

MINUTES OF THE MEETING OF STAPLEHURST PARISH COUNCIL
PLANNING COMMITTEE
held at Staplehurst Village Centre on
Monday 15th June 2015 at 7.00 p.m.

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

Parish Clerk: Mr. M J Westwood

APOLOGIES: Councillors Ashby, Claridge, Kelly and Kemp whose apologies were accepted.

APPROVAL OF PLANNING COMMITTEE MINUTES: Minute Pages 1210P – 1211P of 1st June 2015 were approved, signed by Councillor Burnham and made available at http://www.staplehurstvillage.org.uk/minutes_of_the_last_meetings.aspx.

URGENT ITEMS: Councillors agreed to take one item of urgent business relating to the agenda for Maidstone Borough Council's Planning Committee meeting on 18th June.

COUNCILLOR DECLARATIONS:

1. Declarations of Lobbying – Councillor Spearink declared he had been lobbied about 15/503821.
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:

Councillor Burnham advised that MBC Planning Committee's agenda for its meeting on 18th June included two Staplehurst cases: (1) 14/502010 Hen And Duckhurst Farm Marden Road Staplehurst Kent TN12 0PD – Amended S106 contribution (inclusion of Health Centre contribution omitted from initial decision) and amended condition relating to the meeting of sustainability code requirements; (2) 14/503810 Blossom Maplehurst Lane Frittenden Road Staplehurst Kent TN12 0DL - Change of use of land from grazing to residential for one caravan and a touring caravan and one utility shed (SPC had recommended refusal and referral to MBC Planning Committee - Min 1192P). Councillors agreed to ask Full Council to discuss Parish Council representation at the meeting.

FULL PLANNING APPLICATIONS: (for recommendation)

15/503821 **Greenworld Garden Centre, Cranbrook Road TN12 0EU** – Change of use of part of existing retail garden/pet centre building to boarding kennels, and associated facilities. Councillors asked that it be formally recorded that, contrary to the statement in section 1.2 of the Planning Statement, the Parish Council had not expressed pre-application support for the proposal. Councillors acknowledged residents' concerns about the potential impact of noise and recommended that if MBC were minded to approve the application then a noise impact assessment and baseline survey should be undertaken. They also stated that they would expect to see a planning condition covering appropriate disposal of waste. On this basis they voted nem con to recommend APPROVAL to the MBC Planning Officer.

LAWFUL DEVELOPMENT CERTIFICATE: (for noting)

15/503957 **Woodside, Cork Lane TN12 0HA** – for use of land as residential garden. Noted by councillors.

15/504153 **7 South Bank, TN12 OBZ** – for proposed use for a loft conversion with velux windows and a new gable end to roof. Noted by councillors.

TREE WORKS: (for comments)

15/503982 **4 Surrenden Cottages, High Street TN12 OBJ** – Conservation area notification to fell 1no. Willow. Councillors agreed they had NO OBJECTION to the proposed works.

REPORTED DECISIONS: (for noting)

15/501184 **Little Pagehurst, Pagehurst Road** – Erection of barn for storage and use of existing building to provide facilities for a care farm for adults with learning disabilities MBC GRANTED with 4 conditions. SPC had recommended Approval (Min 1202P). Noted by Councillors.

15/502307 **7 South Bank** – Loft conversion with velux windows and new gable end to roof MBC WITHDRAWN. SPC had recommended Approval (Min 1207P). Noted by Councillors.

15/503002 **6 Wightwick Close** – Erection of single storey rear extension with roof lantern MBC Granted with 5 conditions. SPC had recommended Approval (Min 1208P). Noted by Councillors.

Chairman.....

PUBLIC FORUM – Before the meeting a resident explained that his family had been invited by MBC to consider making available the field at Folly Farm for use as a Gypsy and Traveller site. He had responded that the field in isolation would not be available and that the site could only be considered as a whole including the farmhouse. He said that a neighbour had offered to buy the whole site and was proceeding with submission of a planning application. Councillor Perry said that he had written to MBC asking for deferment of 14/503810 Blossom Maplehurst Lane from MBC's Planning Committee agenda on 18th June because it appeared that a number of local residents had not been informed. The applicant of 15/503821 discussed the proposals to establish a special resort for pets, which would create seven jobs. He said that although capacity would be 76 dogs a maximum occupancy level of 40 would be more likely. The proposed business would use existing buildings which would be soundproofed. Two residents spoke about neighbours' concerns relating to 15/503821 and fears about noise, waste disposal and the impact on residential amenity. After the meeting Councillor Reardon raised concern about planning conditions and the impact of high volumes of dust arising from construction at Oliver Road.