

STAPLEHURST PARISH COUNCIL PLANNING COMMITTEE MINUTES 25TH SEPTEMBER 2023

Public Forum:

A resident raised concerns about the planning application 23/503889 in that;

- It is located in a rural landscape near woodland and there is no ecological survey – which is required.
- With regards lighting - the existing lighting is adequate and does not need radical upgrading, the Licence is restricted to 6pm and 11pm for events and it is against MBC Local Plan DM8
- With regards drainage – the area is heavy Wealden Clay the drainage in the area is limited to ditches so the increased car parking will only increase problems in the area. There is no drainage plan – which is required

A number of residents raised concerns over planning application 23/503955 due to the scale and size of the proposed extensions, the restrictions on light and overlooking into neighbours' property.

A resident raised the point the Staplehurst Community Centre planning application is progressing and they are dealing with the majority of issues that residents and the Parish Council raised.

Present: Cllrs Sharp, Farragher, Pett, Eerdeken, Mclaughlin plus Mrs Buller non-Councillor / non-voting advisory member plus the Clerk.

Apologies Cllrs Arger and Ash

APPROVAL OF PLANNING COMMITTEE MINUTES: Minute Pages 1694P-1695P of 4th September 2023 available at: <http://www.staplehurst-pc.uk/community/staplehurst-parish-council-13607/planning-committee/> Cllr Sharp proposed and Cllr Farragher seconded to approve the minutes which the Chairman duly signed.

URGENT ITEMS: Only for items which require a decision before the next meeting on 4th September 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 - Mrs Buller has been lobbied regarding planning applications

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

23/503889, 23/504151 and 23/504175

2. Declarations of Changes to the Register of Interests – NA
3. Declarations of Interest in Items on the Agenda – Mrs Buller regrading 23/504173
4. Requests for Dispensation - NA

AGREED URGENT ITEMS: - NA

CORRESPONDENCE:

23/503574/REM - Land Adjacent to West View: email received from MBC Planning Officer requesting revised comments on the Reserved Matters application rather than the principle of the application, which has already been approved at appeal.

Following a discussion on the Reserved Matters Cllr Sharp proposed and Cllr Pett 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

Copy of a letter sent to Bovis Homes, by a resident of Hurst Close, relating to conservation issues on ‘The Meadows’ site and the lack of implementation of the approved ecological plan at this location.

Following a discussion Cllr Sharp proposed and Cllr Mclaughlin seconded to forward information onto the MBC Environmental Enforcement officer – agreed unanimously

FULL PLANNING APPLICATIONS: (for comment/recommendation)

23/503889 Balfour Winery, Five Oak Lane TN12 0HT - Replacement lighting scheme to winery site, resurfacing of car park and hardstanding and associated drainage

Following a discussion Cllr Sharp proposed and Cllr Eerdeken seconded to recommend objection on the following grounds;

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

- Inaccurate application this is not a replacement of lighting but an upgrade and is against MBC Local Plan DM8
- That the car parking is not permeable
- Support Kent Wildlife Trust request for an Ecological Survey
- Support Kent Surface Water Management Team request for a drainage design scheme
- That the MBC Planning Committee's previous planning conditions for the site 19/501653/FULL should be adhered to

If the Planning Officer is minded to approve this application Staplehurst Parish Council ask for it to be sent to MBC Planning Committee.

Agreed unanimously

23/ 503955 18 Chestnut Avenue TN12 0NH - Insertion of replacement grey UPVC windows and doors including alterations to front cladding.

Following a debate Cllr Mclaughlin proposed and Cllr Sharp seconded to recommend approval – agreed unanimously

23/504151 **Staplehurst Nurseries, Clapper Lane TN12 0JT** - 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.

Following a debate, which highlighted the original EVC times were from 6am – 10pm and there is concern about general noise for neighbours, Cllr Mclaughlin proposed and Cllr Farragher seconded to recommend objection – agreed majority 3 for , 2 against 0 abstained.

