

MINUTES OF THE MEETING OF STAPLEHURST PARISH COUNCIL
PLANNING COMMITTEE

held at South Hall, Staplehurst Village Centre on
Tuesday 8th May 2018 at 7.00 p.m.

PRESENT: Councillors Ashby, Buller, Silkin, Smith and Sharp who was in the chair. Ex Officio: Chairman Burnham.

Deputy Clerk & Finance Officer: Mrs DA Jenkins

APOLOGIES: Councillor Riordan.

APPROVAL OF PLANNING COMMITTEE MINUTES: Minute Pages 1372P-1374P of 16th April 2018 were approved, signed by Councillor Sharp and made available at http://www.staplehurstvillage.org.uk/minutes_of_the_last_meetings.aspx.

URGENT ITEMS: No items were requested.

COUNCILLOR DECLARATIONS:

1. Declarations of Lobbying – All councillors declared they had been lobbied about 17/506306. Cllr Burnham declared he had attended a meeting with David Wilson Homes. Councillor Buller declared she had been lobbied about 18/501355, 18/501864 and 18/501928.
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: (for comment/noting)

Consultation (1) Draft Revised National Planning Policy Framework – Invitation to comment (closing date 10/05/18) <https://www.gov.uk/government/collections/national-planning-policy-framework-and-developer-contribution-consultations>. Councillors supported the response submitted by KALC and were mostly supportive of NPPF policies, in particular development in the countryside and promoting sustainable transport including walking, cycling and public transport. Councillors were disappointed that the most recent 'made' plan takes precedence and wished the NPPF to include a policy to resolve any conflicts with plans before they are 'made'.

Consultation (2) Supporting Housing Delivery through Developer Contributions – Invitation to comment (closing date 10/05/18) <https://www.gov.uk/government/collections/national-planning-policy-framework-and-developer-contribution-consultations>. Councillors supported the response submitted by KALC.

Consultation (3) Powers for dealing with unauthorised development and encampments – Invitation to comment (closing date 15/06/18) <https://www.gov.uk/government/consultations/powers-for-dealing-with-unauthorised-development-and-encampments> (Min1692). Deferred to the next meeting.

FULL PLANNING APPLICATIONS: (for recommendation)

18/501355 **Spuds and Buds, 2 Rathbond House, High Street TN12 0AD** - Change of use from A1 (Shop) to Sui Generis (body art and piercing studio). Following some discussion Councillors RESOLVED by four votes with one against and one abstention (AS) to recommend APPROVAL to the MBC Planning Officer.

18/501811 **Whiteacres, Marden Road TN12 0JG** - Application for the confirmation of the location of four static mobile homes and touring caravans on a pitch for a gypsy family alongside associated parking (Resubmission of 17/502732/FULL). Councillors

RESOLVED unanimously to recommend APPROVAL to the MBC Planning Officer on the condition that the use shall be carried on by the current applicants, their family and their immediate dependents only.

- 18/501864 **6 Wightwick Close TN12 OFA** - Approval of Reserved Matters pursuant to Outline Planning Consent 17/504261/OUT for 3no. detached dwellings with access off Wightwick Close (Appearance, Landscaping and Scale being sought). Councillors NOTED the application but felt they were unable to comment until Condition Four of the approved application, the submission of a Method Statement, had been complied with as they did not know how the site would be accessed for building the proposed dwellings. The current Close was single track with a surfacing of brick paviour that the refuse lorry was not allowed to cross. The current residents would be adversely affected if construction vehicles used the existing access. (In Public Forum Borough Councillor Perry confirmed that he would call the application into MBC Planning Committee).
- 18/501896 **3 Chestnut Avenue TN12 ONJ** - Alterations to existing garage and utility room including a new raised roof. RESOLVED: recommend APPROVAL to the MBC Planning Officer.
- 18/501928 **Holman House, Station Road TN12 OQQ** – Conversion of existing commercial/residential building together with single storey side extension, single storey rear extensions with a terrace above, to provide 7no. residential apartments. After much discussion Councillors RESOLVED to recommend REFUSAL and requested the application to be referred to MBC Planning Committee for the following reasons: the proposal was an over intensification of the site; there was a lack of amenity space provided for residents; the proposal would be intrusive to the neighbouring resident; the vehicle access to the rear of the site is extremely narrow and unsuitable for large vehicles; the division of the building is not in keeping with the neighbouring properties; the adverse impact of seven additional properties on neighbouring properties on a shared drainage system; the proposal is contrary to policies DM1 and DM9 of the Local Plan. Councillors were disappointed that in making no reference to the rear part of the site the application appeared incomplete and created uncertainty.
- 18/501961 **11 Greenhill TN12 OSU** - Proposed rear single storey extension to form dining area, including minor internal alterations. Demolition of Conservatory. RESOLVED: recommend APPROVAL to the MBC Planning Officer.
- 18/502053 **6 Oliver Road TN12 OTD** - Demolition of conservatory and erection of single storey rear extension. RESOLVED: recommend APPROVAL to the MBC Planning Officer.

