

MINUTES OF THE MEETING OF STAPLEHURST PARISH COUNCIL
PLANNING COMMITTEE

held at South Hall, Staplehurst Village Centre on
Monday 23rd September 2019 at 7.00 p.m.

PRESENT: Councillors Bowden, Buller, Chapman and Sharp who was in the Chair. Ex Officio: Chairman Riordan.
Parish Clerk: Mr MJ Westwood

APOLOGIES: Councillors Forward (on Parish Council business) and Thomas whose reasons for apology were accepted. Councillor Sharp reported that Councillor Langmaid had resigned from the Parish Council and Councillor Lain-Rose had resigned from Planning Committee.

APPROVAL OF PLANNING COMMITTEE MINUTES: Minute Pages 1448P-1452P of 2nd September 2019 were approved, signed by Councillor Sharp and made available at <http://www.staplehurst-pc.uk/community/staplehurst-parish-council-13607/planning-committee/>.

URGENT ITEMS: Councillors agreed to take as an urgent item the appointment of a representative to attend MBC Planning Committee on 26/09/19 when planning application 19/501105 Whiteacres Marden Road would be discussed.

COUNCILLOR DECLARATIONS:

1. Declarations of Lobbying – Councillors Bowden and Buller declared they had been lobbied about 19/504275. Councillor Bowden declared he had been lobbied about 19/504289. Councillor Buller declared she had been lobbied about 19/504225 and 19/500534.
2. Declarations of Changes to the Register of Interests – none declared.
3. Declarations of Interest in Items on the Agenda – Councillor Riordan declared he knew the applicant of 19/504561 but had not discussed the application with him.
4. Requests for Dispensation – none requested.

AGREED URGENT ITEMS:

19/501105 **Whiteacres, Marden Road** – Siting of two additional mobile units, with associated access and landscaping works. Councillors NOTED that MBC Planning Committee would discuss the planning application at its meeting on 26/09/19. In view of identified diary clashes, Councillors AGREED to refer appointment of a representative to Full Council.

CORRESPONDENCE:

NALC - invitation to comment on a joint consultation between the Ministry of Housing, Communities and Local Government (MHCLG) and the Department for Culture, Media and Sport (DCMS) on extending 5G mobile provision in rural areas (deadline 11/10/19) <https://www.gov.uk/government/consultations/proposed-reforms-to-permitted-development-rights-to-support-the-deployment-of-5g-and-extend-mobile-coverage>. Councillors requested recirculation of information relating to the consultation web page to facilitate review of the full material.

Planning Training – Notification from Maidstone Borough Council of planning training sessions and invitation for two representatives to attend each one (for decision) (deferred from meeting 02/09/19). RESOLVED: (i) Councillors Bowden and Buller to attend training sessions on 10th and 28th October; (ii) apologies to be sent for 14th October in view of clash with Parish Council meeting.

NOTIFICATION OF APPEAL: (for noting/comment)

19/500534 **Holtje Cottage Headcorn Road TN12 OBU** - Erection of 5 ft overlapping fence between hedge, consisting of 6 x 5 ft panels with 6-inch base boards and supporting posts (Retrospective). MBC Refused. SPC had recommended APPROVAL (Min1426P, 1433P). Councillors stood by their recommendation of Approval and NOTED the appeal.

FULL PLANNING APPLICATIONS: (for recommendation)

19/503584 **Kingsbrooke Cranbrook Road TN12 OEU** - Creation of alternative access across existing drainage ditch with improved drainage. RESOLVED: recommend REFUSAL and referral to MBC Planning Committee were the Planning Officer minded to approve the application (Councillor Bowden to prepare the Parish Council's case). Councillors commented: (i) drawings for the current application differed from those for 19/502753 (for Lawful Development Certificate – refused) in that they did not show the boundary between the residential and agricultural parts of the site; the positions of other features and buildings were also different; (ii) the proposed access was onto agricultural land, separated by a ditch from the residential area; (iii) Councillors differed from KCC in their interpretation of the impact of the proposed entrance on footpath KM318 in that they foresaw that vehicles would have to cross KM318 to reach the residential property from the proposed new access; (iv) a second entrance would not improve surface water drainage at the current one – a suitable drainage channel across the current entrance would be more appropriate; (v) two entrances so close together onto a busy A-road would increase the risk level. Councillors also commented that pursuant to refusal of application 08/0305, they could find no evidence that the erection of the single storey lean-to extension to the rear elevation, the outbuilding in the north of the site, and the close boarded fence to the highway had been regularised.

19/504195 **Great Wadd Oast House, Waller Hill, Frittenden TN17 2DA** - Change of use of agricultural land to residential garden land, creation of an outdoor swimming pool and erection of a building to provide sitting area, changing rooms, facilities and boiler room to heat pool. Councillors commented on the proximity of listed buildings and the extension of development into the countryside but made no recommendation.

19/504225 **Land to the South of The Gables, Marden Road TN12 OPE** – Erection of a replacement barn (revised scheme to 19/502397) MBC Withdrawn. SPC Refused (Min 1439P and 1451P). RESOLVED: recommend REFUSAL and referral to MBC Planning Committee were the Planning Officer minded to approve the application. Councillors stated that their reasons for objecting to the previous application applied equally to the new one and that the need for the proposed development had not been demonstrated.