23/504175 **10 Chestnut Avenue TN12 0NH** - Demolition of existing porch, garage and conservatory. Replacement with the erection of a two-storey rear and side extension, single-storey rear infill, single-storey front extension with covered porch and associated landscaping.

Following a discussion Cllr Sharp proposed and Cllr Pett seconded to recommend objection on the following grounds as it is against:-

The **MBC Local Plan**

DM1 Good Design, in particular section 1iv

DM9 Residential Extensions, in particular 1i and 1iii

MBC Residential Extensions Supplementary Document

4.11 Rear extensions with nearby neighbours should not extend more than 4m. (This

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

extension extends 5m.)

4.17 regarding spacing between properties

4.18 stating that extensions should be set back from the front elevation of the original house with a lower roof to ensure the extension is subservient to the original dwelling.

(The extension to the front of this property needs to be considered as well.)

4.37, 4.38 and 4.39 re Scale and Form also apply.

4.70 considers the amenities of the neighbouring properties.

4.75 and 4.76 considers overshadowing and loss of light to the neighbours.

4.79 concentrates on the potential impact on neighbours. (Staplehurst Parish Council notes the comments of the immediate neighbours as well as their useful photos.)

If the Planning Officer is minded to approve this application Staplehurst Parish Council ask for it to be sent to MBC Planning Committee.

Agreed unanimously.

Also request the Clerk to clarify with MBC Planning Department that the outbuilding is within the scale for "Permitted Development"

LAWFUL DEVELOPMENT CERTIFICATE:

23/504133 **Woodferris, Clapper Lane TN12 OJS** - for a proposed replacement outbuilding.

Cllr Sharp proposed and Cllr Pett seconded to comment that the outbuilding should be tied to the main dwelling – agreed unanimously

PRIOR NOTIFICATION:

(Mrs Buller did not take part in this item)

23/504173 **Oberon, Station Road TN12 OQG** - for a proposed single storey rear extension which:

A) Extends by 3.5 metres beyond the rear wall of the original dwelling. B) Has a maximum height of 3.7 metres from the natural ground level. C) Has a height of 2.6 metres at the eaves from the natural ground level.

Comment that there is flooding in the vicinity so check that water surface drainage and drainage will not impact negatively on neighbours.

DECISIONS: -noted

23/503059 **Yew Tree House, George Street TN12 ORB** - Single storey rear extension and replacement garage. MBC GRANTED with 3 conditions. SPC had

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

recommended Approval (Min 1684P).

23/503094 **3 The Parade TN12 OLA** - Section 73 Application for Variation of Condition 3 (revised the opening times on Monday to Friday from 12:00 hrs to 22:00 hrs (earlier opening) pursuant to application 22/501684/FULL for Change of Use from Shop (Class E) to a hot food takeaway (Sui Generis) and installation of a flue. MBC GRANTED with 6 conditions. SPC had recommended Refusal (Min 1684P).

Note disappointment that the conditions do not match other businesses in the Parade.

23/503130 **3 Pope Drive TN12 OTL** - Creation of a dropped kerb and driveway. MBC GRANTED with 3 conditions. SPC had recommended Approval (Min 1691P).

23/503250 **North Surrenden Manor, High Street TN12 OBL** – Erection of a single storey side extension to form garden room, including installation of rooflight to kitchen roof. MBC GRANTED with 2 conditions. SPC had commented (Min 1691P)

23/503251 **North Surrenden Manor, High Street TN12 OBL** – Listed Building Consent for erection of a single storey rear extension to form garden room, including installation of rooflight to kitchen roof. MBC GRANTED with 5 conditions. SPC had commented (Min 1691P).

Public Forum

A resident explained that 10 Chestnut Avenue application was similar to other properties in the area and is happy to chat through issues with neighbours.

These minutes are not verbatim but reflect the comments

Meeting closed – 9pm

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