PLANNING COMMITTEE MINUTES: Minute Pages 1729P - 1732P of 26th February 2024 available at: <http://www.staplehurst-pc.uk/community/staplehurst-parish-council-13607/planning-committee/> Cllr Mclaughlin proposed and Cllr Pett seconded to approve the minutes. Agreed by majority; For 4, Against 0, Abstained 2.

URGENT ITEMS: Only for items which require a decision before the next meeting on 8th April 2024. Item to be agreed first, and then not discussed until "Agreed Urgent Items" after Councillor Declarations.

COUNCILLOR DECLARATIONS regarding items on the Agenda: -

1. Declarations of Lobbying – All Cradducks Farm application and New Barn appeal
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

AGREED URGENT ITEMS: - NA

APPEALS LODGED: (for comment/noting)

23/500231 **Cocklewood Farm, Five Oak Lane TN12 0HT** - Demolition of an existing dwelling within an ancient replanted woodland, and erection of a new replacement dwelling elsewhere on Cocklewood Farm. Notification of appeal lodged with the Planning Inspectorate, to be determined by written representation. Any additional comments to be submitted by 29th March 2024. SPC had recommended Approval (Min 1655P, 1664P).

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

Following a debate, Cllr Sharp proposed and Cllr Farragher seconded to recommend the comments on the application's appeal as follows; Staplehurst Parish Council is keen to protect the ancient woodland and if the appeal is won, that a condition is in place to reinstate the ancient woodland, with a landscape plan which is reviewed annually. Agreed unanimously

23/503271 **Silverlands, Cranbrook Road TN12 0EU** - Retrospective application for the change of use of the land and the temporary stationing of a mobile home and associated outbuildings for residential purposes for two years. Notification of appeal lodged with the Planning Inspectorate, to be determined by written representation. Any additional comments to be submitted by 1st April 2024. SPC had recommended Refusal (Min 1694P, 1710P).

Following a debate, Cllr Sharp proposed and Cllr Eerdekenes seconded to recommend the comments on the application's appeal as follows; Staplehurst Parish Council note that the land is currently not well maintained, we share the concerns of the Kent County Council Public Rights of Way Officer regarding the access to the Public Right of Way through this land and that if the appeal is successful the temporary permission is backdated to July 2023 and expires in July 2025. Agreed unanimously.

24/500014 **New Barn Sheep Farm, Maplehurst, Frittenden Road TN12 0DL** - Enforcement Notice: Without planning permission, the material change of use of the land for a residential use including the erection of a dwelling and associated paraphernalia and operational works including the laying of hard standing. The appeal is to be conducted by way of the Public Inquiry procedure. Written representations to be submitted by 27th March 2024.

Following a debate, Cllr Sharp proposed and Cllr Farragher seconded to recommend the comments on the applications appeal as follows; Staplehurst Parish Council is an advocate for Planning Enforcement; however, the original temporary notice was issued in 2013 and has not been enforced. This means the property is now established as agricultural occupancy for over 10 years. There is local support for this well-established, local farming family and Staplehurst Parish Council would support MBC Planning Policy DM34 – agriculture occupancy being implemented rather than enforcement.

FULL PLANNING APPLICATIONS: (for comment/recommendation)

23/502956 **Cocklewood Farm, Five Oak Lane TN12 0HT** - Demolition of an existing agricultural workers dwelling within an ancient replanted woodland, and erection of a new replacement agricultural workers dwelling elsewhere on Cocklewood Farm (Resubmission 23/500231/FULL). Additional information.

Following a debate, Cllr Sharp proposed and Cllr Ash seconded to recommend the application be APPROVED but DO NOT REQUEST the application is reported to Planning Committee and support the comments Kent County Council Ecological Advisory Service and the Forestry Commission. Staplehurst Parish Council is keen to protect the ancient woodland and if approved, that a condition is in place to reinstate the ancient woodland, with a landscape plan which is reviewed annually. Agreed unanimously

24/500794 **Cradducks Farm, Goudhurst Road TN12 0HQ** - Retrospective application for the use of land for the keeping of horses, erection of an equine stable building, siting of an equine storage container, creation of a hard surfaced area and hard surfacing of access track from existing field gate at Goudhurst Road

Following a debate, Cllr Eerdekenes proposed and Cllr McLaughlin seconded to recommend the application be APPROVED

Staplehurst Parish Council support the application as it meets the criteria of MBC Local Plan Policies;
Signed Chairman.....Date.....

DM36 - new agricultural buildings and structure - necessary for the purpose of agriculture

DM37 - expansion of existing agricultural buildings in rural areas

DM41 – support of equestrian development

There are no neighbours' comments against the application

If the Planning Officer is minded to refuse the application we REQUEST the application is reported to Planning Committee.

Agreed unanimously

24/500978 **Mill House, Couchman Green Lane TN12 ORS** - Erection of a single storey rear extension.

Following a debate, Cllr Eerdeken proposed and Cllr Ash seconded to recommend the application be APPROVED and do not request that the application is reported to Planning Committee.

TREE WORKS IN A CONSERVATION AREA: (for noting/comment)

24/500727 **3 Vine House, High Street TN12 OAR** - 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.

Staplehurst Parish Council refers to the Tree Officer.

24/500755 **White Willows, High Street TN12 OBL** - 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.

Staplehurst Parish Council refers to the Tree Officer.

24/500800 **Bell Oak, 17B Bell Lane TN12 OBB** - TPO application to reduce one Oak (T1) to a height of 15 metres and 17 metres spread, pruning to appropriate branch junctions and balancing the crown.

Staplehurst Parish Council notes the Biodiversity value of mature Oak Trees, seeks to preserve mature Oak Trees where possible and refers to the Tree Officer.

DECISIONS: Noted

23/505506 **Bounds End Farm, Goudhurst Road TN12 OHQ** - Listed Building Consent for demolition of existing 20th Century front brick porch and erection of a replacement brick/oak frame front porch. MBC GRANTED with 7 conditions. SPC had Noted (Min 1718P).

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. SPC had recommended Refusal (Min 1726P).

23/505567 **Kingfishers, Chickenden Lane TN12 ODP** - Section 73 - Application for removal of condition 2 (Agricultural Occupancy) pursuant to MA/02/0237 for - Conversion of part of

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

nursery school (permitted under MA/87/1554) to form a second dwelling. MBC GRANTED with 1 condition. SPC had recommended Approval (Min 1727P).

- 23/505719 **Staplehurst Manor Nursing Home, Frittenden Road TN12 0DG** - Tree Preservation Order Application: G10 Dead Elm - Fell to prevent future failure onto footpath, G13 Ash - Fell to ground level. Tree has Ash dieback. T21 Laburnum - Fell to ground level, tree in decline. MBC GRANTED with 3 conditions. SPC had commented (Min 1723P).
- 24/500158 **14 Tyler Road TN12 0GY** - Part garage conversion into habitable space (home office). MBC GRANTED with 4 conditions. SPC had recommended Approval (Min 1727P).
- 24/500210 **The Stables, High Street TN12 0BH** - Conservation Area Notification - Tree A, Portuguese Cherry Laurel - Remove tree as it is an obstruction to the barn building adjacent to it. Tree B, Sweetgum, Reduce the height of by 4 metres. MBC raised NO OBJECTION. SPC had Noted (Min 1727P).

Meeting closed.....8.45pm.....

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