

STAPLEHURST PARISH COUNCIL

PLANNING COMMITTEE

27TH NOVEMBER 2023

Public Forum

A number of residents raised concerns about 23/504919;

A very narrow rural road – over development will increase number of vehicles

Application light on detail; no lighting, drainage, landscape, sewage details. Field regularly floods.

Staplehurst already has 5 Gypsy, Traveller and Travelling Show People – is their proof we need more?

The planning notice has been removed from the site.

A resident raised points about 23/504889 and that the previous application was withdrawn and following consultation with KCC Highways an amend application has been submitted in line with KCC highways comments.

A resident raised points about 23/504998 and that it is a small extension to provide a new entrance and downstairs toilet.

Present:

Cllr Sharp, Ash, Pett, Eerdeken, Arger and Mclaughlin and Mrs Buller, non-Councillor / non-voting advisory member plus the Clerk

Apologies:

Cllr Farragher

APPROVAL OF PLANNING COMMITTEE MINUTES:

Amended Minute Pages 1701P- 1706P of 16th October 2023 available at: <http://www.staplehurst-pc.uk/community/staplehurst-parish-council-13607/planning-committee/>

Cllr Sharp proposed and Cllr Ash seconded to approve the minutes; agreed majority; For 5, Against 0, Abstained . Duly signed by the Chairman.

Minute Pages 1707P-1710P of 6th November 2023 available at: <http://www.staplehurst-pc.uk/community/staplehurst-parish-council-13607/planning-committee/>

note correct: Cllr Sharp declared an interest regarding Crossways not Home Farm - Cllr Mclaughlin proposed and Cllr Ash seconded to approve the minutes; agreed majority; For 5, Against 0, Abstained 1.

URGENT ITEMS: Only for items which require a decision before the next meeting on 18th December 2023. Item to be agreed first, and then not discussed until "Agreed Urgent Items" after Councillor Declarations.

COUNCILLOR DECLARATIONS regarding items on the Agenda: -

1. Declarations of Lobbying - NA
2. Declarations of Changes to the Register of Interests - NA
3. Declarations of Interest in Items on the Agenda Mrs Buller – application 23/504948 – neighbour
Cllr Sharp 23/504976 - neighbour
4. Requests for Dispensation - NA

Signed Chairman.....Dated.....

AGREED URGENT ITEMS: - NA**CORRESPONDENCE:**

Iden Manor, Cranbrook Road, Staplehurst – letter from the MD of Hoama Staplehurst Ltd with attached plans of an application shortly to be submitted to MBC – to create a 70 additional bedroom extension to Iden Manor care home (application MA/08/2125 to build a 62-bed extension was approved on 27th August 2013) requesting comments or suggestions on the revised application from the Parish Council.

“My name is **Umbreen David** and I am the Managing Director Hoama Staplehurst Ltd. I apologise that I cannot present to you in person, and I understand you do not have facilities for a video presentation in the village hall.

Given the recent rise in Covid cases, it's not appropriate to attend the meeting in person as we are trying to limit potential infections within the care home. I have therefore asked for the Parish clerk to read out the following statement on my behalf:

We will shortly be submitting a planning application for an extension to Iden Manor care home. You may recall that we were granted permission for a 62 bed extension to the care home back in 2013.

We implemented the consent with a view to completing the development at a later stage, however, following changes to care as a result of the Covid pandemic and other requirements of the Care Quality Commission (CQC), we have revised the proposals.

We carried out a pre-application discussion with Maidstone Borough Council, and they support a revision to the proposal so that it will now create 70 additional bedrooms. I enclose a small drawing pack that shows the proposal we intend to submit for planning. It is very similar to that already approved.

The development of the extension will allow us to re-plan the existing bedrooms at Iden Manor Nursing Home this will all be internal works and will reduce the number of bedrooms by approximately 10, to give better facilities to future residents.

We have updated the plans to include the latest sustainability measures that will include solar panels and more efficient heating and cooling systems, as well as water efficiency measures. The application will be supported by other technical work, which we have also updated.

I would also add that there is a pressing need for beds that we cannot meet within the current capacity at Iden Manor.

We welcome any comments or suggestions you have about the plans and the Parish Clerk has my details so these can be forwarded to me directly.”

The Planning Committee welcomed the information and thanked Ms David. The Planning Committee look forward to commenting on the Planning application in due course.

