

MINUTES OF THE MEETING OF STAPLEHURST PARISH COUNCIL
PLANNING COMMITTEE
held at Staplehurst Village Centre on
Tuesday 5th May 2015 at 7.00 p.m.

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

APOLOGIES: Councillors Butcher and Kemp whose apologies were accepted.

APPROVAL OF PLANNING COMMITTEE MINUTES: Minute Page 1207P of 20th April 2015 was approved, signed by Councillor Burnham and made available at 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 14/505432.
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.

APPEAL NOTIFICATION:

14/501185 **Land at George Street** – Outline application with all matters reserved for a scheme of 22 dwellings comprising 16 houses and 6 flats. Appeal hearing to be held on 12th May 2015 at 10.00am at Thyme To Dine Catering, The Cornwallis Suite, Courtenay Road, Maidstone ME15 6LF. Councillors referred the question of attendance by a Parish Council representative to Full Council.

FULL PLANNING APPLICATIONS: (for recommendation)

15/500628 **9 Hurst Close TN12 OBX** – Erection of two storey side extension, single storey rear extension, porch roof, sun tubes and log burner flue (Revised details) SPC insufficient details to make recommendation (Min 1199P). Councillors voted nem con to recommend APPROVAL to the MBC Planning Officer.

15/502135 **Oak Tree Farm, Cradducks Lane TN12 ODN** – Increase in size of gypsy family site for additional 3no. static mobile homes, 3no. utility rooms and 3no. touring **caravans** (Retrospective). By majority of 5 votes to 2 Councillors voted to recommend APPROVAL to the MBC Planning Officer.

15/503002 **6 Wightwick Close TN12 OFA** – Single storey rear extension and insertion of a roof lantern. Councillor Burnham observed that MBC had erroneously listed the house number as 6 whereas it was no. 5. Councillors voted nem con to recommend APPROVAL to the MBC Planning Officer.

Non-Material Amendment: (for noting)

15/503027 **Former Bell Hotel, High Street TN12 OAY** – Internal alterations to include new formation of the previously proposed units – now proposed to include 1no. 1 bedroom flat, 1no. 2 bedroom flat, 1no. 3 bedroom, two-storey house and 1no. 4 bedroom, two storey house. Original application – MA/13/1127. Noted by Councillors.

REPORTED DECISIONS: (for noting)

- 15/500397 **Ely Court, Goudhurst Road** – Proposed swimming pool and changing rooms MBC GRANTED with 3 conditions. SPC made No Objection (Min 1202P). Noted by Councillors.
- 15/501139 **1 Albion Cottage, Goudhurst Road** – Two storey side extension and single storey rear extension MBC GRANTED with 3 conditions. SPC had recommended Approval (Min 1202P). Noted by Councillors.

REVIEW OF PREVIOUSLY SUBMITTED COMMENTS: (per Full Council minute 1429)

- 14/505432 **Land North Of Headcorn Road TN12 ODT** - Residential development to provide 167 dwellings, areas of public open space, associated landscaping and infrastructure and the formation of new vehicular access from Headcorn Road and pedestrian access from Fisher Road, Fishers Close, Hurst Close and Headcorn Road. Emergency vehicle ingress only from Fishers Road. SPC had recommended Refusal (Min 1396). Councillors asked that a letter to MBC be drawn up incorporating comments on: requirements of Staplehurst Primary School (Councillor Gosling to provide information); proposed allocation of S106 money based on the projects listed under policy PW1 in the draft Regulation 16 Staplehurst Neighbourhood Plan; need for traffic assessment to be provided on a cumulative basis, including reference to the recently approved Hen & Duckhurst Farm outline application and to the requirement for funding of improvements to the Marden Road/Headcorn Road crossroads; Fishers Farm to be considered as a single site and not as two separate developments.

Chairman.....

PUBLIC FORUM – no items were raised.