

STAPLEHURST PARISH COUNCIL PLANNING COMMITTEE MINUTES 16TH OCTOBER 2023

Public Forum

A resident raised that the **23/504151 Section 73** - Application for Removal of condition 5 was a mistake and has been withdrawn.

A number of residents raised concerns about the 23/504023 Meadow View application; the increase in the number of caravans on the site, the lack of waste disposal services, the environmental impact on the area and the flow of water in ditches to be clarified.

A number of residents raised concerns about 23/503396 Wetlands Application; concerns about heights of the bunds – some of the closest properties not mentioned in the application – leading to an invasion of privacy, the increased traffic and no services for recreational use in a rural area with limited roads, the environmental impact on the area and the flow of water in ditches to be clarified.

Present

Cllrs Sharp, Farragher, Ash, Eerdeken, Mclaughlin and Mrs Buller non-Councillor / non-voting advisory member plus the Clerk.

Apologies:

Cllr Arger and Pett

APPROVAL OF PLANNING COMMITTEE MINUTES: Minute Pages 1696P-1700P of 25th September 2023 available at: <http://www.staplehurst-pc.uk/community/staplehurst-parish-council-13607/planning-committee/> Cllr Ash proposed and Cllr Mclaughlin seconded to approve the above minutes – agreed majority; 4 for , 0 against 1 abstained.

Note item **23/503889 Balfour Winery, Five Oak Lane TN12 0HT** is going to MBC Planning Committee 19th October 2023 – Cllrs Ash / Farragher to attend

URGENT ITEMS: Only for items which require a decision before the next meeting on 6th November 2023. Item to be agreed first, and then not discussed until “Agreed Urgent Items” after Councillor Declarations.

23/504151 Section 73 - Application for Removal of condition 5 (To allow for Electric charging station to be available 24/7) pursuant to application 23/502688/FULL - Installation of 8no. rapid electric vehicle charging stations within the existing car park, with associated lighting, substation, feeder pillar and metering box, and equipment – (see correspondence handed in to Full Council 9th October 2023)

Applicant informed the Planning Committee that the submission was a mistake and has been withdrawn.

21/506207 Service Station, High Street Staplehurst – see correspondence 10th October 2023. Agreed as an Urgent item

Maidstone Borough Council Local Plan Review 2023 consultation by 13th November 2023 [Local Plan Review | Lets Talk Maidstone \(engagementhq.com\)](https://www.lets-talk-maidstone.com/)

Agreed as an urgent

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

COUNCILLOR DECLARATIONS regarding items on the Agenda:

1. Declarations of Lobbying – Mrs Buller has been lobbied on Meadow View
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:

21/506207 Service Station, High Street Staplehurst – see correspondence 10th October 2023. Following a debate Cllr Sharp proposed and Cllr Mclaughlin seconded to recommend that the Clerk writes seeking clarification from the developer on the following;

- What are the difficult and challenging ground conditions?
- Conclusion of the review of foundations and what, if any, are the changes?
- Will either of the above impact on the development?

Agreed majority unanimously

Maidstone Borough Council Local Plan Review 2023 consultation by 13th November 2023 [Local Plan Review | Lets Talk Maidstone \(engagementhq.com\)](#)

Following a debate Cllr Eerdeken's proposed and Cllr Mclaughlin seconded to appoint Cllr Ash, with Mrs Buller support, to consider **Maidstone Borough Council Local Plan Review 2023** and report to Full Council on the 30th October 2023. – agreed unanimously

FULL PLANNING APPLICATIONS:

23/503396 **Houndshurst Barn, Grave Lane TN12 OJP** - Creation of seasonal wetland features including ponds and scrapes, to provide natural flood management and habitats.

This is a technical application but has misleading information. The debate highlighted the potential impact of the flow, or not, of water in the area, potential recreational use of a rural road - single track in places with limited capacity, intrusion of privacy on neighbours and no indication of car parking or services for the public.

Cllr Sharp proposed and Cllr Ash seconded to recommend refusal of the above on the following grounds
Damage to the existing environment of the proposed wetland area

- Support the Forestry Commission comments
- Impact on the neighbouring properties
- No visitor services for recreational use – car parking, toilets etc
- Limited capacity of the road for increased recreational use
- That there should be no recreational use of the wetland site

Agreed majority: for 4, against 0 and 1 abstained.

