

MINUTES OF THE MEETING OF STAPLEHURST PARISH COUNCIL
PLANNING COMMITTEE
held at Staplehurst Village Centre on
Monday 20th March 2017 at 7.00 p.m.

PRESENT: Councillors Ashby, Buller, Sharp and Smith. Ex Officio: Chairman Silkin and Vice-Chairman Burnham who was in the chair.
Parish Clerk: Mr MJ Westwood

APOLOGIES: Councillor Riordan.

APPROVAL OF PLANNING COMMITTEE MINUTES: Minute Pages 1305P-1306P of 6th March 2017 were approved, 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 – Councillor Buller declared she had been lobbied about 16/504201 and 17/500175.
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.

APPEAL NOTIFICATION: (for additional comments)

16/504201 **The Grange, George Street TN12 ORA** – Outline application for residential development comprising 33 dwellings and a new building for employment use, all matters reserved except access, the widening of George Street and layout (masterplan). The appeal will be on the basis of Written Representations to be submitted by 6th April 2017. MBC REFUSED. SPC Refused (Min 1264P, 1281P). The Clerk read to the meeting comments recorded under Min1264P. Councillors felt the comments were complete. They RESOLVED to notify the Inspector that since the date of the comments the Staplehurst Neighbourhood Plan had passed referendum and been adopted by Maidstone Borough Council.

FULL PLANNING APPLICATIONS: (for recommendation)

- 17/500175 **Land Adjacent South Cottage, High Street TN12 OAD** – Retrospective temporary security fencing. Councillors RESOLVED nem con to recommend REFUSAL to the MBC Planning Officer for the following reasons: the fencing was detrimental to the conservation area and to an adjacent listed building; the fencing had been erected without permission; the application did not state a reason for the installation of the fencing or for the previous clearance of the site; the site plan was incorrect in its illustration of the location of the fencing. Councillors stated they wished to see the water tank moved to a less obtrusive position and a replacement hedge or a fence of more traditional design.
- 17/501032 **Beauly, Maidstone Road TN12 ORE** – replacement dwelling and garage. Councillors RESOLVED to recommend APPROVAL to the MBC Planning Officer.
- 17/501033 **13 Slaney Road TN12 OSE** – Erection of two storey side extension and creation of first floor rear extension. Councillors NOTED an objection lodged by a neighbour due to the reduction in light that would be caused by the proposed rear extension. Councillor Burnham stated that the criteria of MBC's Draft Local Plan policy DM8

covering residential extensions included the following statement: 'the privacy, daylight, sunlight and maintenance of a pleasant outlook of adjoining residents would be safeguarded'. Councillors RESOLVED to REFER the objection to the MBC Planning Officer for her consideration. Councillor Silkin abstained.

- 17/501054 **Mathurst Farm, Goudhurst Road TN12 OHQ** – Convert the Oast House to a single residential dwelling with associated amenity space, landscaping and parking facilities. Councillors felt that making use of the site would be preferable to the building remaining in disuse. They also felt that the impact of the proposed conversion would be modest such that it was not inconsistent with Neighbourhood Plan policy PW2. Councillors RESOLVED to recommend APPROVAL to the MBC Planning Officer.

PRIOR NOTIFICATION: (for noting)

- 17/501092 **The Hop Picking Machine Shed, Goudhurst Road TN12 OHQ** – for proposed change of use from agricultural building to two dwellings with associated operational development. NOTED by Councillors.

TREE WORKS: (for noting/recommendation)

- 17/500837 **1 Willow Cottage, Chapel Lane TN12 OAN** – TCA application 1 x Walnut Tree to reduce height by 3m and thin out (for noting). NOTED by Councillors.
- 17/500985 **Staplehurst Manor Nursing Home, Frittenden Road TN12 ODG** – TPO application – 1 Elm Tree section fell to ground level (for recommendation). Councillors requested information about the reason for the proposed felling of the tree.

REPORTED DECISIONS: (for noting)

- 16/507253 **Hillcrest Cottage, High Street** – Listed Building Consent to install a new roof lantern on an existing rear extension flat roof MBC GRANTED with 3 conditions. SPC had raised No Objection (Min 1292P). NOTED by Councillors.
- 16/507952 **Unit 3-4 Honeycrest Industrial Park, Lodge Road** – Relocation of in-house extraction motor unit to the car park outside MBC GRANTED with 2 Conditions. SPC had raised No Objection (Min 1291P). NOTED by Councillors.
- 16/508147 **The Stables, High Street** – Trees in a Conservation Area: to fell 1no. Fir and 1no. Goat Willow MBC RAISES NO OBJECTION. SPC had Noted (Min 1301P). NOTED by Councillors.
- 16/508469 **Cocklewood Yard, Five Oak Lane** – Lawful Development Certificate (Existing) for existing use as a building for storage purposes for in excess of 10 years MBC WITHDRAWN. SPC had Noted (Min 1299P). NOTED by Councillors.
- 16/508572 **Leonard Cheshire Disability Sobell Lodge, High Street** – Internal alterations of existing plant, staff and training rooms at first floor level including the introduction of extract and intake fans with associated flues and adaptations to existing Velux roof light forming new inverted dormer serving new boiler room MBC GRANTED with 2 conditions. SPC had recommended Approval (Min 1299P). NOTED by Councillors.

16/508642 **Onu, High Street** – Extension of existing dropped kerb to allow access to driveway MBC GRANTED with 2 conditions. SPC had recommended Approval (Min 1301P). NOTED by Councillors.

17/500677 **30 Hurst Close** - for a proposed single storey rear extension which:
A) Extends by 7.8 metres beyond the rear wall of the original dwelling.
B) Has a maximum height of 2.9 metres from the natural ground level.
C) Has a height of 2.55 metres at the eaves from the natural ground level MBC PRIOR NOTIFICATION NOT REQUIRED. SPC had Noted (Min 1303P). NOTED by Councillors.

Chairman.....

PUBLIC FORUM – Before the meeting a resident spoke against 17/500175: the application showed the site and fence location incorrectly; the fencing was not secure; the applicant had removed trees and the previous fencing; the new fencing was detrimental to the conservation area and the neighbouring listed property. After the meeting Councillor Buller advised that application 16/505966 Railway Tavern had been withdrawn from MBC’s Planning Committee meeting of 16th March. The Clerk reported that additional details had been received and would be on the Parish Council Planning Committee agenda on 3rd April.