

MINUTES OF THE MEETING OF STAPLEHURST PARISH COUNCIL
PLANNING COMMITTEE
held at Staplehurst Village Centre on
Monday 15th September 2014 at 7.00 p.m.

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

APOLOGIES: Councillors Ashby and Butcher whose reasons for apology were accepted.

APPROVAL OF PLANNING COMMITTEE MINUTES: Minute Pages 1175P-1176P of 1st September 2014 were approved, signed by Councillor Burnham and made available at http://www.staplehurstvillage.org.uk/minutes_of_the_last_meetings.aspx. Councillors Buller, Kelly and Silkin abstained.

URGENT ITEMS: Councillors agreed to take one item of urgent business relating to application 14/502397 Variation of Condition, RS Sales, Honeycrest Industrial Park, Lodge Road.

COUNCILLOR DECLARATIONS:

1. Declarations of Lobbying – none declared. Councillor Burnham advised that a meeting had previously been held with the applicant of urgent item 14/502397 about the Staplehurst Neighbourhood Plan; the application had not been discussed.
2. Declarations of Changes to the Register of Interests – none declared.
3. Declarations of Interest in Items on the Agenda – Councillor Kemp declared an interest in items 14/501982 and 14/501985 but it was deemed non-prejudicial to the discussion.
4. Requests for Dispensation – none requested.

URGENT ITEM:

14/502397 **RS 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). Councillors voted nem con to recommend APPROVAL to the MBC Planning Officer.

AMENDED DETAILS: (for comment)

14/501049 **37 Church Green TN12 OBG** – Replacement detached garage SPC has recommended Approval (Min 1173P). Councillors voted nem con to recommend APPROVAL to the MBC Planning Officer.

FULL PLANNING APPLICATION: (for recommendation)

14/502240 **Homeleigh, Woodford Depot, Maidstone Road TN12 ORH** – Retrospective application for amendment to the design, size and siting of the sawmill building previously approved under MA/10/0219. Councillors discussed whether to submit an informative comment relating to installation of a flat roof with low-pitched solar panels; the proposal was defeated by three votes for and four against with one abstention. Councillors voted by majority of six votes for and one against to recommend APPROVAL to the MBC Planning Officer subject to proper screening of the building.

LAWFUL DEVELOPMENT CERTIFICATE: (for comment)

14/501865 **Annexe Sorrento, Station Road, TN12 0PZ** – (Existing) – Use of annexe for renting. Councillors voted to recommend APPROVAL to the MBC Planning Officer and requested that the annexe should remain tied to the main house.

PRIOR APPROVAL: (for noting)

14/501985 **The Dairy, Great Pagehurst Farm, Pagehurst Road TN12 0JD** – Change of use of agricultural building to a dwelling house. (See 14/501982 below)

14/501982 **The Furrow, Great Pagehurst Farm, Pagehurst Road TN12 0JD** – Change of use of agricultural building to a dwelling house. Councillors discussed applications 14/501982 and 14/501985 together. They supported the comments submitted in the letter of 4th September 2014 from The Rural Planning Practice and stated that they believed the two buildings were not suitable for conversion. They recommended that prior approval should NOT be granted.

REPORTED DECISIONS: (for noting)

13/0466 **Perfect Place, Maplehurst Lane, Frittenden Road** – Permanent permission for the retention of a mobile home, touring caravan and pole barn, together with permanent permission for a utility room, 2 stable blocks (as approved under MA/09/1767) and a sand school on an existing gypsy site MBC GRANTED with 10 conditions. SPC had recommended Refusal (Min 1121P). Noted.

14/0254 **Cradducks Farm, Goudhurst Road** – Removal of condition 2 of planning permission MA/04/0874 to allow the use of the cabins as permanent residential homes MBC REFUSED. SPC had recommended Approval (Min 1152P). Noted.

14/0700 **Bramleys, Marden Road** – Outline application for the erection of self-build three bed dwelling with all matters (access, scale, appearance, layout and landscaping) reserved for future consideration MBC REFUSED. SPC had recommended Approval (Min 1161P). Noted.

14/500555 **Meadow Lark Cottage, Pristling Lane** – Erection of conservatory MBC GRANTED with 3 Conditions. SPC had recommended Approval (Min 1171P). Noted.

14/500745 **30 Bell Lane** – Proposed first floor extension MBC GRANTED with 3 conditions. SPC had recommended Approval (Min 1171P). Noted.

14/500822 **Tumblers, Couchman Green Lane** – Single storey extension MBC REFUSED. SPC had recommended Refusal (Min 1173p). Noted.

14/501707 **2 Hurst Close** – Conversion of existing garage to residential and single-storey rear extension MBC GRANTED with 3 Conditions. SPC had recommended Approval (Min 1175P). Noted.

Chairman.....

PUBLIC FORUM – Before the meeting the applicant of 14/501865 provided additional information about the use of the annexe at Sorrento in Station Road.