

MINUTES OF THE MEETING OF STAPLEHURST PARISH COUNCIL
PLANNING COMMITTEE
held at Staplehurst Village Centre on
Monday 21st September 2015 at 7.00 p.m.

PRESENT: Councillors Ashby, Buller, Butcher, Claridge, Gosling and Spearink. Ex Officio: Vice-Chairman Kelly and Vice-Chairman Burnham who was in the chair.
Assistant Parish Clerk: Mrs. D A Jenkins

APOLOGIES: Councillors Kemp and Silkin whose apologies were accepted.

APPROVAL OF PLANNING COMMITTEE MINUTES: Minute Pages 1224P – 1225P of 7th September 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 15/507124.
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)

- 15/505829 **Faith Cottage, Clapper Lane TN12 0JT** – Retrospective application for the erection of a replacement dwelling incorporating extension under previous application (MA/12/0466) and with use as existing holiday let during construction process. Councillors voted nem con to recommend APPROVAL to the Planning Officer due to the extenuating circumstances leading to this application. They wished to comment that the applicant had been forced to apply for retrospective planning as MBC had taken two years to respond to his query, which was unsatisfactory.
- 15/507124 **Stanley Farm, Headcorn Road** – Outline application for the erection of up to 110 dwellings (access being sought). *Councillor Burnham closed the meeting to allow contributions from members of the public (recorded under Public Forum below) following which he reopened the meeting.* Councillor Burnham acknowledged the concerns raised by residents and thanked them for their valuable comments. He noted that the site was not in the Neighbourhood Plan and had been rejected as part of a larger area submitted in response to the MBC call for land sites. He reported that a late amendment to the application had been submitted omitting the footpath link between the site and the High Street, exiting opposite The Bower. Councillors noted that there were many inaccuracies in the application. They were concerned that the expected increase in traffic would put a further strain on an already congested Headcorn Road and at the crossroads; the site was unsustainable; the area was known to flooding; there were issues with existing sewage problems in the vicinity; there was a lack of access to the centre of the village other than via Headcorn Road and no children's play area was planned. In particular they noted that the site was neither in the Staplehurst Neighbourhood Plan nor in the MBC Local Plan. For all of these reasons Councillors voted nem con to recommend REFUSAL and wish the application be referred to MBC Planning Committee.

15/507198 **Staplehurst House, High Street TN12 0AZ** – Demolition of replacement PVCu porch and conservatory. Councillors voted nem con to recommend APPROVAL to the MBC Planning Officer.

TREE WORKS: (for recommendation)

15/507236 **3 Vine House, High Street TN12 0AR** – Conservation Area Notification to 2no. Lime trees and 1no. Ash tree – re pollard by 6 – 12 inches. This application is also a request to repeat the work every two years. Councillors had NO OBJECTION to the pollarding of the trees but they do not wish the work to be repeated every two years without the submission of a further application.

REPORTED DECISIONS: (for noting)

15/504228 **Land Adj to Folly Farm, Frittenden Road** – Change of use to gypsy/traveller accommodation, stationing mobile homes, utility rooms and touring caravans MBC WITHDRAWN. SPC had recommended Refusal (Min 1214P). Councillor Burnham stated that he was not surprised by the withdrawal as the application should never have been submitted. Noted by Councillors.

15/504557 **Parkwood Stables, Parkwood Lane** - Removal of Conditions 6 (a), (b), (c) and (d) of Planning Inspectorate's Appeal Decision letter dated 26th June 2013 (cessation of residential use) – Application MA/12/0557 (Change of use of land from agricultural to residential and stationing of 2 mobile homes, 3 touring caravans and 2 utility blocks with associated parking for two gypsy families and keeping of horses) refers MBC INVALID. SPC had recommended that the removal of conditions should not be allowed (Min 1215P). Noted by Councillors.

KCC/0170/15 **Land to the north of existing farm buildings, Knoxbridge Farm, Cranbrook Road** – Installation of Anaerobic Digester, comprising below ground digester, ammonium sulphate tank, lagoon and associated areas of hardstanding, together with relocated earth bund KCC GRANTED with 12 conditions. SPC had No Objections (Min 1214P). Noted by Councillors.

15/506279 **Cockle Wood, Five Oak Lane TN12 0HT** – Prior Notification for agricultural development being agricultural building for storage purposes MBC GRANTED. SPC had Noted (Min 1225P). Noted by Councillors.

Chairman.....

PUBLIC FORUM – Councillor Burnham noted that the applicant of 15/507198 had sent his apologies. Before the meeting the applicant for 15/505829 explained that a retrospective application had been submitted due to the lack of a response from MBC, for two years, to his request for advice to whether or not a full application was required to rebuild his walls after Building Control condemned the footings on his property. During the meeting closure, prior to item 15/507124, six residents raised objections to the application. Concerns included: discrepancies in the application; pressure on infrastructure; drainage and flooding issues; traffic issues and flow times at the crossroads; the site being a breeding and feeding area for animals and birds; not in the Neighbourhood Plan; public right of way referred to is unlit; access and site lines and lack of infrastructure. A resident asked the Chairman if a report in the Downs Mail

stating that the lack of a five year housing supply by MBC meant that it was difficult for them to refuse any planning development was correct. Councillor Burnham confirmed this was so. Councillor Butcher replied that meetings with developers were important to help them understand the requirements of residents. Councillor Buller suggested that residents should make their feelings known by making comments on the application on the MBC website.