

1606P

MINUTES OF A MEETING OF STAPLEHURST PARISH COUNCIL'S PLANNING COMMITTEE HELD ON MONDAY 13 JUNE 2022 AT 7.30 P.M. AT SOUTH HALL, STAPLEHURST VILLAGE CENTRE

PRESENT: Cllrs. Buller, McLaughlin & Sharp

ALSO PRESENT: K Bell (Locum Parish Clerk), R. Griffiths (Clerk Appointee) & 2 residents

APOLOGIES: Cllr. Riordan

ABSENTEE: Cllr. Kelly

Cllr. Sharp opened the meeting and welcomed all present

Public Forum

Residents present were invited to put questions to the council; one resident spoke about possible sewerage leaks into the watercourse and one resident expressed his objection to planning application 22/502233. Cllr. Sharp then welcomed Mr Richard Griffiths who would be joining SPC as its new Clerk in July.

1. ELECTION OF COMMITTEE CHAIRMAN

It was proposed and seconded that Cllr. Sharp be elected Committee Chairman for the 2022/2023 municipal year. Cllr. Sharp accepted the nomination, there were no others. By a show of hands, it was

RESOLVED: That Cllr. Sharp be elected Committee Chairman.

Unanimous

2. ELECTION OF DEPUTY COMMITTEE CHAIRMAN

It was proposed and seconded that Cllr. Riordan be elected Committee Chairman for the 2022/2023 municipal year. There were no other nominations. By a show of hands, it was

RESOLVED: That Cllr. Riordan be elected Deputy Committee Chairman.

Unanimous

3. APOLOGIES AND REASONS FOR ABSENCE

The Committee was advised that apologies had been received from Cllr. Riordan. Proposed, seconded and:

RESOLVED: That the Apologies received from Cllr. Riordan (Overseas) be accepted.

Unanimous

4. APPROVAL OF PLANNING COMMITTEE MINUTES: It was proposed, seconded and:

RESOLVED: That the minutes of the meeting held on 23 May 2022 be approved and signed by the Committee Chairman as a correct record of the proceedings.

Unanimous

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Signed:
Committee Chairman

Date

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5. **URGENT ITEMS:** Cllr. Sharp suggested that SPC submit a FOI request to SW in order to determine if there had been any discharge of untreated sewage into the River Beult which is an SSSI over the last five years and if so the quantity discharged.

6. **COUNCILLOR DECLARATIONS**

- Cllr Buller advised that she had been lobbied in respect of planning application 22/502233 – Land South of South Cottage, High Street, Staplehurst.
- Cllr. McLaughlin advised that in a personal capacity he had received email communication from Ilke in respect of proposals for Lodge Road.

7. **ILKE PROPOSALS FOR LODGE ROAD:** Postponed until 04 July 2022

8. **APPEAL NOTIFICATION:** None received

9. **PLANNING APPLICATIONS: RESOLVED** to comment as follows to MBC
Unanimous

22/502387 2 Pinnock Lane, Staplehurst
Erection of new front porch and provision of new pitched roof over existing integral garage.
NOTED/NO OBJECTION

22/502349 The Hop Picking Machine Shed, Mathurst Farm, Goudhurst Road
Demolition of an existing agricultural building and erection of a single dwelling including access, garage, landscaping and associated works. (Resubmission of 21/506828/FULL)
OBJECTION on the following grounds

- The proposal was against existing planning policy.
- The proposal was not sustainable development (NPPF section 9)
- The Parish Council was not supportive of new build development in the countryside (SP17 and PW2)
- The proposal in its current form would not enhance the area
- The proposal would have an adverse and detrimental impact on the environment
- Against DM31 section ii SPC do not consider the existing agricultural building should be demolished as it is capable of a conversion which it has permission for and this current application is for a new build which SPC objects to.

22/502233 Land South of South Cottage, High Street, Staplehurst
Creation of a new vehicular access.
OBJECTION on the following grounds:

- This proposal if granted would lead to significant local challenges.
- The highway verge and its associated vegetation makes a positive contribution to the character and appearance of the conservation area and should therefore not be disturbed.

