



Staplehurst Parish Council

Planning Committee

Minutes 4th November 2024

Public Forum

No comments raised.

Present: Cllrs Sharp, Arger, Pett, Mclaughlin, Farragher. Ash and Clerk

APOLOGIES: Cllr Wakeford

APPROVAL OF PLANNING COMMITTEE MINUTES: Minute Pages 1776P-1778P of 14th October 2024 available at: <http://www.staplehurst-pc.uk/community/staplehurst-parish-council-13607/planning-committee/>

Cllr Pett proposed and Cllr Farragher seconded to approve the minutes of the 14th October 2024 – agreed majority: For 4, Against 0 and Abstain 2. The Chairman duly signed the minutes.

COUNCILLOR DECLARATIONS regarding items on the Agenda: -

1. Declarations of Lobbying - NA
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:

We have received a request from MBC Planning Department to discuss potential "Rural Exception Sites" in Staplehurst. These would be considered "windfall sites", so extra housing on top of MBC Local Plan housing allocation.

Note: LPRHOU6: Affordable Local Housing Need on Rural Exception Sites Including First Homes (page 297)

Once we know more details will invite all Cllrs to a meeting with MBC Planning and the NDP Review group to discuss.

Balfour Winery seeking to change licensing hours – double check against MBC Planning Conditions, delegate to Clerk in consultation with Chairman of Planning to comment if required.

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

FULL PLANNING APPLICATIONS: (for comment/recommendation)

24/503966 **The Dutch Barn, Frittenden Road TN12 ODL** – Demolition of an agricultural store and erection of a double garage and attached agricultural store, including change of use of agricultural land to residential use.

Following a debate Cllr Ash proposed and Cllr Mclaughlin seconded to recommend the application is approved and request a condition is included that the proposed change of use is tied to the main property.

Council do not request the application is reported to the MBC Planning Committee.

24/504090 **9 Woodford Park TN12 OFX** - Single storey rear extension and single storey side extension to detached garage to form carport.

Cllr Sharp proposed and Cllr Arger seconded to recommend the application is refused due to concerns that the size of the extension is contrary to MBC Residential Extensions SPD 4.11 and 4.44, it is over intensification and the car port is incongruous with a triple block garage.

Council do not request the application is reported to the MBC Planning Committee

24/504256 **Land Adjoining Copp William Farm, Marden Road TN12 OPB** - (Retrospective) Use of Existing residential annex outbuilding as dwelling (Use Class C3).

It was noted that the Parish Council supported the original application for a garage but have major reservations about change of use and subdividing the plot, which is of an historical nature.

Cllr Sharp proposed and Cllr Ash seconded to recommend the application is refused on the following grounds;

Copp William Farm is one of the oldest continuously occupied properties in the country, it is a significant historic asset in the Parish

The application is inaccurate – documents state occupied for 7 years when only approved 5 years ago

The application is seeking to sub divide a plot of historic value

The application involves the intensification of residential accommodation in this rural location and would harmfully consolidate sporadic development resulting in domestication and harm to the intrinsic character and appearance of the current rural landscape.

The development is contrary to policies of the Maidstone Local Plan Review (2024)

LPRSP9 – Development in the countryside

LPRSP15 – Principles of Good design

LPRQD4 – Design Principles in the Countryside

LPRENV1 – Development affecting Heritage Assets

LPRRQD5 – Conversion of rural buildings

LPR HOU9 – Custom Self-build - a rural outbuilding now accommodation

The development is contrary to Staplehurst Neighbourhood Plan (2020)

Policy PW2 – proposals for new developments in the Countryside

Request that the application is sent to Planning Committee for the above reasons.

If approved by Committee or on appeal require the proposal is tied to the main house.

In addition, as planning approval was for a garage / outbuilding , it is therefore occupied illegally and should planning be refused, request that MBC Planning Enforcement are notified.

LISTED BUILDING CONSENT: (for noting/comment)

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

24/504334 **Rabbit Farmhouse, Goudhurst Road TN12 0HQ** - for internal and external alterations to existing barn, together with a new link extension to main dwelling to create additional living accommodation.
No objection - Defer to the conservation officer.

NON-MATERIAL AMENDMENT: (for noting/comment)

24/504352 **Land Adjacent to West View, Maidstone Road TN12 0RE** - to 21/504975/OUT: Outline application for the erection of up to 4no. detached dwellings and creation of new vehicular and pedestrian access. (Access and Layout being sought). - Replacement of approved 1.2m high post and rail fence at the front of site adjacent to the A229 with a 1.8m high close board fence with 100mm holes at 750mm intervals to allow wildlife to move between either side of the fence.

The Parish Council has major concerns about the proposed amendment and comment as follows; We object to a 1.8m close boarded fence as it is not appropriate in the countryside and will destroy an existing hedgerow. We request that the 1.2m post and rail fence is retained.

PRIOR NOTIFICATION: (for noting/comment)

24/504214 **Merrymaids Farm, Couchman Green Lane TN12 0RR** - for the change of use of a building and any land within its curtilage from agricultural to 3no. dwellinghouses and associated operation development.

The Parish Council has major concerns about this prior notification and comment as follows;

- The only reason for a "Agricultural farm worker" dwelling being approved on the site was to support agriculture, of which the barn is a significant building
- This proposal would stop good agricultural land being used
- It would be development in the Countryside
- The access is inappropriate for a development on a single track country lane
- There are no pavements / footpaths or access to public services so any new inhabitants would be completely dependent on a car
- There are no environmental improvements.
- The site is prone to flooding
- We support the neighbours comments

TREE WORKS: (for comment/recommendation)

24/504451 **Land at Chickenden Lane TN12 0DP** - TPO Application to complete works to 3no. Oak trees. To reduce one oak tree (T1) by 5m in height and 3m laterally leaving the final height at 9m and crown spread of 6m and remove deadwood. To remove lower limb from one Oak tree (T2) and to fell one Oak tree (T3).

Defer to the Tree Officer.

DECISIONS: - noted

23/500231 **Cocklewood Farm, Five Oak TN12 0HT** - Demolition of an existing dwelling within an ancient replanted woodland, and erection of a new replacement dwelling elsewhere on Cocklewood Farm. APPEAL ALLOWED. SPC had recommended Approval (1655P, 1664P).

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. APPEAL DISMISSED. SPC had recommended Refusal (Min 1694P, 1710P).

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

- 24/503194 **Westwood, High Street TN12 OBH** - Demolition of garage and erection of an annexe. MBC REFUSED. SPC had recommended Refusal (Min 1773P).

- 24/503424 **Land Rear of Minton House, High Street TN12 OAS** - Erection of self-build three-bedroom dwelling and part demolition of boundary wall to facilitate new access to Chapel Lane with bike and bin store and associated parking. MBC REFUSED. SPC had recommended Refusal (Min 1770P).

- 24/503516 **2 Hallwards TN12 ONT** - Erection of a conservatory to side of the property. MBC GRANTED 4 with conditions. SPC had recommended Approval (Min 1773P).

- 24/503674 **Little Woodford, Maidstone Road TN12 ORH** - 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 is needed for condition 16. MBC SATISFIED. SPC had Noted (Min 1774P).

Public Forum - None

Meeting closed.....9.15pm....

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