

MINUTES OF THE MEETING OF STAPLEHURST PARISH COUNCIL
PLANNING COMMITTEE
held at Staplehurst Village Centre on
Monday 21st 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 1237P – 1239P of 7th December 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 13/1456.
2. Declarations of Changes to the Register of Interests – none declared.
3. Declarations of Interest in Items on the Agenda – Councillor Kemp declared an interest in 13/1456 due to proximity of residence.
4. Requests for Dispensation – Councillor Kemp requested a dispensation to participate in item 13/1456, which was agreed by councillors in accordance with section 33(2)(c) of the Localism Act 2011.

REVISED DETAILS:

13/1456 **Great Pagehurst Farm, Pagehurst Road TN12 0JD** – Ground based photovoltaic solar farm, access, associated works and grid connection. Noting the revised details in the submitted biodiversity memorandum, after some discussion councillors RESOLVED that the revised details did not change their recommendation of REFUSAL to MBC Planning Committee and the importance they attached to having effective landscape measures and mitigation strategies for the great crested newt population. Votes on the motion: For 4, Against 3, Abstained 1, No vote 1.

TREE WORKS:

15/510101 **Staplehurst Manor Nursing Home, Frittenden Road TN12 0DG** – Tree Preservation Order Application – Yew fell. Councillors RESOLVED to recommend REFUSAL to the MBC Planning Officer because they found insufficient evidence to justify the felling. Votes on the motion: For 7, Against 0, Abstained 1, No vote 1.

REPORTED DECISIONS: (for noting)

15/507032 **Vine Court, High Street** – Single storey side extension MBC GRANTED with 5 conditions. SPC had recommended Approval (Min 1233P). NOTED by councillors.

15/507585 **1 Little Loddenden, High Street** – Repair existing northern boundary featheredge fence and replace existing fence on remainder of the northern boundary which has fallen into disrepair with a new featheredge fence matching the existing featheredge fence MBC GRANTED with 3 Conditions. SPC had recommended Approval (Min 1233P). NOTED by councillors.

- 15/507588 **1 Little Loddenden, High Street** – LBC: Repair existing northern boundary featheredge fence and replace existing fence on remainder of the northern boundary which has fallen into disrepair with a new featheredge fence matching the existing featheredge fence MBC NOT REQUIRED. SPC had recommended Approval (Min 1233P). NOTED by councillors.

- 15/508456 **38 Jaggard Way** – Erection of first floor dormer extension to rear elevation MBC GRANTED with 3 conditions. SPC had recommended Approval (Min 1234P). NOTED by councillors.

- 15/508881 **Land Rear of Baywood, Headcorn Road** – Approval of Reserved Matters (Access, Appearance, Landscaping, Layout and Scale) – Erection of one detached dwelling with garage (Outline approval MA/12/1455 refers) MBC APPROVED with 2 conditions. SPC had raised No Objection (Min 1235P). NOTED by councillors.

Chairman.....

PUBLIC FORUM – Revised Details 13/1456: before the meeting a resident discussed a memorandum about great crested newt measures and concerns about what appeared to be selective posting on the MBC website of information and correspondence about the application.