

MINUTES OF THE MEETING OF STAPLEHURST PARISH COUNCIL
PLANNING COMMITTEE
held at South Hall, Staplehurst Village Centre on
Monday 14th October 2019 at 7.00 p.m.

PRESENT: Councillors Bowden, Buller, Chapman, Thomas and Sharp who was in the Chair. Ex Officio: Chairman Riordan.
Parish Clerk: Mr MJ Westwood

APOLOGIES: Councillor Forward whose reason for apology was accepted.

APPROVAL OF PLANNING COMMITTEE MINUTES: Minute Pages 1453P-1456P of 23rd September 2019 were approved, signed by Councillor Sharp and made available at <http://www.staplehurst-pc.uk/community/staplehurst-parish-council-13607/planning-committee/>.

URGENT ITEMS: none raised.

COUNCILLOR DECLARATIONS:

1. Declarations of Lobbying – Councillors Buller and Sharp declared they had been lobbied about 19/504627. Councillor Buller declared she had been lobbied about application 18/502517.
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)

19/504627 **Corner House 1A Fletcher Road TN12 0LP** – Demolition of existing conservatory and part of original house. Erection of a single storey rear extension. RESOLVED: recommend REFUSAL and referral to MBC Planning Committee were the Planning Officer minded to approve the application. Councillors commented: neighbouring properties had suffered from surface water drainage issues; further construction on a site, where previously a pond and other drainage facilities existed, could create more problems; they asked that the application should provide full information about how surface water drainage would be managed. Councillors welcomed the discussion of the application in public forum, which had provided the applicant with more information about the development history of the site.

ADDITIONAL DETAILS: (for comment)

18/502517 **Hush Heath Winery Five Oak Lane TN12 0HT** – Further information re Conditions 9 (Biodiversity scheme) and 12 (decentralised and renewable or low-carbon sources of energy). [Submission of details pursuant to Conditions 2: Landscape scheme, 8: Details of cycling parking, 9: Biodiversity scheme, 10: Surface water drainage scheme, 12: Details of decentralised & renewable or low-carbon sources of energy, & 13: Details of any plant or ducting system to be used (original application ref: 17/502611/FULL for Proposed new processing hall, including visitor tasting room and administration offices. Extension to existing barn for the storage of bottles)] SPC commented (Min 1422P). Councillors welcomed the proposals to address biodiversity and mitigate the impact of development, but they felt that the proposals fell short in a number of ways: some documents were out of date - they and the related proposals did not reflect the current level of development on the site, e.g. light pollution arising from new large glass doors could be easily addressed by suitable blinds or curtains; an up to date site layout plan should be provided; documents should be clearer about how the proposed measures satisfied the

condition's requirement to enhance biodiversity; proposed timings should be set out for the identified actions; the impact of surface water drainage on biodiversity needed to be addressed.

REVISED DETAILS: (for comment)

19/501105 **Whiteacres, Marden Road** - Siting of two additional mobile units, with associated access and landscaping works (amended proposed site layout plan) SPC had recommended REFUSAL (Min 1428P, 1450P). Councillors NOTED with disappointment that notwithstanding the Parish Council's comments, MBC Planning Committee had approved the application.

REPORTED DECISIONS: (for noting)

19/501370 **Woodford Farm, Maidstone Road** - Minor Material Amendment to condition 3 of 15/506037 (Demolition of existing commercial buildings, hardstanding and Woodford Coach House and the erection of a replacement dwelling for Woodford Coach House and 9 dwellings with parking and landscaping) (allowed on appeal) to allow minor alterations to approved plans MBC GRANTED with 10 conditions. SPC had Noted (Min 1442P). NOTED by Councillors.

19/502096 **Mobile Home at Newstead Farm Couchman Green Lane TN12 0RT** - Erection of a single dwelling, stables and sand school, replacing mobile home currently on site as shown on drawing references: 1479-001C; 002H; 003F; and 004A. MBC REFUSED. SPC had recommended Refusal (Mins 1435P, 1442P). NOTED by Councillors.

19/502426 **Land at Fishers Farm Fishers Road** - Variation of condition 28 of planning permission 15/510186/FULL (approved plans) to provide changes to the unit mix and layout and accommodate 16 additional units within the site. MBC APPROVED. SPC had recommended Approval (Min 1435P). NOTED by Councillors.

19/503440 **12 Bathurst Close** – Demolition of existing garage. Erection of part single storey, part two storey side extension with the creation of 3 bay car port and associated landscaping MBC GRANTED with 5 conditions. SPC had recommended Approval (Min 1450P). NOTED by Councillors.

19/503824 **Tallow Barn, Fitzgerald Close** - Conversion of an existing barn to a 1-bedroom dwelling (Retrospective) MBC GRANTED with 3 conditions. SPC had recommended Approval (Min 1449P). NOTED by Councillors.

19/503872 **Land South of South Cottage, High Street** – Erection of 2no. semi-detached dwellings with associated amenity MBC WITHDRAWN. SPC had recommended Refusal (Min 1449P). NOTED by Councillors.

19/503894 **5 Butcher Close** - Conversion of existing extension to form new residential dwelling, including demolition of existing detached garage, erection of a single storey side extension, and erection of front porches to both the existing and proposed dwellings MBC GRANTED with 6 conditions. SPC had recommended Approval (Min 1449P). NOTED by Councillors.

Chairman.....

PUBLIC FORUM – Before the meeting two residents commented on concerns about the adequacy of the information submitted under application 18/502517 to cover the biodiversity scheme. A neighbour and the applicant discussed drainage issues in the vicinity of the site which was the subject of application 19/504627.

Proceedings ended at 7.45pm.