



PLANNING COMMITTEE

MINUTES

25TH NOVEMBER
2024

PUBLIC FORUM

A resident spoke about application 24/504108;

- Farming needs to diversify inline with national and local policy
- This application would create two retail units @ 1200sq foot from an existing barn
- Re-sheet and insulate plus two roller doors to create units

Present Cllr Arger, Pett, Farragher, Wakeford, Ash, Sharp and the Clerk.

APOLOGIES: Cllr McLaughlin

APPROVAL OF PLANNING COMMITTEE MINUTES: Minute Pages 1779P-1782P of 4th November 2024 available at: <http://www.staplehurst-pc.uk/community/staplehurst-parish-council-13607/planning-committee/>

Proposed by Cllr Arger and seconded by Cllr Ash – agreed by majority; 5 For, 0 against and 1 abstained. Duly signed by the Chair.

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 - Cllr Pett knows the applicant to 24/504108
4. Requests for Dispensation - NA

CLERK'S PLANNING REPORT:

NA

FULL PLANNING APPLICATIONS: (for comment/recommendation)

- 20/505751 **Reed Court Farm, Hunton Road, Marden** - Erection of a new free range egg farm consisting of 2 no. hen houses with extensive outdoor ranges and fencing, formal vehicle access from Hunton Road and associated parking, landscaping, woodland and tree planting, drainage and other associated works. Revised details received. SPC Refused (Min 1525P, 1589P).

Following a debate which highlighted the 941 documents with significant objections from neighbours

Signed Chairman..... date.....

Cllr Sharp proposed and Cllr Pett seconded to recommend objection on the following grounds

- Refer to previous comments
- Endorse comments of Marden, Collier Street and Hunton Parish Councils
- **DO NOT REQUEST** the application is reported to MBC Planning Committee

Agreed unanimously.

24/504108 **Brattle Farm, Five Oak Lane TN12 OHE** - Change of use of agricultural building to a light industrial building (Class E) including alterations to fenestration.

Following a debate which highlighted that it is a long way from the main road, that the heritage statement refers to an application in East Farley and without knowing its final use, we cannot know the impact of traffic on the area.

Cllr Wakeford proposed and Cllr Farragher seconded to recommend the application be **APPROVED** but **DO NOT REQUEST** the application is reported to MBC Planning Committee.

Agreed unanimously.

24/504333 **Rabbit Farmhouse, Goudhurst Road TN12 OHQ** - Construction of a link between dwelling and barn and conversion of barn to provide residential accommodation. Alterations to fenestration of the main dwelling.

Following a debate Cllr Ash proposed and Cllr Sharp seconded to recommend approval and refer to the conservation officer and support the Ecological Report conditions. **DO NOT REQUEST** the application is reported to MBC Planning Committee.

Agreed unanimously.

24/504756 **Land South of South Cottage, High Street TN12 OBH** - Erection of 1(no) 4-bedroom detached dwelling with associated amenity (resubmission of 20/500269/FULL).

Following a debate which highlighted the following;

- that the objections to previous application 19/503872 applied equally to the new application.
- that this application is flawed and disingenuous - Nat West Bank does not exist in Staplehurst, the new MBC Local Plan has a 5 year housing supply, contested the availability of parking courts and rentable garages as these are privately owned and car parking restrictions apply in the immediate area, contest the public transport is good – bus services are being cut .
- that a new Conservation Area Management Plan has been adopted and support the previous objections raised by the Conservation Officer, commenting that the proposed design and materials were unsympathetic to the setting and the proposed development would adversely affect the adjacent heritage assets, in contravention of Local Plan policy DM4 (new MBC Local Plan LPRENV 1) and Staplehurst Neighbourhood Plan policy PW4.
- The plot, previously part of the garden of one of the existing buildings, is currently visually pleasing as a green area. It currently provides a pleasant view between the listed buildings and a country rural feel.
- We do not feel that the development would be a positive or beneficial effect on the nearby listed buildings setting nor preserve or enhance the character and appearance of the conservation area.
- The infill of 1 house when the 5 year housing quota has been fulfilled, and the ensuing issues that will no doubt arise for any new residents with no where to park the vehicle they will no doubt have, seems to offer little public benefit and more harm in the long term.

