

MINUTES OF THE MEETING OF STAPLEHURST PARISH COUNCIL
PLANNING COMMITTEE
held at Staplehurst Village Centre on
Monday 20th October 2014 at 7.00 p.m.

PRESENT: Councillors Buller, Gosling, Green, 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 Ashby, Butcher and Kemp whose reasons for apology were accepted.

APPROVAL OF PLANNING COMMITTEE MINUTES: Minute Pages 1179P-1181P of 6th October 2014 were approved, signed by Councillor Burnham and made available at http://www.staplehurstvillage.org.uk/minutes_of_the_last_meetings.aspx.

URGENT ITEMS: None.

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 – none declared.
4. Requests for Dispensation – none requested.

FULL PLANNING APPLICATION: (for recommendation)

14/502465 **Briars, Station Road TN12 0QG** – Demolition of existing garage and construction of new garage. Councillors voted nem con to recommend APPROVAL to the MBC Planning Officer.

14/503695 **Home Farm, Couchman Green Lane TN12 0RU** – Change of use to a residential caravan site resubmission of MA/12/1255 (SPC had recommended Refusal Min 1068P & 1119P). *Councillor Burnham closed the meeting to allow contributions from members of the public.* A resident spoke to oppose the application for the same reasons that the previous application had been refused and highlighted technical shortcomings in the submitted documents. *Councillor Burnham reopened the meeting.* Councillors noted that the number of static caravans in the application had reduced from two to one but felt that little else had changed. They remained concerned about development outside the village envelope, proximity of the proposed development to the flood plain, consequent drainage issues, sustainability and accessibility. Councillors agreed that the shortcomings in the submitted documentation were not helpful and that the context of the current DCLG consultation about Planning and Travellers was relevant, particularly concerning the definition of traveller status and in seeking to apply fair treatment across the settled and traveller communities. Councillors voted nem con to recommend REFUSAL and requested that the application be reported to MBC Planning Committee.

REPORTED DECISIONS: (for noting)

MA/14/0072 **Thorford Hall Farm, Goudhurst Road** – An application for planning permission for the demolition of outbuilding; alterations to main dwelling including construction of link between dwelling and barn; conversion of barn to provide residential accommodation linked to main dwelling; construction of new garage building incorporating bat loft; and creation of garden area to serve dwelling MBC GRANTED

with 8 conditions. SPC had recommended Approval (Min 1148P & 1167P). Noted by councillors.

- MA/14/0073 **Thorford Hall Farm, Goudhurst Road** – An application for listed building consent for demolition of outbuildings; alterations to main dwelling including construction of link between dwelling and barn; conversion of barn to provide residential accommodation linked to main dwelling; construction of new garage building incorporating bat loft; and creation of garden area to serve dwelling MBC GRANTED with 5 conditions. SPC had recommended Approval (Min 1148P & 1167P). Noted by councillors.

- MA/14/0791 **Land Adjacent 1 Little Loddenden, High Street** – An application for the erection of 2 two-bedroom houses MBC REFUSED. SPC had recommended Refusal (Min 1164P). Noted by councillors.

- 14/501049 **37 Church Green** – Replacement attached garage MBC GRANTED with 3 conditions. SPC had recommended Approval (Min 1173P & 1177P). Noted by councillors.

- 14/501982 **The Furrow, Great Pagehurst Farm, Pagehurst Road** – Prior Approval: Change of use of agricultural building to a dwelling house MBC REFUSED. SPC had recommended Refusal (Min 1178P). Councillor Burnham advised that MBC Planning Support had published a second decision notice advising the application had been GRANTED and that the Parish Office was querying the contradictory advices.

Chairman.....

PUBLIC FORUM – Before the meeting the applicant spoke about 14/502465 and outlined the plans for construction of a new garage. After the meeting Councillor Perry said that he would seek to speak as ward borough councillor at MBC Planning Committee to oppose the application submitted under reference 14/503695.