

STAPLEHURST PARISH COUNCIL PLANNING COMMITTEE MINUTES 14TH AUGUST 2023

Public Forum

A resident spoke in support of the drop Krebs (23/503127) emphasising the improved safety as it would remove cars from the road

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A resident raised concerns about (23/503574) namely pedestrian crossing on the A229 does not make sense, if implemented it would cut through woodland rather than less bio-diverse areas. It would also come out 'opposite his driveway, making the crossing tile on the corner of his driveway.'

A resident spoke in support of the drop Krebs (23/503130) emphasising the improved safety as it would remove cars from the road

Present: Cllr Sharp, Arger, Ash, McLaughlin, Pett and Mrs Buller non-Councillor / non-voting member plus the Clerk

Apologies: Cllr Eerdeken and Cllr Farragher

APPROVAL OF PLANNING COMMITTEE MINUTES: Minute Pages 1679P-1681P of 3rd July 2023 were amended to include a note that the view that "does this confirm we don't need any more houses" was a comment by the author of the report not the Council. Proposed by Cllr Sharp and seconded by Arger and approved majority 3 for and 2 abstained as not present, duly signed by the Chairman.

The minutes pages 1682P-1689P of 24th July 2023 were proposed by Cllr Sharp and seconded by Arger and approved majority 4 for and 1 abstained as not present, duly signed by the Chairman.

The minutes are available at: <http://www.staplehurst-pc.uk/community/staplehurst-parish-council-13607/planning-committee/>

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 - NA
2. Declarations of Changes to the Register of Interests - NA
3. Declarations of Interest in Items on the Agenda – NA (note Cllr Sharp lives near applications 23/503127, 23/503129 and 23/503130)

Signed by

Chairman.....Dated.....

4. Requests for Dispensation - NA

AGREED URGENT ITEMS: NA**FULL PLANNING APPLICATIONS:** (for comment/recommendation)

23/503127 **5 Pope Drive TN12 0TL** - Creation of a dropped kerb and driveway.

Following a discussion where it was felt that a drop kerb would improve the safety of the area and have little impact on neighbours. Cllr Arger proposed and Cllr Ash seconded to recommend support – agreed unanimously.

23/503129 **106 Bathurst Road TN12 0LJ** - Extension to existing dropped kerb to run full length of property boundary.

Following a discussion where it was felt that a drop kerb would improve the safety of the area and not have a negative impact on neighbours. Cllr Arger proposed and Cllr Ash seconded to recommend support – agreed unanimously.

23/503130 **3 Pope Drive TN12 0TL** - Creation of a dropped kerb and driveway.

Following a discussion where it was felt that a drop kerb would improve the safety of the area and have little impact on neighbours. Cllr Arger proposed and Cllr Ash seconded to recommend support – agreed unanimously.

23/503250 **North Surrenden Manor, High Street TN12 0BL** – Erection of a single storey side extension to form garden room, including installation of rooflight to kitchen roof.

Following a discussion, it was felt that the extension unbalanced the property. That it was a listed building in the conservation area however due to previous development the listed building has lost its heritage setting.

Cllr Arger proposed and Cllr Ash seconded to refer to the MBC Conservation Officer to review their comments on the application.

23/503251 **North Surrenden Manor, High Street TN12 0BL** – Listed Building Consent for erection of a single storey rear extension to form garden room, including installation of rooflight to kitchen roof.

Following a discussion, it was felt that the extension unbalanced the property. That it was a listed building in the conservation area however due to previous development the listed building has lost its heritage setting.

Cllr Arger proposed and Cllr Ash seconded to refer to the MBC Conservation Officer to review their comments on the application.

Signed by

Chairman.....Dated.....

RESERVED MATTERS:

23/503574 **Land Adjacent to West View, Maidstone Road 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.

Council comment as follows;

If MBC are minded to approve the Parish Council is concerned about the lack of detail on the reserved matters

We refer to our previous comments on where Councillors recommend that the application is REFUSED and request the application to be referred to MBC Planning Committee, were the Planning Officer minded to approve, for the following reasons: the application is against policies SP17 of the MBC Local Plan, the NPPF and PW2 section 4.16 of the Staplehurst Neighbourhood Plan in that the site is outside of the village envelope and does not meet the requirements for development in the countryside. Councillors believe that every effort should be made to protect the open countryside and landscapes of local value such as the Staplehurst Low Weald. It is also contrary to DM1 & DM4 of the MBC Local Plan in that the visual impact is damaging to the setting of the 15th Century Grade II listed Peartrees Cottage, (formally Brigadoon). Councillors commented that the site and surrounding fields flood regularly and this will only add to the surface water flooding of the area. Councillors believe that retaining the open countryside is essential for the biodiversity and absorbing the surface water from the Wealden Clay. The site is contrary to the NPPF section 9 in that it is not sustainable; there is no footpath from the site into the village and despite the proposal for a dropped curb, crossing the A229 at that point (the most dangerous rural road in the UK) is neither safe nor sensible. Councillors also commented that MBC has an excess of its 5 year housing supply, so this windfall site it not necessary

The footpath is unclear if it is for removal of bins only, if there is a pedestrian crossing or a drop kerb, it appears to damage the environment as this is significant landscaped area / woodland on the site. It would make more sense to collect the bins / pedestrian access from the approved road access as this would safer and the A229 is the most dangerous rural road in the country.

DECISIONS: - Noted

23/500505 **Brattle Farm, Five Oak Lane TN12 OHE** - Retrospective application for change of use from an agricultural barn to a florist, including alterations to fenestration. MBC GRANTED with 10 conditions. SPC had recommended Approval (Min 1660P).

23/502076 **Hush Heath Winery Five Oak Lane TN12 OHT** - Retrospective planning application for the addition of timber cladding to the agricultural winery shed/barn approved under 22/500158/AGRIC. MBC GRANTED. SPC had recommended Approval (Min 1677P).

Signed by

Chairman.....Dated.....

23/502150 **Chantilly, Headcorn Road TN12 0BT** - Erection of two storey rear extension including rear dormer and creation of first floor side extension. Alterations to doors, windows and garage roof height. Erection of replacement fence and gates. MBC GRANTED with 4 conditions. SPC had recommended Approval (Min 1677P).

23/502428 **25 Corner Farm Road TN12 0PJ** - Erection of a single storey corner infill extension to existing dwelling, installation of rendered external wall insulation, photovoltaic panels to the roof and changes to fenestration. MBC GRANTED with 3 conditions. SPC had recommended Approval (Min 1677P).

Meeting closed...8.22pm.....

These notes are not verbatim, but are an accurate reflection of the meeting

Signed by
Chairman.....Dated.....