

STAPLEHURST PARISH COUNCIL

PLANNING COMMITTEE MEETING

21st September 2022

PRESENT: Cllr Sharp, Cllr Riordan and Cllr McLaughlin,

Also, in attendance Cllr Davidson – Houston and the Clerk

APOLOGIES: Were received and accepted from Cllr Buller and Cllr McLean

APPROVAL OF PLANNING COMMITTEE MINUTES: Minutes of 15th August 2022 available at: <http://www.staplehurst-pc.uk/community/staplehurst-parish-council-13607planning-committee/>
Were proposed, seconded and agreed unanimously, then signed by Cllr Sharp.

URGENT ITEMS: NA.

COUNCILLOR DECLARATIONS regarding items on the Agenda: -

1. Declarations of Lobbying - Cllr Sharp, Cllr Riordan and Cllr McLaughlin application 22/502933
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:

CORRESPONDENCE: (noted)

A resident raised concerns about Mathurst Solar Farm

A resident raised concerns about Churchill Homes – planning appeal

A resident raised concerns about Ilke Homes

APPEAL NOTIFICATION: (NA)

FULL PLANNING APPLICATIONS: (for comment/recommendation)

22/504016 **Newstead Farm Couchman Green Lane Staplehurst Tonbridge TN12 0RT**
Demolition of existing agricultural barn and erection of 2no. residential dwellings with associated parking, landscaping and ecology enhancements.

The site recently had permission for a barn to be converted to a terrace of 3x3 bedroom properties, under policy DM31 section 1 ii conversion of rural buildings as long as it does not involve complete reconstruction. Also, the applicant was recently granted permission for stables and a sand school to make the agricultural use of the land more financially viable. It seems that agricultural usage is now being abandoned as there is no mention of any land being retained to be farmed.

This application is seeking a new build in the open countryside which is currently being farmed. To build a housing development here is against SP17 of the MBC Local Plan and PW2 of the Staplehurst Neighbourhood Plan which aim to protect the open countryside. These dwellings are not needed as a windfall site as MBC has a 5-year land supply and has a Call for Sites policy to meet further government
Signed Chairman.....Date.....

housing targets. A previous application (21/506697) to replace this barn with 3 dwellings was refused by the Parish Council and MBC on sound planning reasons.

The site is against the NPPF chapter 9 paragraphs 104, 105, 110 and 112 as it does not promote sustainable transport and will be totally dependent on the car. This site is also remote from schools, shops, doctors etc which also contributes to it being a totally unsustainable location which is against MBC policy DM1. This area is also in Flood Zone 2/3. This site is also adjacent to a grade 2 listed building.

Please note that the Hop Picking Shed was recently refused by the PC and MBC for a very similar application for demolition and replacement with a house. MBC considered this to cause unacceptable harm to the character and appearance of the countryside against policies SS1, SP17, DM1 and DM30 of the Local Plan as well as being an unsustainable location. We feel this also applies to this current application at Newstead Farm.

It was proposed, seconded and agreed unanimously to recommend refusal of the application

22/503565 **Woodford Farm Maidstone Road Staplehurst Tonbridge Kent TN12 0RH**
Demolition of the existing farm house and outbuilding, and erection of 4no. new residential dwellings with associated private amenity space, landscaping and parking.

A previous application for the surrounding houses was granted on appeal.

We have significant concerns about the sustainability of the location as it is about 2 miles from the local shops and services. In addition, it is located on the busy A229 60mph primary route which is now classed as the most dangerous rural road in the country. Anyone, especially school children, will be at risk from the traffic.

It was proposed, seconded and agreed to note the application

22/503722 **Green Court High Street Staplehurst Tonbridge Kent TN12 0AP**
Conversion of outbuilding to residential annexe.

As Green Court is listed we are disappointed that an application for Listing Building Consent has not been submitted. We also note that there have been other applications from Green Court which do not appear on the MBC planning portal. The plans relate to this outbuilding and were date stamped 1 Dec 2014 and 22 Aug 2017

It was proposed, seconded and agreed to refer the application to the Conservation Officer, and if minded to approve, consider retaining the existing door and that the application must be tied to the main dwelling and not become a separate dwelling.