FULL PLANNING APPLICATIONS: (for comment/recommendation)

23/504705 **Rush Farm, Couchman Green Lane TN12 0RS** - Change of use of 1no. Agricultural Outbuilding to Commercial Use for an Equine Therapy Centre to include holding box, salt room, solarium, wash down bay, water treadmill, 3no. horsebox spaces and 6no. stables with associated works.

Following a debate which highlighted the concerns of the closeness of the site to neighbouring properties.

Signed Chairman.....Dated.....

Cllr Sharp proposed and Cllr McLaughlin seconded to recommend approval of change of use, subject to a condition on restricting the hours of use of the machinery / equipment due to noise levels with regard to the neighbours – agreed unanimously.

23/504757 **Blue Bell Farm George Street TN12 ORB** - Stationing of 2no. additional mobile homes and erection of 2no. day rooms.

Following a debate which highlighted that this is a designated site in the MBC Local plan DM15 Gypsy, Traveller and Travelling Show People and this application is implementing the agreed number of pitches.

Cllr Sharp proposed and Cllr Eerdekenes seconded to recommend approval, subject to the following;

- i. That secondary access should be closed off
- ii. That the original planning application Landscaping condition should be completed
- iii. Appropriate restrictions on lighting
- iv. Adequate sewage disposal is included and enforced

Agreed unanimously

23/504889 **25 Corner Farm Road TN12 OPJ** - Create a vehicle crossing across a footway/verge with dropped kerb and new driveway.

Following a debate which highlighted that a previous application was approved but not implemented for access from the back garden. However, the proposed application is opposite Thatcher Road junction, it has a negative impact on the busy Marden Road and street scene. Access is across a footpath and cycle way not just onto a road.

Cllr Sharp proposed and Cllr McLaughlin seconded to recommend REFUSAL on the following grounds; The new access is in a dangerous location because of its close proximity to the Thatcher Road, Marden Road junction, the crossroads and the pelican crossing. The Marden Road SID logs nearly fifty percent of traffic speeding with many exceeding 45mph. This access would be an extra hazard to pedestrians using the footway. This new access will have an adverse impact on the street scene in the Marden Road. This quiet area of Corner Farm Road contains eight houses served by a single footpath up the middle. Having cars parked on this front garden will severely impact the environment and outlook for the neighbours. The Parish Council refuses this application on highway safety and MBC Local Plan policy DM1

Agreed majority For 4, against 0 and Abstained 1

Councillors request that this application is referred to the MBC Planning Committee were the Planning Officer minded to approve. The Parish Councillors will work together to ensure that a Parish Councillor will be present at MBC Planning Committee to present the Parish Council's case

23/504919 **Land at Woodside Place, Goudhurst Road TN12 OHB** - Siting of 6(no) static caravans pitches for Gypsy and Traveller use.

Following a debate which highlighted: that this is not a designated site and appears overdevelopment in the countryside, especially as there is a narrow rural road and the accumulative impact on the area.

Cllr Sharp proposed and Cllr Pett seconded to recommend REFUSAL on the following grounds;

Councillors recommend that the application is REFUSED for the following reasons:

- i. it is not a designated Gypsy, Traveller and Travelling Show people site
- ii. it is not a sustainable site
- iii. the application is contrary to MBC Local Plan policy SP17 impact on the rural countryside iv. the application is contrary to MBC Local Plan policy DM15 - Gypsy, Traveller and Travelling Show People
- iv. it is an over development of the site there is no amenity space etc.
- v. the area is prone to flooding no drainage plans had been submitted
- vi. Sewage disposal no sewage disposal plan had been submitted

Signed Chairman.....Dated.....

- vii. it would have a negative impact on a narrow rural road
- viii. it should be ensured that there is no secondary access into the site
- ix. Councillors raised concerns about the lack of net gain in biodiversity
- x. the loss of the existing paddock space would have a negative impact on animal welfare

Agreed unanimously

Councillors request that this application is referred to the MBC Planning Committee were the Planning Officer minded to approve. The Parish Councillors will work together to ensure that a Parish Councillor will be present at MBC Planning Committee to present the Parish Council's case

23/504976 **8 Surrenden Road TN12 0LX** - Erection of a first-floor side extension and replacement of duo pitched roof over entrance and garage with a mono pitched roof.

Following a debate which highlighted that this was renewing permission Cllr Eerdeken's proposed and Cllr Arger seconded to recommend approval – agreed majority; For 5, against 0 and Abstained 1.

23/504998 **1 Victoria Cottages, Chapel Lane TN12 0AN** - Erection of a single storey extension and alterations to fenestration.

