

MINUTES OF THE MEETING OF STAPLEHURST PARISH COUNCIL
PLANNING COMMITTEE
Virtual Meeting via Zoom video-conference
Tuesday 16th March 2021 at 7.00 p.m.

PRESENT:

Councillors Bowden, Buller, McNeill, Thomas and Sharp who was in the Chair. Ex Officio: Chairman Riordan. Parish Clerk Miss A Smith

APOLOGIES:

None

APPROVAL OF PLANNING COMMITTEE MINUTES:

Minute Pages 1524P-1536P of 23rd February 2021 were approved to be signed by Councillor Sharp and made available at <http://www.staplehurst-pc.uk/community/staplehurst-parish-council-13607/planning-committee/>. Councillor McNeill abstained

URGENT ITEMS:

None

COUNCILLOR DECLARATIONS:

1. Declarations of Lobbying – none declared
2. Declarations of Changes to the Register of Interests – none declared.
3. Declarations of Interest in Items on the Agenda – Councillors Riordan declared an interest in 20/500666 as he knew the resident personally.
4. Requests for Dispensation – Councillor Riordan requested and was granted a dispensation to participate in discussion and voting on 20/500666 in accordance with Section 33(2)(c) of the Localism Act 2011.

PUBLIC FORUM

No members of the public requested to speak.

AGREED URGENT ITEMS:

None

VERBAL REPORTS:

1. Update following meeting with Southern Water re Marden Road issues
Cllrs Riordan & Bowden updated the Planning Committee following a productive meeting with Southern Water that took place on the 5th March. Southern Water had provided some background to the issues that were contributing to the flooding problems on Marden Road, and in the new estate at Dickens Gate. Additionally they provided information on the work they were completing surveying the drainage systems and investigating options and planned ongoing actions. Councillors expressed their thanks to Councillors Riordan, Bowden and Perry who had attended the meeting and continue to press the relevant authorities to find a

Chairman's initials

satisfactory solution for all residents in the area affected by the flooding. Councillor Bowden confirmed that he would continue dialogue with Southern Water representatives until the matter is resolved.

2. Report on SLCC presentation re proposed reforms to NPPF attended by the Clerk
The Clerk updated Council on a recent training session she had attended regarding the current consultation that is underway with regards to the NPPF. She advised that she would share with Council, her notes, the slides and a YouTube recording of the event which she felt would be useful for Committee to review. Among the key considerations for Planning Committee, Neighbourhood Plan Review Group and Council were around the need for the Council to consider developing a local design code.

APPEAL NOTIFICATION: (for comment/noting)

- 20/500269 **Land South of South Cottage, High Street TN12 0BH** - Erection of 1no. 4-bedroom detached dwelling with associated amenity (Resubmission of 9/503872/FULL). Notification of appeal lodged with the Planning Inspectorate. Any additional comments to be submitted by 2nd April 2021. SPC had recommended Refusal (Min 1475P, 1503P). After considerable discussion Councillors AGREED that a response would be submitted to the Inspectorate as they felt that the appeal application was misleading in respect of the site in terms of access, position, and layout. New photos were provided and Councillors felt this offered new evidence to enable clarification for the Inspectorate when considering the appeal. Clerk to prepare a response and circulate to members of the Committee before submission.
- 20/502836 **Aydhurst Farm Oast, Marden Road** – Demolition of existing barn, removal of existing yard area, and erection of 2no. dwellings (revised scheme to 19/504561/FULL). Notification of appeal lodged with the Planning Inspectorate. Any additional comments to be submitted by 30th April 2021. SPC had recommended Refusal (Min 1494P, 1504P). Councillors NOTED the appeal.

FULL PLANNING APPLICATIONS: (for recommendation)

- 21/500679 **Faith Cottage, Clapper Lane TN12 0JT** - Insertion of replacement pitched roof with insertion of 2no. side windows at first floor level and 3no. front dormer windows to garage building, creating first floor office, including removal of 1no. side window. Councillors RESOLVED to recommend APPROVAL to the MBC Planning Officer but requested a condition that the garage building should remain tied to the host dwelling, within the curtilage of Faith Cottage, and should not be used for temporary or permanent residential accommodation.

SECTION 73 APPLICATION: (for comment/noting)

- 21/500666 **Staplehurst Golf Centre, Cradducks Lane TN12 0DT** - for minor material amendment to approved plans condition 11 (to allow enlarged ensuite to ground floor, alterations to fenestration and alterations to internal layout) pursuant to 16/508407/FULL for - Conversion of the former golf clubhouse building to a dwelling with addition of first floor, including small side extension, construction of a garage building, with associated access and parking, and demolition of a Portakabin. Councillors RESOLVED to recommend APPROVAL to the MBC Planning Officer.

TREE WORKS: (for comment/noting)

- 21/500893 **Sobell Lodge, Leonard Cheshire Disability, High Street TN12 0BJ** – Conservation Area Notification – T1 Norway Maple – Fell. Councillors NOTED the application, and referred the application to the Tree Officer for final determination.

