

MINUTES OF THE MEETING OF STAPLEHURST PARISH COUNCIL  
PLANNING COMMITTEE  
held at Staplehurst Village Centre on  
Monday 15<sup>th</sup> February 2016 at 7.00 p.m.

**PRESENT:** Councillors Ashby, Buller, Claridge, Gosling and Spearink. Ex Officio: Chairman Silkin and Vice-Chairman Burnham who was in the chair.

Parish Clerk: Mr. M J Westwood

**APOLOGIES:** Councillors Butcher and Kelly whose apologies were accepted.

**APPROVAL OF PLANNING COMMITTEE MINUTES:** Minute Pages 1246P-1247P of 1<sup>st</sup> February 2016 were approved, signed by Councillor Burnham and made available at [http://www.staplehurstvillage.org.uk/minutes\\_of\\_the\\_last\\_meetings.aspx](http://www.staplehurstvillage.org.uk/minutes_of_the_last_meetings.aspx).

**URGENT ITEM:** Councillors agreed to take one urgent item relating to non-material amendment planning application 16/500622, GMS & DK Holdings site at Station Approach, due to its determination deadline falling before the next scheduled planning committee meeting.

**COUNCILLOR DECLARATIONS:**

1. Declarations of Lobbying – none declared.
2. Declarations of Changes to the Register of Interests – none declared.
3. Declarations of Interest in Items on the Agenda – none declared.
4. Requests for Dispensation – none requested.

**URGENT ITEM:**

16/500622 **GMS & DK Holdings Site at Station Approach TN12 0QN** – Non-Material Amendment to the pre-commencement conditions attached to planning permission MA/11/1944 in order to allow for works of demolition to occur without the need to discharge the conditions at this stage. Councillor Burnham explained that Sainsbury's wished to carry out the proposed works (demolition of an outbuilding) to prevent the planning permission MA/11/1944 lapsing at a time when it perceived there were signs of improvements in the market. He said that the company argued that the work would not be a 'material operation' that would trigger payment of S106 obligations. SPC had not been formally consulted by MBC due to the non-material nature of the request but, having identified the proposed amendment, SPC now had a chance to comment. After discussion Councillors AGREED to comment that: they did not wish to see the site left indefinitely in its present state and suggested that a proposed completion date be established; conditions under MA/11/1944 should still apply if any demolition work were to extend beyond the outbuilding; noting the applicant's commentary about condition 13, they expressed concern that contamination could arise above ground as well as below slab level and asked that suitable precautions be taken to guard against this.

**CORRESPONDENCE:** (for decision)

Invitation to attend KALC Planning Conference, Lenham, 7<sup>th</sup> March <http://www.kentalc.gov.uk/event-2151018>. No councillors confirmed they would be able to attend.

**FULL PLANNING APPLICATIONS:** (for recommendation)

There were none.

**REPORTED DECISIONS:** (for noting)

- 15/507453    **Oakhurst Orchard, Pagehurst Road** – Prior Notification for the change of use of an agricultural building to two dwellings (Use Class C3): MBC GRANTED. SPC had Noted (Min 1232P). NOTED by Councillors.
- 15/510071    **27 Butcher Close** – Erection of a single storey rear extension MBC GRANTED with 4 Conditions. SPC had recommended Approval (Min 1242P). NOTED by Councillors.
- 15/510101    **Staplehurst Manor Nursing Home, Frittenden Road** – Tree preservation order Application: Yew – Fell MBC REFUSED. SPC had recommended Refusal (Min 1240P). NOTED by Councillors.

Chairman.....

**PUBLIC FORUM** – No issues were raised.