

PLANNING APPLICATIONS – RECORD OF DECISIONS TAKEN UNDER DELEGATED AUTHORITY AS AT 23.6.21

APPLICATION NO.	APPLICATION SUMMARY	DATE OF SPC COUNCILLORS' CONSULTATION	MBC CONSULTATION EXPIRY DATE
21/500869/FULL	<p>2 The Quarter Cranbrook Road TN12 0EP - Erection of two storey rear extension, including roof and external alterations</p> <p>The following Councillors were consulted Cllrs Riordan, Sharp, Smith, Buller, Bowden from the Planning Committee.</p> <p>Decision:- Following consultation with Councillors the Clerk recommends to APPROVE the application.</p>	17/5/21	26/5/21
21/501478/FULL	<p>Silver Locks Cradducks Lane TN12 0DN - Use of the site for nine mobile homes to be used as holiday lets for 11 months of the year. One existing home to be used by caretaker for all year. Operations work including access road and drainage.</p> <p>The following Councillors were consulted Cllrs Riordan, Sharp, Smith, Buller, Bowden from the Planning Committee.</p> <p>Decision:- Following consultation with Councillors, the Clerk recommends that the application be REFUSED, and be referred to the MBC Planning Committee, if the Planning Officer were minded to approve the application, for the following reasons: it is against many of the policies in the Maidstone Borough Council Local Plan namely, SP17 paragraphs 1 and 6, as can be seen on the map on page 71, this area of Staplehurst is in the protected Low Weald and is a landscape of Local Value; DM4 paragraphs 1 and 2 which seek to ensure that Heritage Assets are protected from unsuitable development (the Stockbridge Orchard); DM30 paragraph (iii) which seeks to protect the character of rural lanes; DM38 paragraph 1 sections (i) and (ii) which deal with the amenity of the local area; it is also against the Staplehurst Neighbourhood Plan PW2 which seeks to protect the important rural hinterland of our Parish. Additionally, we would recommend that a foul and surface water report be prepared, as there are concerns that effluent may flow into nearby ditches. Particular concerns are noted that the proposed accommodation for the caretaker is a mobile home that is currently subject to a planning enforcement order (19/500826/CRVNP2) and an access point has been created without prior permission yet neither form part of this application; there is also no planning statement, business plan,</p>	17/5/21	20/5/21

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	<p>traffic assessment or management plan. The site appears cramped with little or no recreation space or waste bin provision. The site also appears to be in flood zone 3. Concern is also raised on the impact of public footpath KM299. The narrow rural lane is not suitable for an increase in traffic and would spoil the character and amenity of the area. The impact of construction vehicles on the road's canopy raised by KCC Highways was also noted and recommendations are made that this is protected if the application were to receive approval.</p>		
21/502222/PNEXT	<p>18 Great Threads TN12 OFN - Prior notification for a proposed single storey rear extension which: A) Extends by 4.50 metres beyond the rear wall of the original dwelling. B) Has a maximum height of 4.00 metres from the natural ground level. C) Has a height of 3.00 metres at the eaves from the natural ground level. The following Councillors were consulted Cllrs Riordan, Sharp, Smith, Buller, Bowden from the Planning Committee. Decision:- Following consultation with Councillors the Clerk would comment as follows. The impact on neighbours is negligible and as such there are no significant concerns.</p>	17/5/21	18/5/21
21/501982/FULL	<p>Whiteacres, Marden Road TN12 OJG - Change of use of land for the siting of 2no. additional static mobile homes for occupancy by Gypsy family, including access, parking, landscaping and associated works. The following Councillors were consulted Cllrs, Sharp, Smith, Buller, Bowden, Thomas from the Planning Committee. Following consultation with Councillors, the Clerk recommends that the application be REFUSED, and be referred to the MBC Planning Committee, if the Planning Officer were minded to approve the application, for the following reasons: the site is not allocated for additional pitches in the MBC Local Plan, additionally it is against DM15 of the MBC Local Plan in that local services are not accessible from the site on foot, cycle or public transport resulting in residents being entirely reliant on the car; and the access to the site is on a dangerous bend and 60mph stretch of the A229 with no footways or street lighting. This is further development in the countryside and rural area against SP17 of the MBC Local Plan and PW2 of the Staplehurst Neighbourhood Plan and will create harm to the landscape and rural character of the area, with buildings unacceptable to the Low Weald Landscape with over urbanisation and more light pollution. There also appears to be no indication as to how foul water is to be discharged. The Council notes that MBC have previously required a 'buffer zone' between occupied land and the highway and would request that this remains the case in this application.</p>	7/6/21	9/6/21

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<p>21/502623/FULL</p>	<p>Land Adjacent to Bridge House, Couchman Green Lane TN12 ORS - Retrospective application for the retention of a storage unit and summerhouse together with minor extension of the access track in connection with the use of land as a hobby farm at land associated with Bridge House, Couchman Green Lane (Resubmission of 20/502913/FULL). The following Councillors were consulted Cllrs, Sharp, Smith, Buller, Bowden, Thomas from the Planning Committee. Following consultation with Councillors, the Clerk recommends the application be REFUSED on the following grounds; it is against SP17 and DM30 of the MBC Local Plan and PW2 of the Staplehurst Neighbourhood Plan, in that it will impact on the character and landscape of the area and have a harmful impact on the openness of the countryside. The access is particularly poor, exiting near a bridge. Additionally, there are significant drainage issues in the area. As further development in the countryside, the Council concurs with the previous reasons given for refusal by MBC on application 20/502913.</p>	<p>7/6/21</p>	<p>18/6/21</p>
<p>21/502845/FULL</p>	<p>Weald Cottage, Maidstone Road TN12 ORE - Erection of a detached garage with office above (Resubmission of 21/501603/FULL). The following Councillors were consulted Cllrs, Sharp, Smith, Buller, Bowden, Thomas from the Planning Committee. Following consultation with Councillors, the Clerk recommends the application be REFUSED on the following grounds; the development would be contrary to policies SP17, DM1, DM30, and DM32 of the Maidstone Local Plan. It is also contrary to paragraphs 5.28, 5.29, 5.30, 5.31 and 5.32 in the section on Garages and Outbuildings in the Residential Extensions Supplementary Planning Document</p>	<p>7/6/21</p>	<p>22/6/21</p>
<p>20/50050/FULL</p>	<p>Fishers Oast, Fishers Road, TN12 ODD – Erection of a part two storey, part single storey rear extension. The following Councillors were consulted Cllrs, Sharp, Smith, Buller, Bowden, Thomas from the Planning Committee. The Clerk advised Councillors to note that an appeal had been made in respect of this application, but that the Planning Inspector had stated that no further comments should be submitted.</p>	<p>7/6/21</p>	<p>N/A</p>