

STAPLEHURST PARISH COUNCIL PLANNING COMMITTEE MINUTES 10TH JUNE 2024

Public Forum

Residents raised a number of points

1. Woodford Farm – final instalment following discussions with MBC Planning. A revised access, landscaping fencing and the existing Boat House to be retained – happy to answer any questions.
2. Rabbit Farmhouse – following discussions with MBC Planning the LBC is to repair the damage to the property over the past 40 odd years and restore it to its original state – happy to answer questions.
3. Brattle Farm – this is in a rural area, does not follow the Local Plan Conditions for either “a conversion” nor “a rebuild”. The proposal is at the front, does not have landscaping to screen it, adjacent to a busy rural road, without a pavement, is creating a cluster of commercial buildings at expense of the rural character and would have an impact on the rural setting.
4. A resident noted that they are neighbours to proposed “Mathurst Solar Farm” and not aware of the imminent application and question consultation with neighbours.

Present Cllrs Sharp, Arger, Ash, Pett and Hotson as substitute for Cllr Mclaughlin.

Apologies Cllr Mclaughlin

APPROVAL OF PLANNING COMMITTEE MINUTES: Minute Pages 1746P - 1749P of 20th May 2024 available at: <http://www.staplehurst-pc.uk/community/staplehurst-parish-council-13607/planning-committee/> Cllr Arger proposed and Cllr Pett seconded to approve the minutes of the meeting – agreed majority 4 For, 0 against and 1 abstained.

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

CLERK’S PLANNING REPORT:

Note at the Council meeting 3rd June 2024 a resident raised a planning issue – the location is in Tunbridge Wells Borough Council area. 24/01228/Full Change of use to a gypsy site.

The Committee requested the Clerk forward comments to TWBC; support Environment Agency comments, as we know there are problems in the area, very stark, prominent building by A229 (national speed limit applies) is it a sustainable location. If minded to approve request a landscaping scheme.

In addition Mathurst Solar Farm application is coming forward in the near future.

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

FULL PLANNING APPLICATIONS: (for comment/recommendation)

24/501527 **Huntsman's Stables, Maidstone Road TN12 ORH** - Erection of a detached house and detached garage with storage above.

Following a debate, which highlighted that this is "creeping development", creating a ribbon development along the A229, an existing caravan on the site, indicates 8 car parking places, access onto the A229 – national speed limit applies, with no pavements and there is a prohibition to development north of the railway line.

Cllr Arger proposed and Cllr Ash seconded to recommended the following – agreed unanimously - that the application is recommended for REFUSAL and REQUEST the application is reported to the Planning Committee if the Planning Officer is minded to approve for the planning reasons set out below.

NPPF – unsustainable location

Staplehurst Neighbourhood Development Plan – PDW2 – new developments in the countryside outside the village envelope

DM1 LPRSP15- Design

DM2- LPRQDI – Sustainable design

LPRQD4 – Design principles in the countryside

24/502154 **Merrymaids Farm, Couchman Green Lane TN12 ORR** - Section 73 Application for removal of condition 7 (occupation of the Dwelling be limited to a person solely or mainly working in agriculture) pursuant to application MA/05/1408 for Outline planning application for the erection of a cattle yard and a new agricultural dwelling, with means of access to be considered at this stage and all other matters reserved for future consideration as shown on A4 site location plan and A3 block plan received on 15/07/05.

Following a debate which highlighted the dwelling was only built in 2005 and the farm is still in use

Cllr Ash proposed and Cllr Pett seconded to recommended the following – agreed unanimously - that the application is recommended for REFUSAL and REQUEST the application is reported to the Planning Committee if the Planning officer is minded to approve for the planning reasons set out below.

The dwelling is linked to provision of the cattle shed / yard, these are still in use and the reasoning behind the original conditions still stand.

24/502160 **Woodford Farm, Maidstone Road TN12 ORH** - Section 73 - Application for minor material amendment to approved plans condition 1 (to allow alterations to the access, parking, landscaping, and fencing associated with Plot 10) and variation of condition 6 (Landscaping) pursuant to 21/504744/FULL for - Section 73 - Application for minor material amendment to the approved plans condition pursuant to 19/503170/FULL - which was for the "Minor Material Amendment to condition 3 of 15/506037/FULL (Demolition of existing commercial buildings, hardstanding and Woodford Coach House and the erection of a replacement dwelling for Woodford Coach House and 9 dwellings with parking and landscaping) (allowed on appeal)" to allow minor alterations to the approved plans in relation to Plot 10

Following a debate Cllr Sharp proposed and Cllr Ash seconded to recommended the following – agreed unanimously - to recommend APPROVAL and seek that the landscaping is British native planting.