REPORTED DECISIONS: (for noting)

- 20/502064 **Birch Cottage, Maidstone Road TN12 0RG** - Replacement of demolished stable building and barn (previously approved for 2no. holiday-lets under 19/501764/FULL) with a smaller building for use as a single holiday-let, and demolition of detached barn (previously approved for use as a single holiday-let under 18/503022/FULL). MBC REFUSED. SPC had recommended Refusal (Min 1487P, 1526P). NOTED by Councillors.
- 20/504163 **Little Woodford, Maidstone Road TN12 0RH** -Erection of 2(no) bungalows and 2(no) garages with associated works and access. MBC GRANTED with 18 conditions. SPC had recommended Refusal (Min 1511P). NOTED by Councillors.
- 20/505296 **1 Whiteacres, Marden Road TN12 0JG** - Creation of new access and hardstanding. MBC REFUSED. SPC had recommended Refusal (Min 1525P). NOTED by Councillors.
- 20/505312 **Maplehurst Paddock, Frittenden Road TN12 0DL** - Erection of 2no. day rooms to serve mobile homes approved under 20/502182/FULL. MBC GRANTED with 10 conditions. SPC had recommended Refusal (Min 1518P). NOTED by Councillors.
- 20/505711 **Little Surrenden, Crowther Close TN12 0NQ** - Trees in a Conservation Area Notification: Oak (T1) - to be reduced by 5m (after reduction will be 6m high and have an overall crown spread of 6m) back to original reduction points to remove the weight of the tree but to be reduced to pruning points stimulating regrowth and a new canopy. Oak (T2) - To be reduced by 4m (after reduction will be 11m high and have an overall crown spread of 12m) the tree is starting to grow close to the property and starting to cause excessive shading in the neighbouring property. MBC RAISED NO OBJECTIONS. SPC had Noted (Min 1527P). NOTED by Councillors.
- 20/505946 **GMS & D K Holdings Site at Station Approach TN12 0QN** - to discharge Condition 12 (External maintenance programme), Condition 20 (Agreement of details of roller shutter doors), Condition 21 - (Car park closure), Condition 24 (Management of trolleys) and Condition 26 (Puffin crossing details) of planning permission MA/11/1944. MBC APPROVES. SPC had NOTED (1527P). NOTED by Councillors.
- 20/506047 **16 Bower Walk TN12 0LU** - Demolition of garage and rear conservatory with erection of single storey rear extension and rear decking. Erection of 1no. dwelling, widening of access with extension to dropped kerb and rear decking. MBC GRANTED with 9 conditions. SPC had recommended Refusal (Min 1529P). NOTED by Councillors.
- 20/506086 **Bounds End Farm, Goudhurst Road TN12 0HQ** - Replacement of existing carport with new oak frame barn. MBC GRANTED with 4 conditions. SPC had recommended Approval (Min 1530P). NOTED by Councillors.

- 20/506104 **Cordena, Grave Lane TN12 OJP** – Lawful Development Certificate (Proposed) for loft conversion, dormer windows to rear (within existing roof space), roof lights to front elevation and erection of a front porch. MBC REFUSED. SPC had NOTED (Min 1526P). NOTED by Councillors.
- 20/506160 **97 Bathurst Road TN12 OLH** - Demolition of existing carport and conservatory. Erection of front porch, part single, part two storey side and rear extension including insertion of rooflights. MBC REFUSED. SPC had recommended Refusal (Min 1530P). NOTED by Councillors.
- 21/500039 **10 North Down TN12 OPG** - (Proposed) for the conversion of the garage to a habitable space. MBC APPROVED. SPC had Noted (Min 1531P). NOTED by Councillors.
- 21/500041 **Hen and Duckhurst Farm, Marden Road TN12 OPD** - Non-Material Amendment - application seeks approval to substitute several house types in line with Barratt David Wilson latest house type range. Amendments to hipped roofs have been made where appropriate. - Substitute 2no. H577 house types with 1no.H417 house type and 1 no. H469 house type and redistribute units between plots 55-61. All material finishes remain as previously approved. Introduction of hipped roofs to house types H417, H496 and H497 in the area between plots 67-107 subject to 17/506306/REM. MBC SATISFIED. SPC had Noted (Min 1531P). NOTED by Councillors.
- 21/500117 **Land South of Marden Road TN12 OPE** - Hedgerow Removal Notice - Temporarily fully remove a 6m section of hedgerow, partly adjacent to the southern side of Marden Road and partly from an adjoining track with associated peripheral hedgerow plants to enable temporary construction access. MBC issued Hedgerow Retention Notice. SPC had recommended Refusal (Min 1530P). NOTED by Councillors.
- 21/500122 **GMS & DK Holdings Site at Station Approach TN12 OQN** - Advertisement consent for 1no. internally illuminated building letter sign and 1no. internally illuminated fascia sign. MBC GRANTED with 5 conditions. SPC had recommended Refusal (Min 1530P). NOTED by Councillors.

PUBLIC FORUM – A member of the public spoke briefly about the verbal report given regarding the meeting with Southern Water, and suggested that Helen Grant, MP should be kept updated. Councillor Bowden agreed to ensure a copy was sent, if she had not already received one. Another resident responded to suggest that they believed Helen Grant, MP had already received the notes from the meeting. The resident also commented that he may wish to make a statement to the Committee at a meeting in the near future to ensure they were aware of all residents views regarding the issues of flooding in Marden Road.

Proceedings ended at 8.25pm.

Chairman.....