

# STAPLEHURST PARISH COUNCIL PLANNING COMMITTEE MINUTES 12<sup>TH</sup> JUNE 2023

## **Public Form**

A resident spoke about application 23/502428 and that the environment statement had been circulated

**Present:** Cllrs Sharp, McLaughlin, Eerdeken, Farragher plus Joan Buller in attendance as an advisory non - Councillor non-voting member of the Committee and Richard Griffiths as Clerk.

## **Apologies: None**

## **APPROVAL OF PLANNING COMMITTEE MINUTES:**

Minute Pages 1670P-1675P of 22<sup>nd</sup> May 2023 available at: <http://www.staplehurst-pc.uk/community/staplehurst-parish-council-13607/planning-committee/>

**URGENT ITEMS:** Only for items which require a decision before the next meeting on 3<sup>rd</sup> July 2023. Item to be agreed first, and then not discussed until "Agreed Urgent Items" after Councillor Declarations None

## **COUNCILLOR DECLARATIONS** regarding items on the Agenda:

1. Declarations of Lobbying. – Tree works 23/502474 – all
2. Declarations of Changes to the Register of Interests – NA
3. Declarations of Interest in Items on the Agenda – NA
4. Requests for Dispensation - NA

## **AGREED URGENT ITEMS:** None

## **APPEAL NOTIFICATION:**

22/500732 **Weald Cottage, Maidstone Road** – Demolition of existing dwelling and garages, and erection of replacement two storey dwelling and detached double garage and store. Notification letter from MBC of an Appeal Lodged, to be determined on the basis of Written Representation. Any modified or additional representations are to be submitted to the Planning Inspectorate by 22<sup>nd</sup> June 2023. SPC had REFUSED (Min 1952P, 1925P).

Following a debate Cllr Sharp Proposed and Farragher seconded and it was agreed unanimously to write to the Appeal Inspector supporting MBC position, that our position remains the same and in addition we note in the appeal documents regarding location of garages that none are as close to the highway as the proposed garage which would have an impact on the immediate locality plus we support the MBC Landscape Officer comments.

## **FULL PLANNING APPLICATIONS: (for comment/recommendation)**

20/503147 **River Farm, Chart Hill Road TN12 0RW** – Amended plans: Erection of extensions to existing packhouse building, together with new internal access road, amendments to

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existing vehicular site access, hardstanding, acoustic fencing, landscaping and creation of ecological enhancement area. SPC had recommended Approval (Min 1499P, 1571P).

The debate highlighted that the road is very narrow and will struggle to cope with the proposed number of HGV's and We note KCC Highways has a holding objection. That the River Farm is a "Distribution centre" rather than a farm. The bridge is listed which is rare. This could be overdevelopment with impacts of Environmental noise and light pollution. In these areas there are concerns about limited sewage capacity and flooding, River Beult.

Although the Committee is sympathetic to local business there are concerns about access and the historical nature of the Bridge therefore Cllr Sharp proposed and Cllr Eerdeken's seconded to recommend refusal – agreed unanimously – on the grounds of MBC Local Plan;

DM4 Designated and non-designated Heritage asset (the bridge)

DM8 (iii) – External lighting should not be visually detrimental to its immediate or wider setting, practically intrinsically dark landscapes

DM21- assessing Transport impacts

DM30 – Design principles in rural areas

DM37 – Expansion of existing businesses in rural areas

23/502076 **Hush Heath Winery, Five Oak Lane TN12 OHT** - Retrospective planning application for the addition of timber cladding to the agricultural winery shed/barn approved under 22/500158/AGRIC.

Following a debate Cllr Eerdeken's proposed and Cllr Mclaughlin seconded to recommend approval – agreed unanimously

23/502150 **Chantilly, Headcorn Road TN12 OBT** - Erection of two storey rear extension including rear dormer and creation of first floor side extension. Alterations to doors, windows and garage roof height. Erection of replacement fence and gates.

Following a debate in which concerns were raised over the size of the extension Cllr Sharp proposed and Cllr Eerdeken's seconded to recommend approval – agreed unanimously

23/502428 **25 Corner Farm Road TN12 OPJ** - Erection of a single storey corner infill extension to existing dwelling, installation of rendered external wall insulation, photovoltaic panels to the roof and changes to fenestration.

Following a debate Cllr Sharp proposed and Cllr Mclaughlin seconded to recommend approval – agreed unanimously

#### **LISTED BUILDING CONSENT:**

23/502282 **Bletchingley Farm, Pristling Lane TN12 OHH** - for internal alterations to widen existing kitchen, including removal of pantry wall and creation of a structural opening.

Following a debate Cllr Eerdeken's proposed and Cllr Mclaughlin seconded to refer to the Heritage Officer – agreed unanimously

#### **TREE WORKS: (for comment/noting)**

23/502474 **Boundary between Bell Oak, 17B Bell Lane and 16 McCabe Close** - Tree preservation order application. T1 Oak: Remove (fell) to near ground level and treat stump to prevent regrowth or grind stump to prevent clay shrinkage subsidence damage at 16 McCabe Close

Following a debate, , Cllr Eerdeken's proposed and Cllr Mclaughlin seconded to refer to Tree officer recommend approval – agreed unanimously and note that a healthy Oak Tree – which has the highest

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level of Bio-diversity value – and was planted before houses were built should have every effort made to save it rather than be merely cut down.

**DECISIONS: - noted**

- 23/501436 **Cantii, Goudhurst Road TN12 OHB** - Garage conversion to annexe ancillary to the main dwelling. MBC GRANTED with 4 conditions. SPC had recommended Refusal (Min 1666P).
- 23/501456 **69 Greenhill TN12 OSU** - Erection of a single storey front/side extension and the installation of larger French doors to the rear. MBC GRANTED with 3 conditions. SPC had recommended Approval (Min 1666P).
- 23/501476 **8 Parisfield Close TN12 OBF** - Existing masonry carport to be converted to a garage including erection of a front extension with the insertion of twin garage doors. MBC GRANTED with 4 conditions. SPC had recommended Approval (Min 1666P).
- 23/501529 **4 Bathurst Road TN12 OLG** - Removal of existing garage and erection of a new lean-to garage. MBC GRANTED with 3 conditions. SPC had recommended Refusal (Min 1666P).
- 23/501630 **38 South Bank TN12 OBD** - Lawful Development Certificate for proposed loft conversion including rear dormer and 2no. front rooflights. MBC APPROVED. SPC had Refused (Min 1669P).

**Public Forum**

It was noted that the Ilke Homes planning application is going to Full Council on the 26<sup>th</sup> June 2023.

**Closed 8.41pm**

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