24/502164 **Brattle Farm, Five Oak Lane TN12 OHE** - Proposed change of use of existing agricultural store to flexible business use, including relocation of the building, replacement roof with raised ridge and eaves height, and alterations to fenestration.

Following a debate which highlighting that this is a new build, not a change of use. The location near the front would impact the rural setting and would be close to a busy rural road.

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

Cllr Arger proposed and Cllr Ash seconded to recommended the following – agreed by majority; 4 for, 0 against 1 abstained - that the application is recommended for REFUSAL and REQUEST the application is reported to the Planning Committee if the Planning Officer is minded to approve for the planning reasons set out below;

Staplehurst Neighbourhood Development Plan – PDW2 – new developments in the countryside outside the village envelope

DM1 LPRSP15- Design

LPRQD4 – Design principles in the countryside

LPRQd5 – Conversion of rural buildings

LISTED BUILDING CONSENT

24/501617 **Bletchingley Farm, Pristling Lane TN12 0HH** - Listed Building Consent application for regularisation of a single-storey rear link extension dating to around the 1970s.

Following a debate Cllr Sharp proposed and Cllr Ash seconded to recommended the following – agreed unanimously – that the application is supported and refer to the Conservation Officer.

24/501959 **Rabbit Farmhouse, Goudhurst Road TN12 0HQ** - Listed Building Consent for internal and external alterations and repairs to the structure of the timber frame and foundations, reduction of ground levels, reinstatement of brickwork using lime mortar (rather than cement), removal of side window and a small section of brick at the base of porch, as part of reducing the ground level back to original levels.

Following a debate Cllr Sharp proposed and Cllr Pett seconded to recommended the following – agreed unanimously – that the application is supported and refer to the Conservation Officer

DECISIONS: Noted

24/500573 **Holman House, Station Road TN12 0QQ** - Non-Material Amendment of application 20/502770/FULL: Proposal for 1 No. additional rooflight at 2nd floor level & alteration to aperture of existing 1st floor window to north side elevation. MBC REFUSED. SPC had commented (Min 1730P).

The Committee requested that the Clerk contact MBC Planning Enforcement, due to the impact on the neighbours but also the purchasers may be mis-sold a property.

24/500760 **26 Jaggard Way TN12 0LF** - Demolish existing garage. Erection of a two-storey dwelling, creation of new access and parking. MBC REFUSED. SPC had recommended Refusal (Min 1738P).

24/501055 **Woodland House Winthrop Hall Cranbrook Road TN12 0ER** - Retrospective application for erection of a new red brick switch room and store with associated hard standing extended to provide access. MBC GRANTED with 2 conditions. SPC had recommended Approval (Min 1743P).

24/501441 **46 Stanley Close TN12 0TA** - Tree Preservation Order Application - T1: Birch - reduce by 2m to height of 9m and spread of 4m T2: Norway Maple - reduce by 2m to height of 9m and spread of 4m. MBC REFUSED. SPC had commented (Min 1744P).

24/501811 **Holman House, Station Road TN12 0QQ** - Non-Material Amendment: Proposed substitution of two windows to the rear (East facing) elevation 1st and 2nd Floor level to form Juliet balconies and reduction of a box dormer to the North facing elevation to match the adjacent approved 1st floor window to application 20/502770/FULL: Erection of

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

single storey side extension, part single storey part two storey rear extension, new upper floor, together with external alterations and change of use of commercial to residential to form 10 No. residential units. MBC REFUSED. SPC had commented (Min 1748P).

The Committee requested that the Clerk contact MBC Planning Enforcement, due to the impact on the neighbours but also the purchasers may be mis-sold a property.

24/500794 **Cradducks Farm, Goudhurst Road TN12 0HQ** - Retrospective application for the use of land for the keeping of horses, erection of an equine stable building, siting of an equine storage container, creation of a hard surfaced area and hard surfacing of access track from existing field gate at Goudhurst Road. MBC GRANTED with 11 conditions SPC had recommended Approval (Min 1734P)

23/503271 **Silverlands, Cranbrook Road TN12 TN12 0EU** - Retrospective application for the change of use of the land and the temporary stationing of a mobile home and associated outbuildings for residential purposes for two years. MBC REFUSED. SPC recommended Refusal (Min 1694P 1710P)

Meeting closed...8.25pm.....