

MINUTES OF THE MEETING OF STAPLEHURST PARISH COUNCIL  
PLANNING COMMITTEE  
held at Staplehurst Village Centre on  
Monday 7<sup>th</sup> September 2015 at 7.00 p.m.

**PRESENT:** Councillors Ashby, Buller, Gosling, Kemp 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 Claridge whose apologies were accepted.

**APPROVAL OF PLANNING COMMITTEE MINUTES:** Minute Pages 1221P – 1223P of 17<sup>th</sup> August 2015 were 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 15/505149.
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.

**ARTICLE 10 CONSULTATION:** (for noting)

15/506624 **Tolehurst Farm, Knoxbridge, Frittenden** – Variation of conditions 2 (approved plans) and 9 (junction layout) of application reference 13/01965 for the replacement of 7 existing poultry buildings with 2 new poultry buildings, together with associated landscaping and amendments to access. Proposed variation to provide for altered arrangements at junctions 3 and 4. Noted by councillors.

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

15/506413 **5 Butcher Close TN12 0TJ** – Division of an extension to an existing dwelling into a separate dwelling. Councillors agreed to advise the MBC Planning Officer that they had NO OBJECTION to the proposal. They recommended that if the application were to be approved the allocation of parking spaces should be made clear.

15/506419 **Land Adjacent 1 Little Loddenden, High Street TN12 0AD** – Erection of a pair of semi-detached houses. By majority (Councillor Kelly against) councillors recommended REFUSAL to the MBC Planning Officer for the following reasons: the application removed none of the concerns expressed in respect of previous application 14/0791; development on green space in the conservation area, contrary to the Staplehurst Neighbourhood Plan, would have an adverse impact on the village's heritage and biodiversity; there was inadequate provision for visitor/resident parking and access; development would exacerbate drainage issues; significant disruption would be caused by construction.

**LAWFUL DEVELOPMENT CERTIFICATE:** (for noting)

15/505947 **43 Church Green TN12 0BG** – (Proposed) to build a large first floor dormer on the rear of the property to replace a small existing dormer. Noted by councillors.

**PRIOR NOTIFICATION:** (for noting)

15/506279 **Cockle Wood, Five Oak Lane TN12 OHT** – Prior notification of agricultural development – agricultural building for storage purposes. Noted by councillors.

**REVISED DETAILS:** (for noting)

15/505149 **Land at Pullen Farm, Staplehurst Road** – Change of description - Provision of a temporary construction access and compound to facilitate construction of solar farm (SPC had recommended Refusal re application 15/503884 Use of the land to provide a solar farm and its enclosure by fencing and the erection of just over 39000 solar panels along with the provision of associated transformers, switch gear housing and a substation (Min 1217P) pending consideration by MBC). Councillors noted the revised description. Whilst maintaining their recommendation of REFUSAL in respect of 15/503884, councillors asked that the authority be formally advised of their wish to be consulted about any discussion of possible construction traffic routes through the village.

**TREE WORKS:** (for recommendation)

15/506760 **1 Stanley Close TN12 OTA** – TPO Application to 1no. Oak – crown thin by 20%. Councillors stated that they had NO OBJECTION to the proposal.

**REPORTED DECISIONS:** (for noting)

15/504807 **Hamlyn, Station Road** – Erection of wrought iron railings and gate. MBC GRANTED with 2 conditions. SPC had recommended Approval (Min 1218P). Noted by councillors.

15/504902 **10 Newlyn Drive** – Erection of lean-to conservatory MBC APPROVED with 2 conditions. SPC had recommended Approval (Min 1218P). Noted by councillors.

15/504943 **Crampton House, High Street** – Listed Building Consent for redecoration of the front elevation MBC GRANTED with 2 conditions. SPC had recommended Approval (Min 1218P). Noted by councillors.

15/505261 **3 Garden Close** – Erection of a rear conservatory MBC GRANTED with 4 conditions. SPC had recommended Approval (Min 1218P). Noted by councillors.

Chairman.....

**PUBLIC FORUM** – Before the meeting the applicants for 15/505947 signalled their availability to answer any questions.