

MINUTES OF THE MEETING OF STAPLEHURST PARISH COUNCIL  
PLANNING COMMITTEE

held at North Hall, Staplehurst Village Centre on  
Tuesday 2<sup>nd</sup> May 2017 at 7.00 p.m.

**PRESENT:** Councillors Ashby, Buller, Riordan and Smith. Ex Officio: Chairman Silkin and Vice-Chairman Burnham who was in the chair.

Deputy Parish Clerk: Mrs DA Jenkins

**APOLOGIES:** Councillor Sharp.

**APPROVAL OF PLANNING COMMITTEE MINUTES:** Minute Pages 1311P-1312P of 18<sup>th</sup> April 2017 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:** 16/506711/SUB Land off Clapper Lane TN12 0RB. Councillors agreed to take the correspondence received relating to a planning breach at this location.

**COUNCILLOR DECLARATIONS:**

1. Declarations of Lobbying – Councillor Buller declared she had been lobbied about 17/501822 and 17/501912. Councillor Burnham declared he had been lobbied about 17/501822.
2. Declarations of Changes to the Register of Interests – none declared.
3. Declarations of Interest in Items on the Agenda – Councillor Buller declared she was a friend of the applicant of 17/501827.
4. Requests for Dispensation – none requested.

**AGREED URGENT ITEMS:**

16/506711 **Land off Clapper Lane TN12 0RB** - Submission of Details Pursuant to Condition 4 - Landscaping Scheme, Condition 8 - Materials, Condition 9 - Details of Boundary Treatments and Condition 10 - Foul Sewage Treatment of planning permission 13/1453. Councillors agreed to report to MBC Planning Officer a breach of planning condition 8 and to request that an Officer visits the site as the block paving entrance had not been constructed.

**CORRESPONDENCE:**

Notice of a consultation from MBC on the introduction of thin applications i.e. copies of planning applications that include plans only. Survey closes on 5<sup>th</sup> June 2017. Councillors agreed that for smaller applications, to receive plans without accompanying documents would not be an issue as these can be accessed easily via the website. For bigger applications that can often be accompanied by a large number of supporting documents Councillors would wish to continue receiving paper copies, especially as the search facility on MBC website is inadequate. The online survey would be completed by the parish office.

**AGRICULTURAL DEVELOPMENT:**

17/501822 **Stanley Farm, Headcorn Road** – Prior notification for the erection of a hay storage barn and a tractor and a machine storage barn. Noted by Councillors.

**FULL PLANNING APPLICATIONS:**

17/501827 **18 Chestnut Avenue TN12 0NH** – Conversion of existing garage to form new shower room and construction of new pitched roof over existing single storey front

projection. Councillors RESOLVED to recommend APPROVAL to the MBC Planning Officer.

- 17/501912 **17 Bell Lane TN12 OBB** – Erection of a two storey dwelling with attached annexe. Councillors raised concerns about the application setting a precedent in an area where all the residential gardens were long and felt that the proposed building was large with little parking and outside amenity garden attached. The proposal was contrary to the Staplehurst Neighbourhood Plan Objective 10, 11.20 “The density, size and design of any small-scale infill development must be appropriate to the context and help safeguard the rural nature of the southerly approach” and Policy H1 13.9 “any small-scale in-fill developments that may come forward in the south of the village must be sensitive to the rural and more historic nature of the village, by reflecting the character of housing in proximity to countryside”. A recent modification by the Inspector to MBC draft Local Plan Policy DM5, states “residential gardens in urban and rural areas are excluded from the definition of a brownfield site”. The NPPF states “Any allowance should be realistic having regard to the Strategic Housing Land Availability Assessment, historic windfall delivery rates and expected future trends, and should not include residential gardens” (P48) and “Local planning authorities should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area” (P53). For all of these reasons Councillors RESOLVED nem con to recommend REFUSAL to the MBC Planning Committee.
- 17/501917 **17 Marden Road TN12 ONF** – Demolition of existing rear conservatory and construction of new single storey extension to side and rear. Councillors RESOLVED to recommend APPROVAL to the MBC Planning Officer.

**REPORTED DECISIONS:** (for noting)

- 16/508506 **Staplehurst Nurseries, Clapper Lane** – Demolition of existing glasshouse and erection of detached building to accommodate 2no commercial units for B1(c), B2 and B8 use with associated access, parking and landscaping. (to be carried out in two phases) MBC GRANTED with 15 conditions. SPC had recommended Approval (Min 1301P). NOTED by Councillors.
- 17/500837 **1 Willow Cottage, Chapel Lane** – TCA application 1 x Walnut tree to reduce by 3m and thin out MBC RAISES NO OBJECTION. SPC had Noted (Min 1308P). NOTED by Councillors.
- 17/59785 **Leonard Cheshire Disability, Sobell Lodge, High Street** – Internal alterations and extensions to form activity space, physiotherapy room, training kitchen and interview room MBC GRANTED with 4 conditions. SPC had recommended Approval (1305P). NOTED by Councillors.

Chairman.....

**PUBLIC FORUM** – Before the meeting the applicant of 17/501912 explained that he wished to build a new dwelling, adjacent to his son’s residence, as his existing dwelling was too large. The applicant of 17/501917 spoke on the the need to replace an old conservatory. After the meeting the applicant of 17/501912 said that he believed that there was plenty of parking at the site.