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- The footway is well used by local people including residents of the Leonard Cheshire Home who rely on it for using their wheelchairs and mobility devices.
- The application for a dwelling was granted on appeal, however the planning inspectorate did note that the site is in an area where there is good access to local facilities and public transport, the planning inspectorate also commented that the highways authority did not raise any objection to the lack of onsite parking and that any future occupants would be aware of the absence of a vehicular access and would have to find some alternative parking arrangements.
- Contrary to policies DM1 DM3 DM4 DM11
- The plans as submitted are not accurate and do not truly reflect the correct position. The gradient for instance is significantly steeper than that portrayed. It is 15° which is equivalent to 26%. SPC notes that carriageway gradients of 8% to 10% (1 in 10) can be incorporated successfully into developments but with gradients above 8% there is an increased chance of vehicles losing traction on icy surfaces and on gradients above 10% some stationary vehicles can start to slide in icy conditions. SPC therefore questions whether a 25% gradient in this instance would work.
- Detrimental harm to a conservation area
- Loss of important vegetation
- Increased flood risk especially surface flooding
- Negative impact on local heritage
- The planning application does not accord to existing planning policy
- Detrimental impact to existing street scene
- Detrimental impact to wildlife
- Detrimental impact to existing footway users
- Loss of natural landscape
- Detrimental impact on existing neighbouring residential property
- In addition, SPC requested a site visit and that the application was determined by the MBC Planning Committee

10. **REVISED DETAILS:** None received

11. **PRIOR NOTIFICATION:** None received

12. **LAWFUL DEVELOPMENTS: RESOLVED** to comment as follows to MBC
Unanimous

22/502506 Wentways, Clapper Lane, Staplehurst

Lawful Development Certificate (Existing) for erection of 2no. garden outbuildings within residential curtilage, for uses ancillary to the main dwelling, which were constructed in excess of 4 years ago.

NOTED / NO OBJECTION

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1609P

13. **SUBMISSION OF DETAILS: RESOLVED** to comment as follows to MBC

Unanimous

22/502570 Thorford Hall, Goudhurst Road, Staplehurst

Submission of details pursuant to conditions 3 (details of materials; joinery details), 4 (hard and soft landscaping), 7 (ecology enhancement works), and 13 (refuse bin/cycle storage) of application 20/505838

NOTED

14. **TREE ORDERS: RESOLVED** to comment as follows to MBC

Unanimous

22/502529 Holtye Cottage, Headcorn Road, Staplehurst

TPO application to reduce one Oak to 9.0m in height and reduce lateral branch system by 1.0m to 1.5m balancing the crown. Remove re-growth triennially; Remove one Oak (fell) to near ground level. Owner to physically remove any regrowth (no chemical treatment due to translocation risk).

CONCERN EXPRESSED SPC recommends that this application be referred to the Tree Officer for close inspection particularly with regard to the oak tree that is to be felled. SPC respects the knowledge of the tree officer but wished to express concern at the loss of an indigenous mature oak tree.

15. **PLANNING DECISIONS:** The following were noted

22/502109 Knoxbridge Farmhouse, Cranbrook Road, Staplehurst

Adjoining authority consultation: Replace existing conservatory with a two-storey rear extension. MBC raised objections.

22/501427 Knoxbridge Farmhouse, Cranbrook Road, Staplehurst

Replace existing conservatory with the erection of a two-storey rear extension. MBC refused. TWBC refused (11 reasons). SPC recommended approval (1596P).

22/501886 40 Butcher Close, Staplehurst

Non-material amendment to application 17/506542/FULL: To amend the parking arrangements for 41 Butchers Close. MBC is satisfied with 1 informative. SPC noted (1600P).

22/501712 21 Gybbon Rise, Staplehurst

Submission of details pursuant to conditions: 2 (materials); 3 (boundary treatments); 4 (landscaping); 6 (ecological enhancements); and 9 (decentralised and renewable or low-carbon energy sources) of application 21/505662/FULL. MBC approved. SPC noted (1600P).

22/501374 6 Thatcher Road, Staplehurst

Erection of a single storey rear extension, single storey front/side extension and first floor side extension. MBC granted with 5 conditions. SPC recommended refusal ((1595P/1596P).

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22/500192 Land at Oakhurst Lodge, Clapper Lane, Staplehurst

Change of use of land to use as a residential caravan site providing one additional gypsy pitch to accommodate one static caravan/mobile home, including laying of hardstanding and installation of package sewage treatment plant. MBC granted with 15 conditions. SPC recommended approval with 1 condition (1589P).

16. DATE AND TIME OF NEXT MEETING: Confirmed as 04 July 2022 at 7.30 p.m..

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Committee Chairman

Date