If the planning officer is minded to approve this application, then Staplehurst Parish Council ask for it to be referred to the MBC Planning Committee and a Parish Councillor must attend and speak on behalf of the Parish Council.

23/504023 **Meadow View, Marden Road TN12 OJG - Extension of existing Gypsy/Traveller site**, through the provision of a total of 20 Static Caravans, across 5 no. plots (net increase 12 Static Caravans) (part retrospective).

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

Following a debate which highlighted residents' concerns and that the Parish Council know the MBC Local plan is currently being consulted upon but is not concluded, we need to consider the existing policies.

Cllr Sharp proposed and Cllr McLaughlin seconded to recommend that the application is REFUSED, for the following grounds

NPPF –

- The NPPF, especially Section 9 on promoting sustainable transport; this is an unsustainable location being totally dependent on the car as it is not safe to walk along the narrow, 60mph rural lane. Yet more vehicles exiting from this site could create more traffic incidents.

MBC Local Plan

- section SP10 section 2 - this is not an allocated site for extra pitches in the MBC Local Plan. Staplehurst was allocated just four extra pitches in George Street.
- it is an over-intensive use of this site, for twenty mobile homes will further impact upon the rural nature of the area.
- there is insufficient amenity land to give quality of life for the new occupiers.
- the cumulative effect, with all of the other neighbouring sites along this rural stretch of Marden Road, must be considered.

Environmental and health concerns

- There needs to be robust provision for coping with sewage disposal. We see from the comments from the Environmental Protection Team MID-KENT Environmental Health the current three septic tanks can cater for twelve people for each tank, making a total of thirty-six. Twenty mobile homes may well have far in excess of this number.
- The ditch on the northern boundary at present seems to be discharging into the pond at its eastern corner, due to poor maintenance. The flow should be away from the pond.
- The vast quantity of mobiles and hard-standing will impact surface-water flooding in the area. We note that the KCC Flood and Water Management say that no surface water drainage strategy has been provided, and that they ask for this to be provided before this application is determined.
- The impact on the eastern neighbour must be considered, especially as some mobiles are already sited very close to the boundary fence. There needs to be landscaping to soften the boundary.
- Noise and light pollution damaging the dark skies will have a detrimental impact on neighbours and wildlife.

The substantial increase in use of the site is therefore against MBC Planning policies:- MBC Local Plan DM15 and SP10 section 2.

If the planning officer is minded to approve this application, then Staplehurst Parish Council ask for it to be referred to the MBC Planning Committee and a Parish Councillor must attend and speak on behalf of the Parish Council.

Agreed unanimously

23/504180 **Great Wadd Farm House, Waller Hill, Frittenden TN17 2DA** - Demolition of rear extension, erection of single storey rear extension and external alterations.

Following a debate that noted this appears to be an improvement on the existing property – see Conservation Officer comments.

Cllr Eerdeken's proposed and Cllr Farragher seconded to recommend approval of the application – agreed unanimously

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

23/504181 **Great Wadd Farm House, Waller Hill, Frittenden TN17 2DA** - Listed Building Consent for demolition of rear extension, erection of single storey rear extension and external alterations.

The debate noted that this appears to be an improvement on the existing property – see Conservation Officer comments

Cllr Eerdeken proposed and Cllr Farragher seconded to recommend approval of the application – agreed unanimously

23/504285 **Land South of Sherenden Lane Marden** - Creation of 3no. nature conservation ponds for Great Crested Newts under Natural England's District Level Licensing Scheme.

The debate was supportive but noted the importance of the PROW being protected and maintained. Cllr Eerdeken proposed and Cllr Ash seconded to recommend approval of the application but noted the importance of the PROW being protected and maintained – agreed unanimously

23/504419 **22 Bell Lane TN12 OBA** - Erection of a replacement garage and creation of a dropped kerb, with associated new hardstanding, fencing and soft landscaping.

The debate focused on the concern of sight lines on the corner and defer to KCC Highways Comments. The parking should be permeable

Cllr Sharp proposed and Cllr Eerdeken seconded to recommend that the application is APPROVED, with a condition that the new parking / hardstanding should be permeable.

