

MINUTES OF THE MEETING OF STAPLEHURST PARISH COUNCIL
PLANNING COMMITTEE

Virtual Meeting via Zoom video-conference
Tuesday 20th October 2020 at 7.00 p.m.

PRESENT: Councillors Bowden, Buller, Forward, McNeill, Thomas and Sharp who was in the Chair.
Ex Officio: Chairman Riordan
Deputy Clerk: Mrs DA Jenkins

APOLOGIES: None as all were present.

APPROVAL OF PLANNING COMMITTEE MINUTES: Minute Pages 1505P-1509P of 29th September 2020 were approved to be signed by Councillor Sharp and made available at <http://www.staplehurst-pc.uk/community/staplehurst-parish-council-13607/planning-committee/>.

URGENT ITEMS – there were no urgent items.

COUNCILLOR DECLARATIONS:

1. Declarations of Lobbying – Councillors Buller, Forward Sharp and Thomas declared they had been lobbied about 20/504257.
2. Declarations of Changes to the Register of Interests – none declared.
3. Declarations of Interest in Items on the Agenda – Councillor Riordan declared an interest in 20/503897 and Councillor Thomas declared an interest in 20/504163.
4. Requests for Dispensation – Councillor Riordan requested and was granted a dispensation to participate in discussion and voting on 20/503897 and Councillor Thomas requested and was granted a dispensation to participate in discussion and voting on 20/504163 in accordance with Section 33(2)(c) of the Localism Act 2011.

CORRESPONDENCE:

Government Consultation: [Planning for the future](#): Planning White Paper, to reform the planning system – proposes reforms of the planning system to streamline and modernise the planning process, bring a new focus to design and sustainability, improve the system of developer contributions to infrastructure, and ensure more land is available for development where it is needed. Invitation to comment - deadline 29th October 2020. (Comments had previously been received from NPRG). Councillors noted that the document had a series of questions which could be answered in response to the consultation and wondered whether a separate statement would be necessary. *Councillor Sharp temporarily closed the meeting to allow County Councillor Hotson to speak. Councillor Hotson said that it was very important to attach a statement as well as responding to the questions.* Councillor Sharp suggested that with the assistance of Councillor Riordan she would respond to the White Paper consultation. Councillor Riordan would also be writing a letter to Helen Grant MP which he would share with SNPRG before sending. Councillor Buller would send her comments to Councillor Sharp. Planning Committee members would be sent a copy of the draft statement prior to its submission.

APPEALS LODGED:

20/501615 **Abbottsdene, Maidstone Road TN12 ORE** - Outline application with all matters reserved for the erection of 1no. detached chalet bungalow with car parking. MBC REFUSED. SPC had recommended Approval (Min 1483P, 1491P). Additional comments or withdrawal/modification of previous comments must be submitted in writing to the Planning Inspectorate by 11th November 2020. NOTED by Councillors.

FULL PLANNING APPLICATIONS: (for recommendation)

20/503897 **The Hop Picking Machine Shed, Mathurst Farm, Goudhurst Road TN12 0HQ** - Demolition of agricultural building and erection of 2no. dwellings with garages including access, landscaping and associated works. Councillors commented that this is development in the countryside in an unsustainable location, the site is on a 60mph road that has no public transport, footpaths or lighting and any occupants will be totally dependent on car journeys contrary to NPPF Policies 102c, 103, 108 and 110; two dwellings in this location would amount to over intensification of the site and the character and appearance of the buildings would have a harmful impact on the surrounding area contrary to Policies DM1, DM30 and SP17 of the Local Plan. RESOLVED: recommend REFUSAL, to the MBC Planning Officer.

Councillor Hotson left the meeting at this point.

20/504163 **Little Woodford, Maidstone Road TN12 0RH** - Erection of 2no. four-bedroom bungalows and 2no. garages with associated access. Councillors had consistently opposed applications for new dwellings in this area. Although the applicant had reduced the number of dwellings from three to two Councillors did not believe this had resolved their previous reasons for refusal. RESOLVED: recommend REFUSAL, to the MBC Planning Officer, for the following reasons: the site is outside of the village envelope against PW2 of the Staplehurst Neighbourhood Plan; an intensification of built form in this location would have a harmful impact on the visual amenity, character and appearance of the surrounding area contrary to Policies SP17, DM1 and DM30 of the Local Plan. Although access to Staplehurst Station and the future Sainsbury store is possible on foot, many facilities are too far from the application site resulting in future occupants being mainly dependent on the car, contrary to NPPF Policies 102c, 103, 108 and 110. The site exits onto the busy 60mph A229. The proposal is for large family homes and any children travelling to and from secondary education would have to cross the A229 to access the bus-stops. There is no safe designated crossing point.

