

MINUTES OF THE MEETING OF STAPLEHURST PARISH COUNCIL
PLANNING COMMITTEE
held at Staplehurst Village Centre on
Monday 16th March 2015 at 7.00 p.m.

PRESENT: Councillors Ashby, Buller, Green, Kemp and Spearink. Ex Officio: Chairman Silkin, Vice Chairman Kelly and Vice Chairman Burnham who was in the chair.
Parish Clerk: Mr. M J Westwood

APOLOGIES: Councillors Butcher and Gosling whose apologies were accepted.

APPROVAL OF PLANNING COMMITTEE MINUTES: Minute Pages 1200P-1201P of 2nd March 2015 were approved, signed by Councillor Burnham and made available at http://www.staplehurstvillage.org.uk/minutes_of_the_last_meetings.aspx.

URGENT ITEM: Councillors agreed to take one item of urgent business in respect of application 14/504649 KLH House, High Street, Staplehurst.

COUNCILLOR DECLARATIONS:

1. Declarations of Lobbying – Councillors Buller and Burnham declared they had been lobbied about 15/501184. Councillor Buller declared she had been lobbied about 15/501139.
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.

AGREED URGENT ITEM: Councillors noted MBC had advised that its Planning Committee would discuss application 14/504649 KLH House, High Street, Staplehurst on Thursday 19th March. They agreed to take the nomination of a Parish Council representative to Full Council for discussion.

FULL PLANNING APPLICATIONS: (for recommendation)

- 15/500397 **Ely Court, Goudhurst Road TN12 0HB** – Proposed swimming pool and changing rooms. Councillors agreed to advise the MBC Planning Officer that they had NO OBJECTION to the proposal. Councillor Buller abstained.
- 15/501139 **1 Albion Cottage, Goudhurst Road TN12 0HB** – Two storey side extension and single storey rear extension. Councillor Buller said she had observed that work was already under way on site and been told by a contractor that work was permitted on the footings. After discussion of access and parking issues in the vicinity of the site and the road junction, councillors voted by majority (Councillor Green against) to recommend APPROVAL to the MBC Planning Officer and asked that particular attention be given to provision of proper vehicle access and parking.
- 15/501184 **Little Pagehurst, Pagehurst Road TN12 0JD** – Erection of barn for storage and use of existing building to provide facilities for a care farm for adults with learning disabilities. Councillors were all supportive of the application. Councillor Kemp had a reservation about possible future development and Councillor Buller about the need for suitable screening. Councillors voted by five votes to two (Councillors Green and Spearink against) to include an advisory comment about screening in their recommendation to MBC. They then voted nem con to recommend APPROVAL to the MBC Planning Officer and to request that suitable screening provision be discussed with the applicant.

DIVERSION OF PUBLIC FOOTPATH: (for comment)

KM318 (part) **Bounds End Farm, Goudhurst Road TN12 OHQ** – proposed diversion of public footpath currently running along the driveway of the property, passing between the owner’s private residence and a property used as a holiday let. Councillors expressed concern that the proposal represented a major diversion and that it would reduce both public safety and enjoyment of the route. They agreed nem con that the Clerk should respond to the PROW Officer to express their opposition to the proposal.

PRIOR NOTIFICATION AGRICULTURAL: (for noting)

14/503895 **Land South of Udene Barn Stud, Marden Road TN12 OJQ** – erection of a pole barn. Councillors noted that as the proposed works were not deemed to require prior approval there had been no formal consultation of the Parish Council and that since publication of the meeting agenda MBC had confirmed its decision.

REPORTED DECISIONS:(for noting)

14/505924 **2 Pinnock Lane** – Changes to front elevation (including new pitched roof to existing front elevation) MBC GRANTED with 3 conditions. SPC had made No Objection (Min 1193P and 1198P). Noted by councillors.

15/500203 **Brickfield House, Maidstone Road** – Two storey side extension and single storey front extension MBC GRANTED with 3 conditions. SPC had recommended Approval (Min 1195P). Noted by councillors.

15/500613 **1 Snapgate Cottages, Five Oak Lane** – Erection of a single storey side extension MBC GRANTED with 5 conditions. SPC had recommended Approval (Min 1198P). Noted by councillors.

KM318 (part) **Kingsbrooke, Cranbrook Road TN12 OEU** – proposed diversion of public footpath currently running alongside landowner’s access drive and through their garden to the edge of their garden KCC Confirmed the Order. SPC had confirmed support (Min 1167P). Noted by councillors.

Chairman.....

PUBLIC FORUM – Before the meeting a resident expressed his concern about the proposal to divert part of footpath KM318. A representative of the applicant of 15/501184 spoke about steps that had been taken to address issues raised about a previous application MA/13/2155, including now proposing to make use of an existing building instead of erecting a new log cabin. He said that he felt the previous application had been misunderstood, citing the refusal’s reference to ‘sporadic residential development’ when no such development was proposed. He said that KCC had issued a letter of support and that discussions about screening were being held with neighbours at Great Pagehurst. A resident spoke against 15/501184, stating that Little Pagehurst had not been a farm and should not be viewed as such and that the proposed development would add to noise nuisance.

After the meeting a representative of the applicant of 15/501184 asked whether the application could be referred to Committee if the planning officer were to refuse it and was advised that it would be for the applicant to discuss possible appeal options with the planning department.