23/504507 **46 Stanley Close TN12 OTA** - Erection of an attached residential dwelling with associated parking.

The background is that this property had an application for a separate property refused but an application for an extension approved. This application is basically the extension, but now connected to the main property. Noted the two mature trees adjacent are TPO's and should not be damaged during construction.

Cllr Sharp proposed and Cllr Farragher seconded to recommend that the application is APPROVED – agreed unanimously

LISTED BUILDING CONSENT: (for comment/recommendation)

23/504555 **Green Court High Street TN12 OAP** - Erection of a rear conservatory.

At the meeting it was noted the actual planning application for Green Court, High Street TN12 OAP was published, we do not have time to consider at the next Planning Committee so agreed same comments should go forward

Cllr Sharp proposed and Cllr Farragher seconded to recommend approval and refer to the Conservation Officers comments for Listed Building Consent and planning application– agreed unanimously

23/504557 **Green Court Cottage High Street TN12 OAP** - Erection of a rear conservatory.

At the meeting it was noted the actual planning application for Green Court Cottages, High Street TN12 OAP was published, we do not have time to consider it at the next Planning Committee so agreed same comments should go forward.

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

Cllr Sharp proposed and Cllr Farragher seconded to recommend approval and refer to the Conservation Officers comments for Listed Building Consent and planning application – agreed unanimously

RESERVED MATTERS: (for comment/noting)

23/503574 **Land Adjacent to West View TN12 ORE** - Approval of Reserved Matters (Appearance, Landscaping and Scale being sought) for the erection of 4no. detached dwellings pursuant to Outline application 21/504975/OUT allowed on appeal.

Following a debate the Planning Committee reviewed its previous comments on reserved matters, were rather confused that it had come back to the Parish Council and wished reiterate the previous comments, Cllr Sharp proposed and Cllr Eerdekenes seconded to re-emphasise the following points;

Scale – The development is not an example of good design in a rural setting, especially as there is a 15th Century property adjacent.

Appearance – the appearance of a access route for bins is unsightly – and could lead to safety issues on the A229. For appearance purposes the access for bins should be located at the road access to the site.

Landscaping – The “breaking through” of an ancient hedge for bins is detrimental to the landscape and biodiversity.

Agreed unanimously

SUBMISSION OF DETAILS: noted

23/504368 **Holman House Station Road TN12 0QQ** - Submission of details pursuant to condition 4 - details of the photovoltaic array, in relation to planning permission 20/502770/FULL.

DECISIONS: Noted

23/500556 **Meadowcroft House, Goudhurst Road TN12 0HQ** - Conversion of the barn and garage and the construction of a link to create a single dwelling, together with demolition of stable block, removal of hardstanding and equestrian menage and provision of car parking and landscaping. (revised scheme to 21/503017/FULL). MBC GRANTED with 15 conditions. SPC had recommended Approval (Min 1660P).

23/503100 **Lovehurst Paddock, Goudhurst Road TN12 0HQ** - Change of use from equestrian to dog exercise area and erection of stock fencing. MBC GRANTED with 7 conditions. SPC had recommended Approval (Min 1684P).

23/503127 **5 Pope Drive TN12 0TL** - Creation of a dropped kerb and driveway. MBC GRANTED with 3 conditions. SPC had recommended Approval (Min 1691P).

23/503129 **106 Bathurst Road TN12 0LJ** - Extension to existing dropped kerb to run full length of property boundary. MBC GRANTED 3 with conditions. SPC had recommended Approval (Min 1691P).

23/503682 **40 Jaggard Way TN12 0LF** - Change of use of 2no. existing single storey garden buildings from business use to a residential annexe, including erection of single storey link extension and alterations to fenestration. MBC GRANTED with 4 conditions. SPC had recommended Approval (Min 1695P).

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

20/503147 **River Farm Chart Hill Road TN12 ORW** - Erection of extensions to existing packhouse building, together with new internal access road, amendments to existing vehicular site access, hardstanding, acoustic fencing, landscaping and creation of ecological enhancement area. Application Withdrawn. SPC had recommended refusal (Min 1676P).

Meeting closed.....8.30.....

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