

MINUTES OF THE MEETING OF STAPLEHURST PARISH COUNCIL
PLANNING COMMITTEE
held at Staplehurst Village Centre on
Monday 2nd June 2014 at 7.00 p.m.

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

APOLOGIES: Councillors Buller, Butcher and Gosling whose reasons for apology were accepted.

APPROVAL OF PLANNING COMMITTEE MINUTES: Minute Pages 1161P-1162P of 19th May 2014 were approved nem con, signed by Councillor Burnham and made available at http://www.staplehurstvillage.org.uk/minutes_of_the_last_meetings.aspx.

URGENT ITEMS: None requested.

COUNCILLOR DECLARATIONS:

1. Declarations of Lobbying – All councillors declared they had been lobbied about MA/13/1456. Councillors Kelly and Perry declared they had been lobbied about MA/14/0521.
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.

ADDITIONAL DETAILS:

MA/13/0961 **The Wild Duck, Pagehurst Road, TN12 9LH** - Demolition of existing public house and erection of 2no detached dwellings with associated amenity space, garages and access (for recommendation) SPC have recommended Approval (Min 1106P). Noted by councillors without further comment.

MA/13/1456 **Great Pagehurst Farm, Pagehurst Road TN12 0JD** – Ground based photovoltaic solar farm, access, associated works and grid connection. Clarifications on KCC's Ecological Advice Service response (for recommendation) SPC have recommended Refusal (Min 1130P, 1147P & 1157P). Noted by councillors without further comment.

DISCHARGE OF CONDITIONS:

MA/14/0706 **Land Rear of the Pride of Kent, High Street TN12 0AH** – An application to discharge conditions relating to MA/13/1657 – Erection of 3 dwellings – being details of conditions 2 (external joinery), 3 (materials) 4 (fencing, walling and boundary treatments), 7(landscaping) & 11 (schedule of works). Noted by councillors.

FULL PLANNING APPLICATIONS:

MA/14/0521 **Maplehurst Paddock, Frittenden Road TN12 0DL** – Erection of steel framed barn for hay and agricultural equipment storage, open-fronted oak frame garage, and replacement and relocation of day/utility room (for recommendation). Councillors felt that the proposed day-room and barn appeared unnecessarily large and represented over-intensive development of the site. They could not find justification for the size of the proposed barn or for the need to have a separate garage. They voted nem con to recommend REFUSAL to the MBC Planning Officer.

- MA/14/0580 **2 Garden Close TN12 0EW** – Single storey rear extension (for recommendation). Councillors voted nem con to recommend APPROVAL to the MBC Planning Officer.
- MA/14/0673 **24 Newlyn Drive TN12 0DA** – Two storey side extension and part two-storey/part single-storey rear extension (for recommendation). Councillors noted the comments expressed in public forum. They voted nem con to recommend APPROVAL to the MBC Planning Officer.
- MA/14/0732 **R S Sales, Honeycrest Industrial Park, Lodge Road TN12 0RQ** – Extension to existing warehouse building and additional lorry parking/unloading area with access (for recommendation). Councillors voted nem con to recommend APPROVAL to the MBC Planning Officer.
- MA/14/0791 **Land Adjacent 1 Little Loddenden, High Street TN12 0AD** – An application for the erection of 2 two-bedroom houses (for recommendation). Councillors expressed concern about development on green space in the conservation area, lack of parking and suitable access, potential drainage issues and the significant disruption that would be caused by construction. For these reasons they voted to recommend REFUSAL and asked that the application be reported to MBC Planning Committee.

LISTED BUILDING CONSENT:

- MA/14/0602 **Bell Cottage, High Street TN12 0AY** – for installation of a flue (for recommendation). Councillors voted nem con to recommend APPROVAL to the MBC Planning Officer with the comment that the flue should be of a durable black finish.

REPORTED DECISIONS:

- MA/13/1679 **Land to the South of Oliver Road** - An application to discharge conditions relating to MA/12/2106 (erection of 53 residential dwellings) being details of conditions 3 - slab levels, 4 - materials, 5 - boundary treatments, 6 - surfacing materials, 14 – archaeology, 15 - lighting and 17 - foul and surface water drainage, 19 – tree removal, & 20 – surface water. MBC APPROVES. SPC had Noted (Min 1130P). Noted.
- MA/14/0232 **2 Offens Drive** - Retrospective application for the erection of a front porch. MBC GRANTED. SPC had recommended Approval (Min 1153P). Noted.
- MA/14/0357 **Justcroft House, High Street** - An amended scheme to that approved under reference MA/13/1961 (Alterations to building (in association with a change of use to residential use)) including a raised path with fence to the north and east elevations; a reduced size window in the east elevation; and insertion of 2no. small bathroom windows in the south elevation. MBC GRANTED with 2 conditions. SPC had recommended Approval (Min 1157P). Noted.

Chairman.....

PUBLIC FORUM – Before the meeting a neighbour spoke about his concerns relating to MA/14/0673. He said he would be looking to the protection of the Party Wall Act 1996.