Following a debate Cllr Ash proposed and Cllr Eerdeken's seconded to recommend approval – agreed unanimously

23/505014 **7 Woodford Park TN12 0FX** - Erection of proposed garden studio

Following a debate Cllr Eerdeken's proposed and Cllr Mclaughlin seconded to recommend approval – agreed unanimously.

PRIOR NOTIFICATION: Noted

23/504948 **Oberon, Station Road TN12 0RE** - for a proposed single storey rear extension which:
A) Extends by 3.5 metres beyond the rear wall of the original dwelling. B) Has a maximum height of 3.7 metres from the natural ground level. C) Has a height of 2.6 metres at the eaves from the natural ground level. Re-submission of application 23/504173 WITHDRAWN by the applicant. SPC had commented (Min 1699P, 1709P).

DECISIONS: Noted

20/503147 **River Farm, Chart Hill Road TN12 0RW** - Erection of extensions to existing packhouse building, together with new internal access road, amendments to existing vehicular site access, hardstanding, acoustic fencing, landscaping and creation of ecological enhancement area. MBC WITHDRAWN. SPC had recommended Approval/Refusal (Min 1499P, 1571P, 1676P)

23/502771 **Home Farm, Couchman Green Lane TN12 0RU** - for demolition of existing kennels, hard standing and associated buildings and removal of dog track. Erection of up to 61no. dwellings comprising 51no. on site A, with new access from Headcorn Road, and 10no. on Site B, with new access from Couchman Green Lane (All matters reserved except for access). MBC REFUSED. SPC had recommended Refusal (Min 1685P).

23/503574 **Land Adjacent to West View TN12 0RE** - Approval of Reserved Matters (Appearance, Landscaping and Scale being sought) for the erection of 4no. detached dwellings pursuant to Outline application 21/504975/OUT allowed on appeal. MBC GRANTED with 3 conditions. SPC had recommended Refusal (Min 1692P, 1703P).

23/503734 **Sainsburys Supermarkets Ltd, Station Road TN12 0QE** - Section 73 Application for the variation of condition 4 to allow installation of solar panels to the roof pursuant to 21/503372/FULL (Section 73 application relating to the demolition of existing buildings

Signed Chairman.....Dated.....

and redevelopment of the site to provide new (Use Class A1) food store with associated car parking, landscaping and access). MBC GRANTED with 19 conditions. SPC had recommended Approval (Min 1695P).

- 23/503889 **Balfour Winery, Five Oak Lane TN12 OHT** - Replacement lighting scheme to winery site, resurfacing of car park and hardstanding and associated drainage. MBC GRANTED with 8 conditions. SPC had recommended Refusal (Min 1697P).

- 23/503955 **18 Chestnut Avenue TN12 ONH** - Insertion of replacement grey UPVC windows and doors including alterations to front cladding. MBC GRANTED with 3 conditions. SPC had recommended Approval (Min 1698P).

- 23/504133 **Woodferris, Clapper Lane TN12 OJS** – Lawful Development Certificate for a proposed replacement outbuilding. MBC REFUSED. SPC had commented (Min 1699P).

- 23/504151 **Staplehurst Nurseries, Clapper Lane TN12 OJT** - Section 73 Application for removal of condition 5 (To allow for Electric charging station to be available 24/7) pursuant to application 23/502688/FULL - Installation of 8no. rapid electric vehicle charging stations within the existing car park, with associated lighting, substation, feeder pillar and metering box, and equipment. MBC WITHDRAWN. SPC had recommended Refusal (Min 1698P).

- 23/504175 **10 Chestnut Avenue TN12 ONH** - Demolition of existing porch, garage and conservatory. Replacement with the erection of a two-storey rear and side extension, single-storey rear infill, single-storey front extension with covered porch and associated landscaping. MBC GRANTED with 6 conditions. SPC had recommended Refusal (Min 1698P).

- 23/504180 **Great Wadd Farm House, Waller Hill, Frittenden TN17 2DA** - Demolition of rear extension, erection of single storey rear extension and external alterations. MBC REFUSED. MBC REFUSED. SPC had recommended Approval (Min 1703).

- 23/504181 **Great Wadd Farm House, Waller Hill, Frittenden TN17 2DA** - Listed Building Consent for demolition of rear extension, erection of single storey rear extension and external alterations. MBC REFUSED. SPC had recommended Approval (Min 1703).

Public Forum

A resident asked the closing date for comments to MBC on Planning application 23/504919 – 1st December 2023.

Meeting Closed8.45pm

Signed Chairman.....Dated.....