

STAPLEHURST PARISH COUNCIL

AGENDA PLANNING COMMITTEE

**Tuesday 23rd February 2021 7.00pm –
Virtual Meeting**

PUBLIC FORUM –

Copies of comments made to the planning authority about an application and comments on other planning matters may be sent to planning@staplehurst-pc.uk by 4.00pm on the day of the meeting. To request access to listen to the meeting, please e-mail planning@staplehurst-pc.uk by 4.00pm on the day of the meeting. Attendees are requested to notify the Chairman of any intention to film, photograph or record during the meeting.

APOLOGIES:

APPROVAL OF PLANNING COMMITTEE MINUTES: Minute Pages 1529P-1533P of 2nd February 2021 available at: <http://www.staplehurst-pc.uk/community/staplehurst-parish-council-13607/planning-committee/>

URGENT ITEMS: Only for items which require a decision before the next meeting on 16th March 2021. Item to be agreed first, and then not discussed until "Agreed Urgent Items" after Councillor Declarations.

COUNCILLOR DECLARATIONS regarding items on the Agenda: -

1. Declarations of Lobbying.
2. Declarations of Changes to the Register of Interests.
3. Declarations of Interest in Items on the Agenda.
4. Requests for Dispensation

AGREED URGENT ITEMS:

CORRESPONDENCE:

Land at Lodge Road – an invitation from the owners of land at Lodge Road (MBC Local Plan preferred site) to hold an update meeting with Councillors.

FULL PLANNING APPLICATIONS: (for comment/recommendation)

- 21/500189 **4 Weavers Close TN12 0SF** - Erection of single storey front, side and rear extensions and conversion of the garage into utility /wc and store.
- 21/500356 **4 Woodford Park, Maidstone Road TN12 0FX** - Erection of a front porch and a single storey rear extension.

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- 21/500379 **23 Reeves Close TN12 ONN** - Proposed alterations to porch roof.
- 21/500570 **Stansted Lodge, Marden Road TN12 OJG** - Erection of an open fronted field shelter.
- 21/500635 **West End Cottage, Five Oak Lane TN12 OHT** - Demolition of existing rear extension.
Erection of part single, part two storey rear extension.

PRIOR NOTIFICATION: (for comment/noting)

- 21/500696 **The Hop Picking Machine Shed, Mathurst Farm, Goudhurst Road TN12 OHQ** - for the change of use of an agricultural building and its curtilage to 2 no. dwelling houses and associated operation development.

SECTION 73 APPLICATION: (for comment/noting)

- 21/500518 **Newstead Farm, Couchman Green Lane TN12 ORT** - Application for Variation of condition 10 (to allow for diversification within the existing farm and the opportunity for additional income) pursuant to application 19/505157/FULL for - Erection of stables and sand school.

REPORTED DECISIONS: (for noting)

- 18/506214 **Hen and Duckhurst Farm, Marden Road TN12 OPD** – Non-Material Amendment for Houses: All affordable house type internal layouts have been updated to achieve the requirements of Part M4 (2) as per the S106 agreement (excluding SHWC house type). The N107-P237 unit has increased in size to accommodate the spatial requirements of M4 (2). The SHWC unit has been updated elevationally to indicate a larger canopy which complies with the requirements of Part M4 (3). Flats: All three flat blocks have been updated internally to achieve the requirements of Part M4 (2) as per the S106 agreement. In addition to this, the rooflights to Flat Blocks A & B have been updated. The rooflight AOV to the stairwell has been increased in size to comply with Part B requirements. An additional rooflight to each apartment is included to ensure the apartments comply with Part F purge ventilation requirements. The dormer windows to Flat Blocks A & B have been increased in depth to comply with Part M4 (2) requirements. The door surround to the communal entrance on all three flat blocks has been replaced by a Part M4 (2) compliant canopy. Finally, a projection has been added to the front elevation of Flat Block C, in alignment with the designs of Flat Blocks A & B. This ensures that the stair design complies with Part K. Garages: All four garages have been updated to indicate hipped roofs. Subject to 17/506306/REM. MBC GRANTED. SPC had Noted (Min 1412P).
- 20/505765 **36 Jaggard Way TN12 OLF** -Conversion of garage into habitable space and creation of first floor side extension (Resubmission of 19/506090/FULL). MBC REFUSED. SPC had recommended Approval (Min 1526P).
- 20/505842 **43 Lime Trees TN12 OSS** - for a proposed loft conversion with rear dormer and roof lights to the front. MBC APPROVED. SPC had Noted (Min 1526P).
- 20/505966 **Cocklewood Farm, Five Oak Lane TN12 OHT** - (Existing) for the continued stationing of a single static mobile home for residential use, with ancillary garden land. MBC REFUSED. SPC had NOTED (Min 1526P).
- 20/506046 **16 Bower Walk TN12 OLU** - Demolition of rear conservatory and erection of single storey rear extension. MBC GRANTED with 3 conditions. SPC had recommended Approval (Min 1526P).

Councillors are respectfully reminded that should they be unable to attend any Parish Council meeting, of which this Agenda is a formal summons, they should notify the Parish Clerk with their apology and reason for non-attendance. Failure to do so for a continuous period of six months will result in automatic disqualification from the Council. Deadline for such notification to the Parish Clerk is 4.00pm on the day of the meeting.

Miss A Smith
Parish Clerk
17/02/2021

All planning applications are listed on MBC website at www.maidstone.gov.uk. Follow the links to search for and view any application you choose or check to see what has been registered on a weekly or daily basis. Comment online on individual planning applications too.

Planning Committee

Councillor Joan Buller

Parish Council Chairman Paddy Riordan

Copied also to: -

Borough Councillor Louise Brice

Planning Chairman Adele Sharp

Councillor Sue Forward

Councillor Natasha Thomas

County Councillor Eric Hotson

Councillor Colin Bowden

Councillor Simon McNeill

Borough & Parish Councillor John Perry

STAPLEHURST PARISH COUNCIL PLANNING COMMITTEE NEXT MEETING
16th March 2021 7.00 pm