

MINUTES OF THE MEETING OF STAPLEHURST PARISH COUNCIL  
PLANNING COMMITTEE  
held at Staplehurst Village Centre on  
Monday 6<sup>th</sup> October 2014 at 7.00 p.m.

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

**APOLOGIES:** None as all members were present.

**APPROVAL OF PLANNING COMMITTEE MINUTES:** Minute Pages 1177P-1178P of 15<sup>th</sup> September 2014 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). Councillors Ashby and Butcher abstained.

**URGENT ITEMS:** None.

**COUNCILLOR DECLARATIONS:**

1. Declarations of Lobbying – Councillors Ashby, Burnham, Gosling, Kemp, Silkin and Spearink declared they had been lobbied about 14/502321 and 14/503305. Councillors Buller and Butcher declared they had been lobbied about 14/502321. Councillor Green declared he had been lobbied about 14/503305.
2. Declarations of Changes to the Register of Interests – none declared.
3. Declarations of Interest in Items on the Agenda – Councillor Buller declared an interest in 14/503305. Councillor Kemp declared an interest in MA/14/0700.
4. Requests for Dispensation – none requested.

**APPEALS LODGED:**

MA/14/0700 **Bramleys, Marden Road TN12 OPE** – Outline application for the erection of self-build three bed dwelling with all matters (access, scale, appearance, layout and landscaping) reserved for future consideration. MBC REFUSED. SPC had recommended Approval (Min 1161P). *Councillor Kemp left the meeting for the duration of this item.* Councillors agreed to take no further action.

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

14/502321 **Tanyard House, High Street TN12 OAU** – Conversion of existing outbuilding to residential. Councillors voted unanimously to recommend REFUSAL to the MBC Planning Officer because they felt the proposed design was overbearing and the size of development was unsuitable for the site and they were concerned about potential flooding, traffic movement, access difficulties, inadequate parking provision and the submission of an outdated site plan.

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

14/501622 **Little Couchman Green Cottage, Little Couchman Green Farm, Couchman Green Lane, TN12 ORT** – an application for a certificate of lawfulness for an existing development being the conversion of a former agricultural building to a single dwellinghouse. Councillors recommended APPROVAL to the MBC Planning Officer and added that they would like to see specific parking allocation made for the dwelling.

**RESERVED MATTERS:** (for recommendation)

- 14/503305 **Homeleigh Timber Supplies, Station Road TN12 OPY** – application for the approval of reserved matters of appearance, landscaping, layout and scale for 12no. dwellings pursuant to outline planning permission MA/10/0220 for the erection of up to 14no. dwellings. *Councillor Buller left the meeting for the duration of this item.* Councillors voted by eight votes to one with one abstention to recommend REFUSAL and requested that the application be reported to MBC Planning Committee (Councillor Spearink asked that his vote in favour of approval be recorded). Councillors felt that concerns expressed by the Parish Council about outline application MA/10/0220 remained valid and they further highlighted over-intensive development, excessive building height and consequent overshadowing of neighbouring properties, unsympathetic design and layout not in keeping with neighbouring properties on Station Road, insufficient parking provision, increased likelihood of surface water flooding, the loss of substantial and mature trees and general negative impact on biodiversity.

**TREE WORKS:** (for comment)

- 14/502874 **Leonard Cheshire Disability, Sobell Lodge, High Street TN12 OBJ** – Deadwood and remove poorly attached regrowths of three mature oak trees and reduce crown of maple tree to give a minimum finished height of 7m and radial crown spread of 3.5m (7m total). Councillors recommended APPROVAL to the MBC Planning Officer subject to satisfaction of the MBC Tree Officer.

**REPORTED DECISIONS:** (for noting)

- KM318 (part) **Kingsbrooke, Cranbrook Road TN12 OEU** – proposed diversion of public footpath currently running alongside landowners access drive and through their garden to the edge of their garden KCC APPROVES diversion. SPC supported the proposed diversion (Min 1167P). Noted.
- MA/14/0706 **Land Rear of the Pride of Kent, High Street TN12 OAH** – An application to discharge conditions relating to MA/13/1657 – Erection of 3 dwellings – being details of conditions 2 (external joinery), 3 (materials) 4 (fencing, walling and boundary treatments), 7(landscaping) & 11 (schedule of works) MBC APPROVED. SPC had Noted (Min 1163P). Noted.
- 14/500363 **Fishers Oast, Fishers Road TN12 ODD** - Outline Application (Appearance, landscaping & layout reserved) residential development comprising 9no two-storey houses with access via a private drive off Fishers Road MBC WITHDRAWN. SPC had recommended Approval (Min 1169P). Noted.
- 14/500826 **Tumblers, Couchman Green Lane TN12 ORT** – Listed building consent for a single storey extension MBC REFUSED. SPC had recommended Refusal (Min1173P). Noted.
- 14/501185 **Land at George Street** – Outline application with all matters reserved for a scheme of 22 dwellings comprising 16 houses and 6 flats MBC REFUSED. SPC had recommended Refusal (Min 1174P). Noted.

14/501557    **5 Cornforth Close TN12 0BP** – Single storey rear extension; Pitched roof over existing front extension; Replace rear fence to 2.4m close boarded MBC GRANTED with 3 Conditions. SPC had recommended APPROVAL (Min 1175P). Noted.

Chairman.....

**PUBLIC FORUM** – Before the meeting a resident spoke about his concerns relating to 14/502321, particularly about surface water problems, increased density on the site, access and traffic issues, lack of clarity about the right of way and an out of date site plan. Two residents spoke of concerns relating to 14/503305, particularly overbearing height and proximity of proposed building and consequent loss of light, over-intensive development, traffic and parking issues, poor design and visual aspect, threat of drainage problems for neighbours and lack of engagement with neighbours