19/504289 **Knoxbridge Farm, Cranbrook Road TN17 2BT** – Construction of an access road for agricultural and residential use. Change of use of land from agricultural to residential use and landscaping. RESOLVED: recommend APPROVAL to the MBC Planning Officer.

19/504351 **51 Jeffery Close TN12 OTH** – Erection of a two-storey side extension to existing dwelling to provide a new study, WC and utility room at ground floor and a new bedroom and en-suite WC to first floor. RESOLVED: recommend APPROVAL to the MBC Planning Officer.

- 19/504561 **Aydhurst Farm Oast Marden Road TN12 OPD** - Demolition of existing barn, removal of existing yard area and construction of single dwelling. Councillors felt that the proposal would make the site tidier and noted that the Parish Council had asked that conditions be applied to a previous application 17/502803 to improve the access track to include sufficient passing space and to formalise a footway through to Stanley Close. However, Councillors also felt that the proposed development did not comply with Local Plan policies DM1, DM3 and DM 30 and Staplehurst Neighbourhood Plan policy PW2 and for these reasons, by majority vote, recommended REFUSAL to the MBC Planning Officer.

OUTLINE APPLICATIONS: (for recommendation)

- 19/504275 **Land Adjacent to West View, Maidstone Road TN12 ORE** – (access and layout to be determined) for the erection of four dwellings. RESOLVED: recommend REFUSAL and referral to MBC Planning Committee were the Planning Officer minded to approve the application. Councillors said that their reasons for objecting to previously refused application 18/502254 remained equally valid for this application. They supported the objections raised by residents in the meeting's public forum and directly to MBC. The application was contrary to the Staplehurst Neighbourhood Plans vision (section 2.10, page 9); the proposed development was outside the village envelope set out in Neighbourhood Plan section 4.16, page 18; the proposal did not meet the requirements of Neighbourhood Plan policy PW2 covering development in the countryside. Councillors commented that development on the eastern side of the A229 had always been considered inappropriate and approval would set a dangerous precedent; the location was not sustainable, with no suitable footpath provision, and the area was known to suffer from flooding. The proposed development would not comply with Local Plan policies SP17 (1); DM1 (i) (viii) and (ix); DM30 (i) and (ii). The proposed development would not satisfy the requirements of NPPF sections 91, 102(c), 103, 108(a) and (b), 110(a).

TREE WORKS: (for comment/noting)

- 19/504493 **Green Court, High Street TN12 OAP** – Conservation area notification to remove one Cypress tree. Councillors were content to leave the decision to the Tree Officer.
- 19/504550 **Onu High Street TN12 OBJ** - Tree Preservation Order application to fell one Horse Chestnut Tree in front garden; tree is hollow in places and nearing the end of its safe life. Councillors left the decision to the Tree Officer.

REPORTED DECISIONS: (for noting)

- 19/500705 **Hen and Duckhurst Farm, Marden Road** – Variation of condition 20 of 14/502010/OUT (Outline application for the Erection of residential development for up to 250 dwellings with access and garaging with access considered at this stage and all other matters reserved for future consideration.) to allow Saturday working hours start time to be changed from 9:00am to 8:00am (total working hours 8:00am to 13:00pm). MBC REFUSED. SPC had recommended Refusal (Min 1426P). NOTED by Councillors.
- 19/501369 **Hush Heath Winery Five Oak Lane TN12 OHT** - Submission of Details to Discharge Condition 11 (Sustainable Travel Statement) Subject to 17/502611. MBC APPROVED. SPC had commented (Mins 1429P and 1443P). NOTED by Councillors.

- 19/502556 **46 Jeffery Close** - Minor material amendment to condition 2 of 18/500579/FULL (Demolition of existing conservatory and side porch. Erection of front porch, two storey side and single storey rear extension and external alterations (Resubmission of 17/505563/FULL) with additional new parking space and dropped kerb.) to allow alterations to boundary fence, including installation of a gate. MBC GRANTED with 5 conditions. SPC had recommended Approval (Min 1439P, 1450P). NOTED by Councillors.
- 19/503154 **1 Marden Road TN12 ONF** – Conversion of integrated garage into a habitable room including replacement of garage door with a door and window and internal alterations. MBC GRANTED with 4 conditions. SPC had recommended Approval (Min 1448P). NOTED by Councillors.
- 19/503462 **7 Benden Close** – Conversion of garage into habitable space. MBC GRANTED with 3 conditions. SPC had recommended Approval (Min 1445P). NOTED by Councillors.
- 19/503643 **29 Bell Lane TN12 OBB** - Demolition of existing conservatory. Erection of a single storey rear extension with garage conversion to habitable space, changes to fenestration and the whole house to be rendered. MBC GRANTED with 3 conditions. SPC had recommended Approval (Min 1445P). NOTED by Councillors.
- KCC/TW/0109/2019 **Knoxbridge Farm, Knoxbridge, Frittenden TN17 2BT** – Section 73 application to vary condition 2 of planning permission TW/15/504981, as amended by TW/15/508499 and TW/18/3830, to alter the design and layout of the approved anaerobic digestion scheme KCC GRANTED with 12 conditions. SPC had Noted (Min 1440P). NOTED by Councillors.

Chairman.....

PUBLIC FORUM – Before the meeting three residents stated their objections to application 19/504275 and one resident voiced objections to 19/504225. After the meeting residents commented on the number of coaches travelling to Hush Heath Winery and on the length of the Planning Committee meeting.

Proceedings ended at 8.10pm.