

MINUTES OF THE MEETING OF STAPLEHURST PARISH COUNCIL  
PLANNING COMMITTEE  
held at South Hall, Staplehurst Village Centre on  
Monday 5<sup>th</sup> August 2019 at 7.00 p.m.

**PRESENT:** Councillors Bowden, Buller, Chapman, Lain-Rose, Langmaid and Sharp who was in the Chair. Ex Officio: Chairman Riordan.  
Parish Clerk: Mr MJ Westwood

**APOLOGIES:** Councillors Forward and Thomas whose reasons for apology were accepted.

**APPROVAL OF PLANNING COMMITTEE MINUTES:** Minute Pages 1442P-1444P of 15<sup>th</sup> July 2019 were approved, signed by Councillor Sharp and made available at <http://www.staplehurst-pc.uk/community/staplehurst-parish-council-13607/planning-committee/>.

**URGENT ITEMS:** none.

**COUNCILLOR DECLARATIONS:**

1. Declarations of Lobbying – All Councillors declared they had been lobbied about 19/503440.
2. Declarations of Changes to the Register of Interests – none declared.
3. Declarations of Interest in Items on the Agenda – none declared.
4. Requests for Dispensation – none requested.

**CORRESPONDENCE:**

**Maidstone Borough Council** – Invitation for 2 representatives to attend Planning training sessions on 6/08/19 and 05/09/19 (for decision). Councillors Bowden and Buller said they would attend, which was AGREED.

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

- 19/503440     **12 Bathurst Close TN12 ONA** – Demolition of existing garage. Erection of part single storey, part two storey side extension with the creation of 3 bay car port and associated landscaping. RESOLVED: recommend REFUSAL to the MBC Planning Officer. Whilst Councillors agreed the proposed extension and the loss of the garage would be acceptable, they felt that the proposed car port would not comply with Local Plan policies DM9.1(i), DM9.1(iii) and DM11(ii). They also expressed concern about how the surface water would be discharged and commented that the new surface should be permeable.
- 19/503462     **7 Benden Close TN12 OSD** – Conversion of garage into habitable space. Councillors recommended APPROVAL to the MBC Planning Officer.
- 19/503556     **12 Chestnut Avenue TN12 ONH** – Erection of a single storey rear infill extension and addition of parapet to existing extension, including internal layout adjustments and new window openings. Councillors recommended APPROVAL to the MBC Planning Officer.
- 19/503643     **29 Bell Lane TN12 OBB** - Demolition of existing conservatory. Erection of a single storey rear extension with garage conversion to habitable space, changes to fenestration and the whole house to be rendered. Councillors recommended APPROVAL to the MBC Planning Officer.

**PRIOR NOTIFICATION:** (for comment/noting)

19/503494 **29 Hurst Close TN12 0BX** – for a proposed single storey rear extension. NOTED by Councillors.

**REPORTED DECISIONS:** (for noting)

19/501406 **Hush Heath Winery, Five Oak Lane** – Siting of a marquee for purposes ancillary to the main winery. For siting between the 1<sup>st</sup> May and 30<sup>th</sup> September each year MBC WITHDRAWN. SPC had recommended Refusal (Min 1431P). NOTED by Councillors.

18/502099 **Iden Park, Cranbrook Road** – Proposed agricultural access off Cranbrook Road (resubmission of 17/503493) APPEAL DISMISSED (Min 1379P, 1390P). NOTED by Councillors who asked that the public forum comments about works at the site be followed up with MBC.

19/501873 **Land at Former Wild Duck, Pagehurst Road, Marden Thorn, Marden** – Retention of 2 houses with changes to access arrangements, garage locations and garden areas that were approved under planning application references MA/13/0961 and 15/501311 MBC GRANTED with 7 conditions. SPC had recommended Refusal (Min 1762). NOTED by Councillors.

19/502521 **Land North of Headcorn Road** – Non-Material Amendment being the relocation of the proposed electrical sub-station from the north of the site to the southern part. Electrical sub-station to serve the approved residential development of 167 dwellings. Subject to 14/505432 MBC SATISFIED. SPC had recommended Approval (Min 1432P). NOTED by Councillors.

19/502565 **22 Newlyn Drive** – Erection of proposed porch MBC GRANTED with 3 conditions. SPC had recommended Approval (Min 1435P). NOTED by Councillors.

19/502610 **3 The Parade TN12 0LA** – Installation of an ATM through glass to the far-right hand side of the shop front (retrospective) MBC GRANTED. SPC had recommended Approval (Min 1439P). NOTED by Councillors.

19/502611 **3 The Parade TN12 0LA** – Advertising Consent for 1no. internally illuminated 'Free Cash Withdrawals' sign above ATM, with blue LED halo illumination to surround and integral illumination and screen to the ATM fascia MBC GRANTED. SPC had recommended Approval (Min 1439P). NOTED by Councillors.

19/502669 **The Hop Picking Machine Shed, Mathurst Farm, Goudhurst Road TN12 0HQ** – Prior Notification for proposed change of use of agricultural building to 2no. residential dwellings and associated operational development MBC REFUSED. SPC had commented (Min 1440P). NOTED by Councillors.

19/502895 **Eccleston House, Old Rectory Lane** – Conservation area notification – 1x Yew – remove dead branches and crown lift to allow 5m clearance MBC NO OBJECTION. SPC had left the decision to the Tree Officer (Min 1440P). NOTED by Councillors.

19/502993 **White Willows, High Street** - Trees in Conservation Area notification: Tree 2 (Fir) – reduce from 40m by 6m – 9m to same height as Tree 1 (Fir) (8m top section snapped and fell into the garden and adjoining footpath was originally 40m), Tree 3

(Fir) – snapped at base. Tree 4 (Fir) – height 10m – reduce by 2m MBC RAISES NO OBJECTION. SPC had left the decision to the Tree Officer (Min 1440P). NOTED by Councillors.

Chairman.....

**PUBLIC FORUM** – Before the meeting a resident commented that notwithstanding the appeal relating to 18/502099 being dismissed, some works had been undertaken.