

MINUTES OF THE MEETING OF STAPLEHURST PARISH COUNCIL
PLANNING COMMITTEE
held at Staplehurst Village Centre on
Monday 2nd February 2015 at 7.00 p.m.

PRESENT: Councillors Ashby, Buller, Green, Kemp and Spearink. Ex Officio: Chairman Silkin, Vice Chairman Kelly and Vice Chairman Burnham who was in the chair.
Parish Clerk: Mr. M J Westwood

APOLOGIES: Councillors Butcher and Gosling whose apologies were accepted.

APPROVAL OF PLANNING COMMITTEE MINUTES: Minute Page 1194P of 19th January 2015 was approved, signed by Councillor Burnham and made available at http://www.staplehurstvillage.org.uk/minutes_of_the_last_meetings.aspx.

URGENT ITEMS: None.

COUNCILLOR DECLARATIONS:

1. Declarations of Lobbying – Councillor Buller declared she had been lobbied about 15/500178. Councillor Green declared he had been lobbied about 14/503305.
2. Declarations of Changes to the Register of Interests – none declared.
3. Declarations of Interest in Items on the Agenda – Councillor Buller declared an interest in 14/503305.
4. Requests for Dispensation – none requested.

AMENDED PLANS: (for comment)

- 14/503305 **Homeleigh Timber Supplies, Station Road TN12 OPY** – application for the approval of reserved matters of appearance, landscaping, layout and scale for 12no. dwellings pursuant to outline planning permission MA/10/0220 for the erection of up to 14no. dwellings. SPC had recommended Refusal (Min 1180P). *Councillor Buller left the meeting for the duration of this item.* The majority of councillors felt that the amendments were insufficient to address their previously expressed concerns about the application, particularly relating to the shortage of visitor parking, proximity of houses to the A229 and building height. Therefore by majority (Councillor Spearink against, Councillor Kelly abstaining) they voted to maintain their recommendation of REFUSAL and to request the application be reported to MBC Planning Committee.

FULL PLANNING APPLICATIONS: (for recommendation)

- 15/500152 **Clarkes Farm, Five Oak Lane TN12 OHX** – Replacement of dilapidated 1987 timber conservatory with similar construction but of high quality. Councillors discussed this application together with 15/500185 and voted nem con to recommend APPROVAL to the MBC Planning Officer.
- 15/500185 **Clarkes Farm, Five Oak Lane TN12 OHX** – Listed Building Consent for replacement of dilapidated 1987 timber conservatory with similar construction but of high quality. Discussed under 15/500152 above.
- 15/500203 **Brickfield House, Maidstone Road TN12 ORD** – Two storey side extension and single storey front extension. Councillors voted nem con to recommend APPROVAL to the MBC Planning Officer.

PRIOR NOTIFICATION: (for noting)

15/500178 **Great Pagehurst Farm, Pagehurst Road TN12 0JD** - Prior notification for the change of use of the two smallest agricultural buildings at the western end of the farmyard to dwelling houses. For its prior approval to: - Transport and Highways impacts of the development. - Contamination risks on the site. - Flooding risks on the site. - Noise impacts of the development. - Whether the location or siting of the building makes it otherwise impractical or undesirable for the use of the building to changes as proposed. - Design and external appearance impacts on the building. Councillors noted that the submitted documentation was a contamination report relating to The Dairy (subject of application 14/501985). Whilst acknowledging that their formal recommendation was not sought, councillors reiterated their previously expressed concern about the unsuitability of the building for conversion (Min 1178P) and felt that the contamination report did not appear adequate for the purpose.

REPORTED DECISIONS: (for noting)

- 14/502397 **R S Sales Honeycrest Industrial Park, Lodge Road** – Variation of condition 5 of 14/0732 – to reduce the length of the building by 1.5m to 27.5m and increase the building width by 0.9m (from 16m to 16.9m) MBC GRANTED with 5 conditions. SPC had recommended Approval (Min 1177P). Noted by councillors.
- 15/504440 **Great Buttercup Barn, Pristling Lane** – Changes to fenestration including installation of rooflights to single storey wing and installation of two storey height glazing to North West elevation MBC REFUSED. SPC had raised No Objection (Min 1187P). Noted by councillors.
- 14/504443 **Great Buttercup Barn, Pristling Lane** – Listed Building Consent for internal alterations including lowering of ceiling in single storey wing and creation of accommodation in roof space and changes to fenestration, including installation of rooflights to single storey wing and installation of two storey height glazing to North West elevation MBC REFUSED. SPC had raised No Objection (Min 1188P). Noted by councillors.
- 14/504480 **Peartrees, Maidstone Road** – Provision of new oak framed car port MBC GRANTED with 3 conditions. SPC had recommended Approval (Min 1186P). Noted by councillors.
- 14/504482 **Peartrees, Maidstone Road** – Application for Listed Building Consent for the provision of 4no replacement first floor windows and removal of defunct greenhouse and base MBC GRANTED with 2 conditions. SPC had recommended Approval (Min 1186P). Noted by councillors.
- 14/504986 **Thorford Hall Farm, Goudhurst Road** – The change of use of two agricultural buildings and land within their curtilages to two dwelling houses falling within C3, together with necessary associated building works MBC GRANTED. SPC had Commented (Min 1190P). Noted by councillors.
- 14/505471 **33 Surrenden Road** – Proposed two storey side and single storey rear extension MBC GRANTED with 4 conditions. SPC had made No Objection (Min 1188P). Noted by councillors.

- 14/505519 **Barn adjoining Maplehurst Barn, Frittenden Road** – Prior Notification for the change of use of agricultural storage to a dwelling with external alterations and the western bay of the barn is to be removed to reduce the size of building to provide for 2 car parking spaces and for its prior approval to: - Transport and Highways impacts of the development. - Contamination risks on the site. - Flooding risks on the site. - Noise impacts of the development. - Whether the location or siting of the building makes it otherwise impractical or undesirable for the use of the building to change as proposed. - Design and external appearance impacts on the building
MBC GRANTED. SPC had Commented (Min 1191P). Noted by councillors.
- 14/505664 **2 Marian Square** – Erection of a first floor side extension over existing garage and study
MBC GRANTED with 3 conditions. SPC had recommended Approval (Min 1190P). Noted by councillors.

Chairman.....

PUBLIC FORUM – Before the meeting the agent for the applicant spoke about amendments to 14/503305 and stated that they had been made to address concerns of the Parish Council. Three residents expressed their continuing opposition to application 14/503305 notwithstanding the latest amendments. The applicant explained that the extensions sought by application 15/500203 were required to accommodate more members of the family.