20/504257 **The Gatehouse, Clapper Lane TN12 0JS** - Change of use of existing detached garage into 1 no. residential dwelling. Councillors felt the design of the conversion from a garage to a dwelling was poor and out of keeping in this rural location and went against Policies DM1, DM30 and SP17 of the Local Plan. No information had been supplied relating to sewage disposal. The site is in an unsustainable location and any future occupants would be totally dependent on a car to access local services and/or public transport. This is contrary to Policies 102c, 103, 108 and 110 of the NPPF. The site is also outside of the village envelope contrary to Policy PW2 of Staplehurst Neighbourhood Plan. RESOLVED: recommend REFUSAL to the MBC Planning Officer.

20/504374 **Tall Tree Lodge, Station Road TN12 0PZ** -Single storey rear extension. RESOLVED: recommend APPROVAL to the MBC Planning Officer.

20/504544 **2 Davies Close TN12 0EH** - Erection of single storey rear extension (resubmission: 20/502888/FULL). RESOLVED: recommend APPROVAL, to the MBC Planning Officer.

20/504718 **Fishers Oast, Fishers Road TN12 0DD** - First floor extension (Resubmission of 20/500050/FULL). RESOLVED: recommend APPROVAL to the MBC Planning Officer.

PRIOR NOTIFICATION: (for noting)

20/504287 **Meadowcroft House, Goudhurst Road TN12 OHQ** - for the change of use of an agricultural building and land within its curtilage to 1no. residential dwelling and associated operational development. NOTED by Councillors who commented that the applicant had submitted a Structural Assessment which they felt should be statutory for all Prior Notification applications.

SUBMISSION OF DETAILS: (for noting/comment)

20/504425 **GMS & D K Holdings Site at Station Approach TN12 OQN** - Submission of details pursuant to condition 16 (landscaping scheme) of application MA/11/1944. RESOLVED: recommend APPROVAL to the MBC Planning Officer.

REPORTED DECISIONS: (for noting)

19/503527 **Penryn, Station Road TN12 OPY** - Demolition of existing chalet bungalow, detached garage and shed. Erection of 4no. dwellings with creation of new access and associated parking. APPEAL ALLOWED. MBC Refused. SPC had recommended Refusal (Mins 1450P, 1461P, 1466P, 1471P, 1496P). NOTED by Councillors.

20/502182 **Maplehurst Paddock, Frittenden Road TN12 ODL** - Change of use of land to use as a residential caravan site for 3 Gypsy families, including the siting of 6no. caravans, with no more than 3no. static caravans/mobile homes, and laying of hardstanding MBC GRANTED with 11 conditions. SPC had recommended Refusal (Min 1488P). NOTED by Councillors.

20/503020 **Cross at Hand Garage, Maidstone Road TN12 ORH** - Change of use of land from car sales to hand car wash site, with the erection of gates, fencing and refuse area, placement of storage container and creation of surface water drainage and interceptor. Widening of Vehicular Gates to Maidstone Road. MBC REFUSED. SPC had recommended Refusal (Min 1497P, 1502P 1507P). NOTED by Councillors.

20/503033 **Newstead Farm, Couchman Green Lane TN12 ORT** - The stationing of a mobile home for an agricultural workers accommodation (continuation of existing situation/part retrospective). MBC REFUSED. SPC had recommended Refusal (Min 1501P). NOTED by Councillors.

20/503098 **Providence Strict Baptist Chapel, Chapel Lane TN12 OAJ** - Listed Building Consent for the re-construction of toilets together with roof and internal alterations MBC GRANTED with 4 conditions. SPC had recommended Approval (Min 1499P). NOTED by Councillors.

20/503189 **Cantii, Goudhurst Road TN12 OHB** - Erection of a new garage. (retrospective) MBC GRANTED with 1 condition. SPC had recommended Refusal (Min 1501P). NOTED by Councillors.

20/503230 **The Chase, Maidstone Road TN12 ORE** - Proposed render to front and rear elevations. Proposed single storey rear extension MBC GRANTED with 4 conditions. SPC had recommended Approval (Min 1499P). NOTED by Councillors.

20/503354 **Thorford Hall Farm, Goudhurst Road TN12 OHQ** – Listed Building Consent for internal alterations and installation of new boiler flue (works completed) MBC

GRANTED with 2 conditions. SPC had recommended Approval (Min 1502P). NOTED by Councillors.

20/504145 **Kent And Medway Adolescent Unit, Woodland House, Cranbrook Road TN12 0ER** – Non-Material Amendment being: Adjustments to the access road construction to suit as built subject to 20/501352 MBC SATISFIED. SPC had Noted (Min 1507P). NOTED by Councillors.

Chairman.....

PUBLIC FORUM – Two members of the public and one County Councillor attended. No items were raised.

Proceedings ended at 8.00pm.