

MINUTES OF THE MEETING OF STAPLEHURST PARISH COUNCIL
PLANNING COMMITTEE
held at Staplehurst Village Centre on
Monday 4th January 2016 at 7.00 p.m.

PRESENT: Councillors Ashby, Buller, Claridge, Gosling 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 Butcher and Kemp whose apologies were accepted.

APPROVAL OF PLANNING COMMITTEE MINUTES: Minute Pages 1240P – 1241P of 21st December 2015 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 – All councillors declared they had been lobbied about 15/510210.
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.

FULL PLANNING APPLICATIONS: (for recommendation)

- 15/509490 **Thorford Hall Farm, Goudhurst Road TN12 OHQ** – Demolition of agricultural barns and erection of a two storey dwelling and creation of garden. Councillors agreed that they would normally oppose non-sustainable development in the countryside but given the existing consent granted under application 14/504986 for change of use of the two agricultural buildings to two dwellings they raised NO OBJECTION to the proposal. They also agreed that the question of access over the private drive should be addressed.
- 15/510071 **27 Butcher Close TN12 OTJ** – Erection of single storey rear extension. Councillors voted nem con to recommend APPROVAL to the MBC Planning Officer.
- 15/510210 **The Three Sons, Park Wood Lane TN12 ODF** – Siting of 2 mobile homes, 2 touring caravans and a utility/stable block for the benefit of a gypsy family for residential use (part retrospective). Councillors commented that there was insufficient documentation to support the application, expressed disappointment that it had been allowed to proceed to consultation and stated that they felt it should be withdrawn. Councillors observed that Three Sons was one of two pitches that had been the subject of planning application 12/0557 which had been granted by the Planning Inspector on appeal subject to a number of conditions. Application 15/504557 sought to remove the conditions but was refused; the conditions applied to 12/0557 had not been met within the required time limit, which left the site operating without valid permission. Councillors noted that the new application did not justify doubling the number of caravans agreed by the Planning Inspector, did not explain the travelling status of the proposed residents nor address the question of how the Planning Inspector's conditions would be met. Such information as was provided in the application lacked preciseness and councillors highlighted by way of example the descriptions of the proposed access and planting strips. Councillors were most disappointed that without making a site visit MidKent Environmental Shared Service had raised no objection to the application despite documenting serious concerns about the supply of potable water, disposal of foul sewage,

manure storage, disposal and run-off. Councillors further commented that the site was not included in either the draft Local Plan or the Staplehurst Neighbourhood Plan and observed that the volume and high quality of useful comments from local residents reinforced concerns about the serious issues presented by the proposal, notably: the unsustainable location; the over-intensification of the site; the overwhelming of the settled community; the failure to address concerns about highways, drainage and utilities. Councillors observed that the planning history of the site was very involved and wished to put on record their opinion that MBC should at a very senior level investigate the whole area in a coordinated way rather than deal with applications in a piecemeal manner. For all the above reasons, should the application not be withdrawn, Councillors agreed nem con to recommend REFUSAL and requested that it be referred to MBC Planning Committee.

LISTED BUILDING CONSENT: (for recommendation)

- 15/509666 **The Lamb, High Street TN12 0AY** – for the installation of a 100mm central heating flue to rear elevation. Councillors agreed that they had NO OBJECTION to the proposal.
- 15/510084 **Great Buttercup, Pristling Lane TN12 0HH** – for internal alterations including lowering of ceiling in single storey wing. Councillors voted to recommend APPROVAL to the MBC Planning Officer.

DCLG PUBLIC CONSULTATION: (for comment)

Further to Full Council decision of 21st December 2015 (Min 1492) - to consider and comment on proposed changes to the National Planning Policy Framework including:

- Broadening the definition of affordable housing
- Increasing the density of development around commuter hubs
- Supporting sustainable new settlements and helping development on brownfield land and small sites
- Helping the delivery of housing allocated in plans
- Promoting and aiding the delivery of starter homes

Consultation published at <https://www.gov.uk/government/consultations/national-planning-policy-consultation-on-proposed-changes>.

Councillors NOTED that the deadline for comments had been extended to 22nd February and AGREED to defer discussion until the Planning Committee meeting of 1st February.

REPORTED DECISIONS: (for noting)

- 15/506037 **Woodford Farm, Maidstone Road** – Demolition of existing commercial buildings, hardstanding and Woodford Coach House and the erection of a replacement dwelling for Woodford Coach House and 9 dwellings with parking and landscaping MBC REFUSED. SPC had recommended Refusal (Min 1221P & 1235P). NOTED by councillors.
- 15/507343 **Tallow Barn, Fitzgerald Close** – Conversion of existing barn to residential MBC GRANTED with 4 conditions. SPC had recommended Approval (Min 1231P). NOTED by councillors.

15/508477 **9 Lime Trees** – Lawful Development Certificate (Proposed) – Demolition of existing conservatory and replace with single storey rear extension MBC APPROVES. SPC had Noted (Min 1235P). NOTED by councillors.

Chairman.....

PUBLIC FORUM – Before the meeting a representative of the applicant for 15/509490 outlined the proposal to demolish two barns and replace them with a single dwelling. A neighbour of the applicant for 15/509490 explained that access to the property was via a private drive and arrangements were documented in a deed of easement; he said that increased use of the drive would need to be agreed between the parties.