

MINUTES OF THE MEETING OF STAPLEHURST PARISH COUNCIL
PLANNING COMMITTEE
held at Staplehurst Village Centre on
Monday 1st September 2014 at 7.00 p.m.

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

APOLOGIES: Councillors Buller, Butcher and Kelly whose reasons for apology were accepted.

APPROVAL OF PLANNING COMMITTEE MINUTES: Minute Pages 1173P-1174P of 18th August 2014 were approved nem con, signed by Councillor Burnham and made available at http://www.staplehurstvillage.org.uk/minutes_of_the_last_meetings.aspx.

URGENT ITEMS: Councillors agreed to take one item of urgent business relating to land opposite the north end of Clapper Lane. Councillors agreed that item 14/502010 should be deferred for discussion by Full Council immediately following the Planning Committee meeting.

COUNCILLOR DECLARATIONS:

1. Declarations of Lobbying – none declared.
2. Declarations of Changes to the Register of Interests – none declared.
3. Declarations of Interest in Items on the Agenda – Councillor Ashby declared an interest in item 14/501557 and Councillor Kemp declared an interest in item 13/1456 but they were deemed non-prejudicial to the discussions.
4. Requests for Dispensation – none requested.

URGENT ITEM: Councillor Spearink requested that the Parish Council write to Maidstone Borough Council to ask it not to accept a planning application in respect of land opposite the north end of Clapper Lane while enforcement action was under way. Councillors agreed to the request and also asked that the Parish Council write to Staplehurst's MP to seek support for a change to legislation to prevent applications on sites where enforcement action was outstanding.

ADDITIONAL/AMENDED PLANS:

13/1456 **Great Pagehurst Farm, Pagehurst Road TN12 0JD** – Ground based photovoltaic solar farm, access, associated works and grid connection (further nature consideration & pond survey reports & new Inverter) (for comment). SPC has recommended Refusal (Min 1130P, 1147P 1157P & 1163P). Councillors agreed that the new and amended information did not change their recommendation of REFUSAL to MBC Planning Committee.

FULL PLANNING APPLICATIONS: (for recommendation)

14/501557 **5 Cornforth Close TN12 0BP** – Single storey rear extension; Pitched roof over existing front extension; Replace rear fence to 2.4m close boarded. Councillors voted nem con to recommend APPROVAL to the MBC Planning Officer.

14/501707 **2 Hurst Close TN12 0BX** – Conversion of existing garage to residential and single-storey rear extension. Councillors voted nem con to recommend APPROVAL to the MBC Planning Officer subject to the provision of adequate parking space.

OUTLINE APPLICATIONS:

14/502010 **Hen and Duckhurst Farm, Marden Road** – for the erection of residential development for 250 dwellings with access and garaging with access considered at this stage and all other matters reserved for future consideration (for recommendation). This item was deferred for discussion by Full Council.

REPORTED DECISIONS: (for noting)

13/2112 **Land to the South of Oliver Road** – An application for minor material amendments to application MA/12/2106 (Erection of 53 residential dwellings incorporating access, foul water pumping station, drainage infrastructure, nature conservation area, open space and landscaping) through variation of condition 29 of that permission involving amendments to the highway layout being straightening of central road, new central pathway, and new internal emergency access to western edge of site. MBC GRANTED with 28 conditions. SPC had made No Objection (Min 1141P & 1166P). Noted by councillors.

Chairman.....

PUBLIC FORUM – No items were raised.