

MINUTES OF THE MEETING OF STAPLEHURST PARISH COUNCIL
 PLANNING COMMITTEE
 held at Staplehurst Village Centre on
 Monday 7th December 2015 at 7.00 p.m.

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

APOLOGIES: Councillor Butcher whose apology was accepted.

APPROVAL OF PLANNING COMMITTEE MINUTES: Minute Pages 1235P – 1236P of 16th November 2015 were approved, signed by Councillor Burnham and made available at http://www.staplehurstvillage.org.uk/minutes_of_the_last_meetings.aspx.

URGENT ITEMS: None requested.

COUNCILLOR DECLARATIONS:

1. Declarations of Lobbying – Councillor Buller declared she had been lobbied about 15/509304 and 15/508655. All councillors declared they had been lobbied about 15/509275.
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.

FULL PLANNING APPLICATIONS: (for recommendation)

- 15/508649 **Great Newstead Manor, Couchman Green Lane, TN12 ORT** – Demolition of existing extensions and erection of new two-storey and single storey extensions, and addition of 3 small dormer windows to existing attic rooms. *Considered with 15/508650.*
- 15/508650 **Great Newstead Manor, Couchman Green Lane, TN12 ORT** – Listed Building Consent: Demolition of existing extensions and erection of new two-storey and single storey extensions, and addition of 3 small dormer windows to existing attic rooms. Councillors agreed that they had NO OBJECTION to the proposals.
- 15/509304 **36 Jaggard Way, TN12 OLF** – Erection of single storey front extension, new roof over existing garage and erection of single storey rear extension. Councillors voted nem con to recommend APPROVAL to the MBC Planning Officer.

OUTLINE APPLICATIONS: (for comment)

- 15/509275 **Land South West to The Gables, Marden Road TN12 OPE** – Outline application with access matters reserved for proposed residential development following demolition of existing buildings with replacement storage building. Councillors voted nem con to recommend REFUSAL and asked that the application be referred to MBC Planning Committee for the following reasons: the site is outside the village envelope and not proposed for development in either the Staplehurst Neighbourhood Plan or the draft Maidstone Local Plan; contravention of Policy ENV 28 proved grounds for refusal of application 14/0700 Bramleys, Marden Road, and such grounds apply equally in this case; there are known drainage and sewage management issues in Marden Road - according to the Staplehurst Surface Water Management Plan project leader, the area experiences the worst drainage in the village; the proposed access road is too narrow and a passing place appears to encroach on neighbouring property; the layout does not take into account the proximity of fuel storage and provides insufficient area for large vehicles to

manoeuvre; councillors could find no case for the proposed replacement storage building; councillors had previously indicated they did not wish to see a change of use from storage and distribution to a single residential building – the proposal to build four houses on a larger site multiplies their concerns.

RESERVED MATTERS: (for comment)

- 15/508655 **Iden Park Service Station, Cranbrook Road** – Approval of Reserved Matters for residential development of 8 dwellings (Appearance, layout, Scale and Landscaping being sought). By majority of seven votes to one, with one non-voter, councillors agreed to ask the MBC Planning Officer to seek a review by the applicant of its design proposals which they found to be unsatisfactory because they failed to take account of Staplehurst Neighbourhood Plan policy H1, respecting the traditional character and style of the village, and objective 10, safeguarding the green and rural feel to the approach from the south.

REPORTED DECISIONS: (for noting)

- 15/504524 **Saynden Farm, Five Oak Lane** - Erection of RTK based station comprising of a satellite receiver and radio signal transmitting antenna on an existing farm building, to transmit a location signal for use by agricultural farm machinery (retrospective) MBC GRANTED with 1 condition. SPC had raised No Objection (Min 1214P). NOTED by councillors.
- 15/506388 **Staplehurst Nurseries, Clapper Lane** – Construction of rear extension and partial change of use to include restaurant facilities, removal of condition 7 of MA/07/1459 (which restricts the use of building only for the sale of plants and cut flowers produced by Staplehurst Nurseries) and relocation of existing zip wire MBC GRANTED with 9 conditions. SPC had recommended Approval (Min 1204P). NOTED by councillors.
- 15/506760 **1 Stanley Close** – TPO application to 1no. Oak: crown thin by 20% MBC GRANTED with 1 condition. SPC had raised No Objection (Min 1225P). NOTED by councillors.
- 15/507236 **3 Vine House, High Street** – Conservation area notification: 2no. Lime trees and 1no. Ash tree – to re-pollard to the previous pollarding points, except where necessary to go beyond the previous pollarding points by 6-12 inches in order to remove decayed wood. This work to be repeated every two years MBC RAISES NO OBJECTION valid for two years. SPC had raised No Objection (Min 1227P). NOTED by councillors.
- 15/507504 **3 Crown Cottages, High Street** – Listed Building Consent for installation of roof light MBC GRANTED with 3 conditions. SPC had recommended Approval (Min 1229P). NOTED by councillors.
- 15/507896 **44 Corner Farm Road** – An application for a Lawful Development Certificate (Proposed) for the erection of timber outbuilding MBC APPROVED. SPC Noted (Min 1232P). NOTED by councillors.
- 15/507990 **Reed House, Pagehurst Road** – Proposed replacement front porch and front material change MBC GRANTED with 3 conditions. SPC had recommended Approval (Min 1231P). NOTED by councillors.

15/508081 **Former Bell Hotel, High Street** - Plots 1-3: Fan lights removed from above doors and french windows. Dropped head of ground floor windows. Added brick soldier detail over all ground floor openings. Added horizontal glazing bar to all windows and doors. Plots 4 & 5: Removed canopies above entrance doors. Removed fan lights from above entrance doors. Reduced height of bay window. Added brick soldier detail to openings on front elevation. Added horizontal glazing bar to all windows and doors. Plot 6: Moved front entrance door 500 mm. Added horizontal glazing bar to front doors and windows. Garage reduced from 4 bay to 2 bay garage. (relates to original application reference: 14/0611) MBC SATISFIED. SPC had Noted (Min 1232P). NOTED by councillors.

15/508433 **Providence Strict Baptist Chapel, Chapel Lane** – Conservation area notification to 1no Sycamore: fell MBC RAISES NO OBJECTION. SPC had raised No Objection (Min 1234P). NOTED by councillors.

Chairman.....

PUBLIC FORUM – Before the meeting a resident voiced objections to 15/509275: development would be outside the village envelope in an area where there are sewage and drainage issues; a proposed house would be adjacent to a fuel storage tank; the proposed access lane would be unsuitable for two-way traffic and large vehicle manoeuvring and any widening would encroach on The Gables; development would cause water level problems at the lower end of The Gables; four properties would multiply the identified problems.