

MINUTES OF THE MEETING OF STAPLEHURST PARISH COUNCIL  
PLANNING COMMITTEE

Virtual Meeting via Zoom video-conference  
Tuesday 23<sup>rd</sup> February 2021 at 7.00 p.m.

**PRESENT:** Councillors Bowden, Buller, Thomas and Sharp who was in the Chair. Ex Officio:  
Chairman Riordan  
Parish Clerk Miss A Smith

**APOLOGIES:** Received and accepted from Councillor McNeill

**APPROVAL OF PLANNING COMMITTEE MINUTES:** Minute Pages 1529P-1533P of 12<sup>th</sup> January 2021 were approved to be signed by Councillor Sharp and made available at <http://www.staplehurst-pc.uk/community/staplehurst-parish-council-13607/planning-committee/>.

**URGENT ITEMS** – none

**COUNCILLOR DECLARATIONS:**

1. Declarations of Lobbying – none declared
2. Declarations of Changes to the Register of Interests – none declared.
3. Declarations of Interest in Items on the Agenda – Councillors Riordan declared an interest in 20/500696 as he was undertaking private work for the resident. Councillor Buller declared an interest in 21/500379 as the resident is a close friend. Both stated that they would not take part in this discussion of the relevant agenda items.
4. Requests for Dispensation – none requested.

**PUBLIC FORUM** – No members of the public requested to speak.

**AGREED URGENT ITEMS:** None

**CORRESPONDENCE:**

**Land at Lodge Road** – an invitation from the owners of land at Lodge Road (MBC Local Plan preferred site) to hold an update meeting with Councillors. Proposed date of 25<sup>th</sup> February at 4.00pm. Councillors agreed to meet, but requested an alternative date be sought.

**FULL PLANNING APPLICATIONS:** (for recommendation)

- 21/500189 **4 Weavers Close TN12 OSF** - Erection of single storey front, side and rear extensions and conversion of the garage into utility /wc and store. Councillors felt unable to either recommend refusal or approval for this application, as the applicant's submitted drawings are not clear, in particular with regards to the party wall issue. Councillors wished to take on board the neighbours' comments, but felt that clarification was needed before a consideration could be made.
- 21/500356 **4 Woodford Park, Maidstone Road TN12 OFX** - Erection of a front porch and a single storey rear extension. Councillors RESOLVED to recommend APPROVAL to the MBC Planning Officer.
- 21/500379 **23 Reeves Close TN12 ONN** - Proposed alterations to porch roof. Councillors RESOLVED to recommend APPROVAL to the MBC Planning Officer. Councillor Buller did not participate in this item.

Chairman's initials.....

- 21/500570 **Stansted Lodge, Marden Road TN12 0JG** - Erection of an open fronted field shelter. Councillors RESOLVED to recommend APPROVAL to the MBC Planning Officer.
- 21/500635 **West End Cottage, Five Oak Lane TN12 0HT** - Demolition of existing rear extension. Erection of part single, part two storey rear extension. Councillors RESOLVED to recommend APPROVAL to the MBC Planning Officer.

**PRIOR NOTIFICATION:** (for comment/noting)

- 21/500696 **The Hop Picking Machine Shed, Mathurst Farm, Goudhurst Road TN12 0HQ** - for the change of use of an agricultural building and its curtilage to 2 no. dwelling houses and associated operation development. Councillors NOTED their approval to the application. Councillor Riordan did not take part in this item.

**SECTION 73 APPLICATION:** (for comment/noting)

- 21/500518 **Newstead Farm, Couchman Green Lane TN12 0RT** - Application for Variation of condition 10 (to allow for diversification within the existing farm and the opportunity for additional income) pursuant to application 19/505157/FULL for - Erection of stables and sand school. Councillors commented that their only concern was that increasing the number of horses to be stabled from 4-9 would lead to an increase in traffic, and whilst this shouldn't be significant, they raised concerns about the difficult access to the site.

**REPORTED DECISIONS:** (for noting)

- 18/506214 **Hen and Duckhurst Farm, Marden Road TN12 0PD** – Non-Material Amendment for Houses: All affordable house type internal layouts have been updated to achieve the requirements of Part M4 (2) as per the S106 agreement (excluding SHWC house type). The N107-P237 unit has increased in size to accommodate the spatial requirements of M4 (2). The SHWC unit has been updated elevationally to indicate a larger canopy which complies with the requirements of Part M4 (3). Flats: All three flat blocks have been updated internally to achieve the requirements of Part M4 (2) as per the S106 agreement. In addition to this, the rooflights to Flat Blocks A & B have been updated. The rooflight AOV to the stairwell has been increased in size to comply with Part B requirements. An additional rooflight to each apartment is included to ensure the apartments comply with Part F purge ventilation requirements. The dormer windows to Flat Blocks A & B have been increased in depth to comply with Part M4 (2) requirements. The door surround to the communal entrance on all three flat blocks has been replaced by a Part M4 (2) compliant canopy. Finally, a projection has been added to the front elevation of Flat Block C, in alignment with the designs of Flat Blocks A & B. This ensures that the stair design complies with Part K. Garages: All four garages have been updated to indicate hipped roofs. Subject to 17/506306/REM. MBC GRANTED. SPC had Noted (Min 1412P). NOTED by Councillors.
- 20/505765 **36 Jaggard Way TN12 0LF** -Conversion of garage into habitable space and creation of first floor side extension (Resubmission of 19/506090/FULL). MBC REFUSED. SPC had recommended Approval (Min 1526P). NOTED by Councillors.

- 20/505842 **43 Lime Trees TN12 OSS** - for a proposed loft conversion with rear dormer and roof lights to the front. MBC APPROVED. SPC had Noted (Min 1526P). NOTED by Councillors.
- 20/505966 **Cocklewood Farm, Five Oak Lane TN12 OHT** - (Existing) for the continued stationing of a single static mobile home for residential use, with ancillary garden land. MBC REFUSED. SPC had NOTED (Min 1526P). NOTED by Councillors.
- 20/506046 **16 Bower Walk TN12 OLU** - Demolition of rear conservatory and erection of single storey rear extension. MBC GRANTED with 3 conditions. SPC had recommended Approval (Min 1526P). NOTED by Councillors.

Chairman.....

Proceedings ended at 19.50pm.