22/503911 **Green Court Cottage High Street Staplehurst Kent TN12 0AP**
Erection of rear conservatory

It was proposed, seconded and agreed to refer the application to the Conservation Officer.

22/504221 **Weald Cottage Maidstone Road Staplehurst Kent TN12 0RE**
Demolition of existing dwellings and erection of replacement two storey dwelling (resubmission of 22/500732/FUL)

It was proposed, seconded and agreed to recommend approval of the application

REVISED DETAILS: (for comment/noting)

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

22/502933 Land West of Lodge Road Staplehurst Kent TN12 0RQ

The erection of 94 no. residential dwellings, ancillary structures, new access road from Lodge Road, internal roads, car parking, landscaping and public open space, drainage features, and associated works.

We still have significant concerns about the application;

1. We note that the site is earmarked for mixed use – Staplehurst Neighbourhood Plan policy H6 and MBC Local Plan Review LPRSA066 - and this application is just for housing
2. We whole heartly support Network Rail's serious concerns about the crossing to George Street as sadly three young people have been killed there in recent years and this application would increase the risk
3. We support the continuing concerns of the KCC Drainage Consultants and that their holding objections remain until further information is provided by the developer as this area regularly floods
4. We emphasise the need to remove all cul-de- sacs within the development – Staplehurst Neighbourhood Plan Objective 3 and MBC - Building for Life 12
5. We have concerns regarding access through the site and the link road to neighbouring areas being provided as always envisaged – Staplehurst Neighbourhood Plan H4 and H6 plus MBC Local Plan Review policy at Lodge Road – LPRSA066
6. We have concerns regarding access through the site roads, footpaths, cycle ways should link up
7. We emphasise the need for solar panels on dwellings, supported by UK Power comments – attached
8. There are no starter homes in the application – this is against Staplehurst Neighbourhood Plan Policy H3
9. We are concerned about the treatment of ecological boundaries and the lack of open space within the site as highlighted by MBC officers

It was proposed, seconded and agreed to recommend refusal of the application. If MBC is minded to approve we request that the Planning Officer calls this in to Planning Committee and the developer;

1. Provides a pedestrian crossing at George Street over the railway line
2. That KCC drainage concerns are addressed
3. That no Cul-de-sacs are within the application site
4. That road, footpaths and cycleways are linked to existing networks
5. That the link road is provided to neighbouring sites
6. That Solar Panels are on all dwellings
7. That an appropriate level of starter homes are provided by the developer
8. That appropriate treatment of ecological boundaries are insisted upon
9. If there is a lack of open space S106 funding is provided by the developer to enhance local open space / playground facilities
10. That allotments should be provided on site

PRIOR NOTIFICATION: (for comment/noting)

LAWFUL DEVELOPMENTS: (for comment/noting)

SUBMISSION OF DETAILS: (for comment/noting)

TREE ORDERS: (for comment/noting)

22/504401/TPOA 1 Fir Tree Close Staplehurst Kent TN12 0AT

Tree Preservation Order application: T1, Mature Yew Tree in the front garden. Reduce the canopy. Northern spread from 3.5 meters to 3 meters. Eastern spread from 5.5 meters to 4 meters. Southern spread from 5.5 meters to 4 meters. Western spread from 5.5 meters to 4 meters. Height of 17.5 meters to 15.5 meters. Lift from 2.5 meters to 5 meters

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

Noted, refer to Tree Officer

REPORTED DECISIONS: (for noting)

- 22/503689 **Willow Pond Chapel Lane Staplehurst Tonbridge Kent TN12 OAN**
 Conservation area notification: Re-pollard three Willows to previous points; Remove one Cherry; Remove one Yew; Remove one Hawthorn. MBC raised no objection with 3 conditions. SPC received too late to comment.