Cllr Sharp proposed and Cllr Pett seconded to recommend to refuse the application on the following grounds;

- Staplehurst Parish Council maintain our objections and support the previous refusal reasons stated by MBC.
- MBC Local Plan policies
 - LPRSP15- / LPRQD1 – Sustainable design

Signed Chairman..... date.....

- LPRSP12 / LPRTRA4 – Parking standards
- LPRSP14(A) - LPRENV1 – Development affecting heritage assets
- Staplehurst Neighbourhood development plan PW4

Should all these considerations be ignored, and the application is approved by Committee or on appeal, we recommend the following conditions on the development

- the hedge that has systematically been reduced over the past 5 years must be protected
- there should be no work during peak traffic hours on the A229
- access to the site should not go over the verge and footpath to ensure pedestrian safety
- must notify nearby residents of any planned work

Agreed Majority for 4, against 0 and 1 abstained.

LAWFUL DEVELOPMENT CERTIFICATE: (for comment/noting)

24/504637 **Bramleys, Marden Road TN12 OPE** - for proposed single storey side extension. Comment has there been a previous extension?

24/504712 **Maple Cottage, Clapper Lane TN12 OJT** - for the existing change of use of a permitted Holiday Let to a residential dwelling for a period in excess of 4 years as of 25th April 2024 in non-compliance with condition 1 of MA/14/0428.

Noted

PREMISES LICENCE: (for comment)

24/04102/LAPRE Balfour Winery, Hush Heath Estate, Five Oak Lane TN12 OHX – Application to vary a premises licence.

Change from

Supply of alcohol; On and off the premises Monday to Saturday Sunday 10.00 to 21.00 10.00 to 18.00
Opening Hours Monday to Saturday Sunday 11.00 to 17.00 12.00 to 17.00

To supply of alcohol and opening hours

10.00 – 23.00 Monday – Saturday and 10.00 – 18.00 Sunday

Concern that the premises licence application will have a “negative impact on the public” – it is contrary to the existing planning conditions regarding late night light pollution impacting on local residents, dark sky policy impacting on wildlife plus noise and traffic movement in the area.

DECISIONS: (for noting)

24/503167 **New Barn Sheep Farm, Maplehurst, Frittenden Road TN12 ODL** - Lawful Development Certificate for proposed use of ancillary caravan as accommodation for a family member. MBC APPROVED. SPC had Noted (Min 1774P).

24/503515 **5 The Quarter, Cranbrook Road TN12 OEP** - Installation of driveway and associated access from highway. (Retrospective). MBC REFUSED. SPC had Noted (Min 1773P).

24/503690 **11 Chestnut Avenue TN12 ONJ** - Replacement of existing flat roof over porch and bay window with a pitched roof. MBC GRANTED with 3 conditions. SPC had recommended Approval (Min 1773P).

24/503692 **4 Davies Close TN12 OEH** - Loft conversion with rear facing dormer (as previously approved application 23/500492/FULL) and erection of a single storey rear extension linking house to garage. MBC GRANTED with 4 conditions. SPC had recommended Refusal (Min 1774P).

Signed Chairman..... date.....

- 24/503722 **10 Reeves Close TN12 0NN** - Erection of new ground floor, side extension to accommodate an ambulant shower area and wheelchair storage. MBC GRANTED with 4 conditions. SPC had recommended Approval (Min 1774P).

- 24/504352 **Land Adjacent to West View, Maidstone Road TN12 0RE** - Non-Material Amendment to 21/504975/OUT: Outline application for the erection of up to 4no. detached dwellings and creation of new vehicular and pedestrian access. (Access and Layout being sought). - Replacement of approved 1.2m high post and rail fence at the front of site adjacent to the A229 with a 1.8m high close board fence with 100mm holes at 750mm intervals to allow wildlife to move between either side of the fence. MBC REFUSED. SPC had Objected (Min 1781P).

Meeting closed 8:30pm

Signed Chairman..... date.....