



Planning Committee Minutes 13th January 2025

PUBLIC FORUM

No public speakers

Present Cllrs Ash, Farragher, Arger, Mclaughlin, Pett, Wakeford and Sharp

APOLOGIES: NA

APPROVAL OF PLANNING COMMITTEE MINUTES: Minute Pages 1787P-1789P of 16th December 2024 available at: <http://www.staplehurst-pc.uk/community/staplehurst-parish-council-13607/planning-committee/>

Cllr Arger proposed and Cllr Pett seconded to approve the minutes of the 16th December 2024. – agreed majority 6 for, 0 against and 1 abstained.

COUNCILLOR DECLARATIONS regarding items on the Agenda: -

1. Declarations of Lobbying - No
2. Declarations of Changes to the Register of Interests - No
3. Declarations of Interest in Items on the Agenda - No
4. Requests for Dispensation - NA

CLERK'S PLANNING REPORT:

The Clerk raised two issues;

- Parking associated with Staplehurst Service station development – Churchills

Circulated a series of issues raised by residents and the response from MBC – general disappointment and felt that Chair of Planning Committee should write to MBC Cllrs to chase up.

- Land adjoining Copp William Farm – 24/504256

Parish Council recommended refusal, MBC Planning Committee meeting 16th January 2025 – Cllr Sharp to attend and speak on behalf of Staplehurst Parish Council..

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

FULL PLANNING APPLICATIONS: (for comment/recommendation)

24/505111 **Tumblers, Couchman Green Lane TN12 ORT** - Change of use of land (part only) to residential garden and erection of 1(no) detached garage and 1(no) detached annexe (ancillary to main house).

Following a debate Cllr Mclaughlin proposed and Cllr Wakeford seconded to recommend the comments below – agreed unanimously

- Note no foul drainage in the design and it is within Upper Medway Internal Drainage Board area
- Need to protect adjacent Public Footpath
- Request that the development is tied to the main property

24/505145 **2 Crown Cottages, High Street TN12 OAU** - Erection of a single storey garden building to be used as a home office ancillary to the main building. Erection of a 6ft fence built on 50cm concrete plinth at the rear of the garden. Removal of existing garage and greenhouse.

Following a debate Cllr Ash proposed and Cllr Farragher seconded to recommend the comments below – agreed unanimously

- Request clarification of height of fence – 6ft plus 50cm plinth = 7ft.7in?
- Request clarifying parking arrangements
- Not in planning application, but if applicant wishes to remove two large Lawson Cypress trees and replace with native species, no objection

DECISIONS: (for noting)

24/504214 **Merrymaids Farm, Couchman Green TN12 ORR** - Prior notification for the change of use of a building and any land within its curtilage from agricultural to 3no. dwellinghouses and associated operation development. MBC REFUSED. SPC had Refused (Min 1781P).

24/504451 **Land at Chickenden Lane TN12 ODP** - 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). MBC GRANTED with 2 conditions. SPC had Noted (Min 1781P).

24/504637 **Bramleys, Marden Road TN12 OPE** - Lawful Development Certificate for proposed single storey side extension. MBC REFUSED. SPC had Commented (Min 1785P).

24/504712 **Maple Cottage, Clapper Lane TN12 OJT** - Lawful Development Certificate for the existing change of use of a permitted Holiday Let to a residential dwelling for a period in excess of 4 years as of 25th April 2024 in non-compliance with condition 1 of MA/14/0428. MBC LAWFUL. SPC had Noted (Min 1785P).

Meeting closed.....8.15pm

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