

STAPLEHURST PARISH COUNCIL PLANNING COMMITTEE MEETING MINUTES 3RD JULY 2023

Public Forum:

A resident raised a query about planning application 23/501434 and 23/501545 and will take up with local MBC Councillors

A resident raised concerns about planning application 23/502654 as it would have a negative impact on neighbours, impact the street scene, loss of a visual gap, create a terrace house and not in keeping with the

Present: Cllr Sharp, Cllr Eerdeken and Farragher plus Joan Buller as a non-voting co-opted resident and Clerk

Apologies: Cllrs Arger and Mclaughlin

APPROVAL OF PLANNING COMMITTEE MINUTES: Minute Pages 1676P-1678P of 12th June 2023 available at: <http://www.staplehurst-pc.uk/community/staplehurst-parish-council-13607/planning-committee/>

Cllr Eerdeken proposed and Cllr Farragher seconded to approve the minutes of the 12th June 2023, signed by the Committee Chairman

URGENT ITEMS: Only for items which require a decision before the next meeting on 24th July 2023. Item to be agreed first, and then not discussed until "Agreed Urgent Items" after Councillor Declarations - NA

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

AGREED URGENT ITEMS: - NA

FULL PLANNING APPLICATIONS: (for comment/recommendation)

23/502637 **2 Fleet Farm Cottages, Chart Hill Road TN12 0RW** – Erection of a part two storey, part single storey side and rear extension, and new canopy above existing front door.

Cllr Sharp proposed and Cllr Eerdeken seconded recommending refusal on the following grounds;

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

MBC Local Plan policies;

SP17 – Protection of Countryside
 DM1 – Good design
 DM 30 Design in the Countryside
 DM 32 – Extending buildings in the Countryside

MBC Residential Extension SPD regarding overwhelming the existing dwelling – 5.7, 5.9 and 5.20 plus Impact on the Countryside 5.12

In addition, the hedge has been removed – we believe without permission - and this is a significant reduction in Bio-diversity.

23/502654 **38 South Bank TN12 OBD** - Erection of 3-bedroom dwellinghouse and provision for 2no. car parking spaces, including erection of a front porch and a single storey rear extension to existing dwellinghouse.

Cllr Sharp proposed and Cllr Eerdeken's seconded recommending refusal on the following grounds;
Local Plan DM1 – loss of visual gap, impact on street scene, overlooking and visual intrusion to neighbouring properties (especially rear windows in loft) net loss of biodiversity with loss of garden space, trees, shrub and established hedgerow.

Local Plan DM11 – loss of residential garden and impact on neighbours.

The Committee noted the application was on a very busy access road a new drop curb and angle of the proposed development would have a negative impact
 In addition, it was noted a number of residents have raised concerns.

If the Planning Officer is minded to approve the application request that it is called in to Planning Committee.

FOOTPATH DIVERSION: (for comment)

23/502762/PROW **Public Footpath KM311 Wimpey Field Bell Lane Staplehurst** -
 Diversion of public footpath KM311

The Committee supported the amendments shown on the map E – C.

The proposed amendments C – A appeared to be based on the existing footpath through Wimpey Field and therefore the Committee are supportive.

If they are not based on the existing footpath through Wimpey Field the Committee have concerns regarding the proposed route.

DECISIONS: - NOTED

23/501386 **Brattle Farm, Five Oak Lane TN12 OHE** - Operational development in association prior approval reference 22/505937/PNR consisting of demolition of existing store and changes to fenestration. MBC GRANTED with 2

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

conditions. SPC had recommended Approval (Min 1666P).

- 23/501434 **Providence Strict Baptist Chapel, Chapel Lane TN12 0AJ** - Listed Building Consent for replacement of existing white painted windows with double glazing. MBC WITHDRAWN. SPC had recommended Approval (Min 1666P).
- 23/501545 **Providence Strict Baptist Chapel, Chapel Lane TN12 0AJ** - Replace existing white painted timber windows with like for like double glazed units. MBC WITHDRAWN. SPC had recommended Approval (Min 1666P).
- 23/501659 **38 South Bank TN12 0BD** - Erection of a 3-bedroom dwelling house and provision for 2 car parking spaces, including erection of a front porch, a single storey rear extension and a loft conversion with a rear dormer and 2no roof lights to existing dwellinghouse. MBC WITHDRAWN. SPC had recommended Refusal (Min 1669P).
- 23/501897 **43 Hurst Close TN12 0BX** - Erection of a conservatory to the front elevation. MBC REFUSED. SPC had recommended Refusal (Min 1673P).
- 23/502009 **Duckhurst Farmhouse, Clapper Lane TN12 0JW** - Erection of a part two storey part single storey detached garage and store with office, games room and gym above. MBC REFUSED. SPC had recommended Approval (Min 1673P).
- 23/502108 **Sainsburys Supermarkets Ltd, Station Road TN12 0QE** - Prior notification for the installation of a Solar Photovoltaics (PV) equipment on the roof of a non-domestic building. MBC REFUSED. SPC had Noted (Min 1673P).
- 23/502282 **Bletchingley Farm, Pristling Lane TN12 0HH** - Listed Building Consent for internal alterations to widen existing kitchen, including removal of pantry wall and creation of a structural opening. MBC WITHDRAWN. SPC had referred to the Heritage Officer (Min 1677P).

Closed...8.15pm.....

These notes are not verbatim but an accurate reflection of the meeting

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