LAWFUL DEVELOPMENT CERTIFICATE: (for noting)

- 18/501584 **Cantii, Goudhurst Road TN12 OHB** – Lawful Development Certificate (Existing) for erection of a single storey rear extension. NOTED by Councillors with a comment to the Planning Officer that the extension was two storey not one storey as described.

PRIOR NOTIFICATION: (for noting)

- 18/501798 **Cordena, Grave Lane TN12 OJP** - for proposed change of use of an agricultural building to a dwelling house and for associated operational development. NOTED by Councillors.

REVISED DETAILS: (for comment)

17/506306 **Hen And Duckhurst Farm, Marden Road TN12 0PD** - Approval of reserved matters application for the erection of 250 dwellings (Appearance, Landscaping, Layout and Scale being sought) and details of Conditions 5, 6, 7, 8, 9, 10 and 21 relating to phasing, materials, landscaping and ecology, pursuant to 14/502010/OUT (Outline application for the erection of residential development for up to 250 dwellings with access and garaging with access considered at this stage and all other matters reserved for future consideration). SPC had recommended Refusal (Min 1357P). Councillors RESOLVED to recommend REFUSAL and request the application to be referred to MBC Planning Committee for the following reasons: the amendments to the application are minor and all previous comments submitted still apply; SUDS, drainage and ditches need to be addressed especially as the site is on Wealden clay; the proposed hedge to the east adjacent to existing ditches would prevent any ditch maintenance; the Neighbourhood Plan should have equal standing with the Local Plan unless NP policies are outweighed by other policies and can be substantiated thus; the entire development is inconsistent with Policy H4 of the NP with high density development concentrated to the south and south east of the site close to existing housing; collaboration with the owner of the land to the north of the site should be undertaken to establish a link through to Lodge Road to ease the pressure on the main A229 crossroads; the footpath links to Marlfield and Further Field should be of equal standing; views from the existing Oast houses and farm complex to the south should be maintained; the play area should be relocated due to its proximity to the existing play area at Greenhill; the ecological area for Great Crested Newts has been reduced; the design of the dwellings is unimaginative and does not reflect the rural character of the village. It was noted that the residents of the adjacent houses on the eastern and southern boundaries would welcome greater communication with the developer.

REPORTED DECISIONS: (for noting)

- 18/500109 **Magnetic Shields Ltd, Headcorn Road** – Erection of 80m x 20m steel portal frame factory unit and creation of hardstanding MBC GRANTED with 11 conditions. SPC had recommended Approval (Min 1360P). NOTED by Councillors.
- 18/500791 **Gatehouse Farm, Couchman Green Lane** – Conversion of existing shed/workshop to Studio Annexe MBC GRANTED with 2 conditions. SPC had recommended Approval (Min 1366P.) NOTED by Councillors.
- 18/500827 **16 Bell Lane** – Proposed detached dwelling MBC GRANTED with 12 conditions. SPC had recommended Refusal (Min 1366P). Councillors RESOLVED to review the delegated report for this application and to defer the decision notice to the subsequent agenda before commenting.
- 18/501153 **St Martin's on The Hill** – Proposed two storey side extension, internal alterations and changes to fenestration MBC REFUSED. SPC had recommended Approval (Min1368P). NOTED by Councillors.
- 18/501195 **Staplehurst Nurseries, Clapper Lane** – Advertisement Consent for two non-illuminated timber mounted directional signs MBC GRANTED with 3 conditions. SPC had recommended Approval (Min 1369P). NOTED by Councillors.

Chairman.....

PUBLIC FORUM – Before the meeting a resident of Wightwick Close raised concerns about the impact of construction works on the residents caused by 18/501864. A neighbour discussed the harm to her privacy and raised concerns in relation to access on 18/501928. A number of residents raised concerns in relation to 17/506306 including a reduction in the suggested buffer zone between existing dwellings and the new development; drainage; the density of housing along the eastern boundary; the footpath link at Further Field being 'potential'; the positioning of the proposed play area and design issues. After the meeting the applicant of 18/501811 requested clarification of the recommendation to MBC.