

MINUTES OF THE MEETING OF STAPLEHURST PARISH COUNCIL  
PLANNING COMMITTEE  
held at United Reformed Church on  
Tuesday 18<sup>th</sup> April 2017 at 7.00 p.m.

**PRESENT:** Councillors Ashby (from the point indicated in the minutes), Buller, Riordan and Smith (from the point indicated in the minutes). Ex Officio: Chairman Silkin and Vice-Chairman Burnham who was in the chair.  
Parish Clerk: Mr MJ Westwood

**APOLOGIES:** Councillor Sharp.

**APPROVAL OF PLANNING COMMITTEE MINUTES:** Minute Page 1310P of 3<sup>rd</sup> April 2017 was approved, signed by Councillor Burnham and made available at [http://www.staplehurstvillage.org.uk/minutes\\_of\\_the\\_last\\_meetings.aspx](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 15/503884 and 17/501450.
2. Declarations of Changes to the Register of Interests – none declared.
3. Declarations of Interest in Items on the Agenda – Councillor Burnham declared he had a partial interest in property adjacent to the site of 17/501450 but it was not deemed prejudicial to his consideration of the application.
4. Requests for Dispensation – none requested.

**APPEAL HEARING NOTIFICATION:**

15/503884 **Land at Pullen Farm, Staplehurst Road, Frittenden** – Use of the land to provide a solar farm and its enclosure by fencing; with the erection of solar panels, along with the provision of associated transformers, switch gear housing and a substation – Hearing to be held on 10<sup>th</sup> and 11<sup>th</sup> May 10.00 am Town Hall High Street, Maidstone. NOTED by Councillors. Councillors Buller and Riordan said they would liaise with Councillor Perry about attending the hearing.

**FULL PLANNING APPLICATIONS:** (for recommendation)

17/501450 **Green Court, High Street, TN12 0AP** – Construction of two storey detached dwelling (See application 10/0013 MBC Approved, SPC had recommended Refusal Min 908P, 921P, 940P). Councillors felt it was difficult to comment in the absence of a site plan, but based on the information submitted and the heritage setting they RESOLVED that they maintained their previous OBJECTION to the MBC Planning Officer. They observed that following the Inspector's review of the emerging Local Plan a main modification had been made excluding residential gardens from the definition of a brownfield site (Policy DM5).

17/501548 **Land to the South of Oliver Road** – Application to vary condition 26 (No occupation of the development hereby permitted shall take place until the provision of a new puffin crossing on Marden Road has been made. Full details shall be submitted to and approved in writing by the Local Planning Authority) of MA/12/2106 (Erection of 53 dwellings) to provide new zebra crossing instead of puffin crossing on Marden Road. *Councillors Ashby and Smith joined the meeting.* Councillor Burnham said that residents had commented both for and against the proposed zebra crossing, that Kent Highways had no objection to the proposal and

that MBC considered locating the crossing point in the vicinity of North Down would be too far from the Oliver Road development. Councillors felt that on balance the new location was the best remaining option and RESOLVED to recommend APPROVAL of a suitably cowled zebra crossing to the MBC Planning Officer.

- 17/501680 **121 Bathurst Road TN12 ONB** – Alteration to existing granted planning application 14/505475 to reduce the width of the rear extension. SPC had recommended Approval (Min 1193P & 1200P). Councillors RESOLVED to recommend APPROVAL of the application to the MBC Planning Officer.
- 17/501813 **Martin House, Maidstone Road TN12 ORE** – Erection of a two storey front extension and first floor extension over existing garage. Councillors RESOLVED to recommend APPROVAL of the application to the MBC Planning Officer.

**PUBLIC FOOTPATH DIVERSION ORDER:**

An application for the diversion of footpaths KM295 and KM296 relating to planning application 17/500897- Minor material amendment to 15/506021 – Erection of nine dwellings with associated landscaping and access via a private drive off Fishers Road, Staplehurst – amendment to condition 12 site boundaries. SPC had recommended Approval (Min 1305P). Councillors RESOLVED to comment that they had NO OBJECTION to the proposals.

**REPORTED DECISIONS:** (for noting)

- 13/1456 **Great Pagehurst Farm, Pagehurst Road** – Ground based photovoltaic solar farm, access, associated works and grid connection MBC Refused, SPC Refused, APPEAL DISMISSED (Min 1130P, 1135P, 1147P, 1152P, 1175P, 1187P, 1216P, 1229P, 1240P, 1251P). NOTED by Councillors.
- 16/508287 **Aydhurst Farm Oast, Marden Road** – Demolition of existing semi-commercial building/yard area and erection of two replacement dwellings with associated parking areas MBC WITHDRAWN, SPC had recommended Refusal (Min 1295P). NOTED by Councillors.
- 16/508450 **11 Gybbon Rise** – Erection of a conservatory to the rear of the property with a solid roof including two velux type windows MBC GRANTED with 3 conditions. SPC had raised No Objection (Min 1303P). NOTED by Councillors.
- 17/500411 **Houndshurst Barn, Grave Lane** – Conversion of barn to dwelling (revised scheme to previous approval, ref. no: MA/03/1231 dated 07/01/2004) – alterations to fenestration with additional 2 roof lights (part retrospective) MBC GRANTED with 10 conditions. SPC had raised No Objection (Min 1303P). NOTED by Councillors.

Chairman.....

**PUBLIC FORUM** – Before consideration of application 17/501548 Councillor Burnham closed the meeting for specific public comment: a resident stated that she felt the amended location and style of crossing was an improvement on the previous proposal. After the meeting a resident thanked the Parish Council for its role in the dismissal of the appeal against 13/1456. A resident remarked that a prior notification submission had been made for the erection of storage barns at Stanley Farm, which he felt was inconsistent with the low level of agricultural activity seen on site. Councillor Burnham said that Staplehurst Parish Council was not formally consulted about such a submission but this did not mean it could not comment.