- 22/503484 **Exhurst Manor Frittenden Road Staplehurst Tonbridge Kent TN12 OFH**
 Listed Building Consent for the erection of a new detached garage/ storage building. Withdrawn. SPC recommended approval if linked to main dwelling. (1619P)

- 22/503447 **1 Vine House High Street Staplehurst Kent TN12 OAR**
 Conservation Area Notification: T1, mature Ivy clad Western Red Cedar in the rear garden. The tree had movement in the wind and caused the adjacent wall to crack, we would like to remove to tree. MBC raised no objection. SPC noted, leaving this to the Tree Officer to decide. (1621P)

- 22/503145 **Kingsbrooke Cranbrook Road Staplehurst Kent TN12 OEU**
 Submission of details pursuant to condition 3 (Biodiversity) in relation to planning permission 21/503594. MBC approved. SPC noted. (1620P)

- 22/503184 **Little Woodford Maidstone Road Staplehurst Tonbridge Kent TN12 ORH**
 Submission of details pursuant to conditions: 7 (biodiversity); and 9 (contamination mitigation scheme) of application 20/504163. MBC approved. SPC noted. (1620P)

- 22/503057 **Slaney Place Headcorn Road Staplehurst Kent TN12 ODT**
 Prior Notification for change of use of part existing agricultural grain store to offices. For its prior approval to: Transport and Highways impacts of the development - Noise impacts of the development - Contamination risks on the site - Flooding risks on the site. MBC approved with 4 conditions. SPC noted. (1612P)

- 22/503005 **2 Iden Crescent Staplehurst Kent TN12 ONU**
 Loft conversion with 1no. rear dormer and 3no. dormers to front roof slope. MBC refused. SPC recommended refusal. (1617P)

- 22/502940 **Cradducks Farm Goudhurst Road Staplehurst Kent TN12 OHQ**
 Lawful Development Certificate (Existing) for continued use of 3(no) holiday let accommodation units as independent residential units (Non-compliance with condition 2 of application MA/04/0875). MBC refused. SPC noted. (1613P)

- 22/502923 **Meadowcroft House Goudhurst Road Staplehurst Tonbridge Kent TN12 OHQ**
 Lawful Development Certificate for the Proposed demolition of existing conservatory, erection of a two-storey rear, single storey side and front porch extension including changes to fenestration. MBC refused. SPC noted. (1613P)

- 22/502825 **Exhurst Manor Frittenden Road Staplehurst Kent TN12 OFH**
 Alterations to detached stables to create gym and studio for use ancillary to main dwelling. MBC refused. SPC noted. (1612P)

- 22/502826 **Exhurst Manor Frittenden Road Staplehurst Kent TN12 OFH**
 Listed Building Consent for alterations to detached stables to create gym and studio for use ancillary to main dwelling. MBC refused. SPC noted. (1612P)

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

- 22/502761 **2 Fleet Farm Cottages Chart Hill Road Staplehurst Kent TN12 0RW**
Demolition of existing lean-to and erection of a part single storey, part two storey side and rear extension, and a front porch with canopy. MBC refused. SPC recommended refusal. (1618P/1619P)
- 22/502570 **Thorford Hall Goudhurst Road Staplehurst Kent TN12 0HQ**
Submission of details pursuant to conditions 3 (details of materials; joinery details), 4 (hard and soft landscaping), 7 (ecology enhancement works), and 13 (refuse bin/cycle storage) of application 20/505838. MBC split decisions. SPC noted. (1609P)
- 22/503288 **107 Bathurst Road Staplehurst Kent TN12 0LJ**
Demolition of existing garage and erection of single storey ground floor and first floor rear extensions, a two-storey side extension and a part single storey, part two-storey front extension. MBC approved. SPC recommended refusal. (1619P)

These minutes are not verbatim but a summary of discussion and decisions made at the meeting

**STAPLEHURST PARISH COUNCIL PLANNING COMMITTEE
NEXT MEETING 3rd October 2022 7.30 pm**

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