

MINUTES OF THE MEETING OF STAPLEHURST PARISH COUNCIL
PLANNING COMMITTEE
held at Staplehurst Village Centre on
Monday 17th August 2015 at 7.00 p.m.

PRESENT: Councillors Buller, Claridge, Gosling, Kemp and Spearink. Ex Officio: Vice Chairman Kelly and Chairman Silkin who was in the chair.

Parish Clerk: Mr. M J Westwood

APOLOGIES: Councillors Ashby, Burnham & Butcher whose apologies were accepted.

APPROVAL OF PLANNING COMMITTEE MINUTES: Minute Pages 1219P – 1220P of 3rd August 2015 were approved, signed by Chairman Silkin 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 15/505508, 15/506021, 15/506037 and 15/506318.
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)

- 15/505508 **Land East Of The Paddocks George Street Staplehurst** - Change of use of the land to the east of The Paddocks to residential including siting of 3 mobile homes, 3 touring caravans and day/washrooms for accommodation of gypsy families. Councillors voted nem con to recommend REFUSAL and asked that the application be reported to MBC Planning Committee for the following reasons: concerns about regular flooding and inadequate drainage provision, having observed at the existing site grey water flowing into roadside ditches and associated smells in the vicinity; over-intensive development of a rural lane north of the railway line and remote from facilities; development on the lane is not envisaged in the emerging Staplehurst Neighbourhood Plan. Councillors also wished to comment that they were disappointed that they had been asked to consider an application they felt was incomplete and lacking proper supporting documentation.
- 15/505814 **St Gilgen, Station Road TN12 0QQ** - Erection of two storey and single storey side extension, loft conversion with extended gable roof and new access drive. Councillors voted nem con to recommend APPROVAL to the MBC Planning Officer.
- 15/506021 **Fishers Oast, Fishers Road TN12 0DD** - Erection of nine dwellings with associated landscaping and access via a private drive off Fishers Road, Staplehurst. Some councillors raised concerns about the intensity of the proposed development, incompatibility with the emerging Staplehurst Neighbourhood Plan, disturbance of wildlife and surface water flooding. Others found the proposal to be a sympathetic development and a natural extension of the new houses at The Wightwicks. By four votes in favour to three against councillors voted to recommend APPROVAL to the MBC Planning Officer.
- 15/506037 **Woodford Farm Maidstone Road TN12 0RH** - Demolition of existing commercial buildings, hardstanding and Woodford Coach House and the erection of a replacement dwelling for Woodford Coach House and 10 dwellings with parking

and landscaping. By majority of four votes to two with one abstention councillors voted to recommend REFUSAL and asked that the application be reported to MBC Planning Committee for the following reasons: opposition to the loss of a commercial location, noting that the MBC draft local plan had rejected proposed residential development at Lodge Road on this basis; the proposed residential development was unacceptably far from main services and schools; poor public transport provision would lead to increased use of the car and vehicle movements at a time when more traffic would be using the Homeleigh depot; access to and from a 60 mph road would be hazardous; the proposed footprint extends beyond the existing brownfield area; opposition to development north of the railway line which is not contemplated in the emerging Staplehurst Neighbourhood Plan.

PRIOR NOTIFICATION: (for noting)

15/506076 **Land South of The Gables Marden Road TN12 OPE** - Prior Notification for a change of use from storage or distribution buildings (Class B8) and any land within its curtilage to a Dwelling house (Class C3). For its prior approval to a) impacts of air quality on the intended occupiers of the development; b) transport and highways impacts of the development; c) contamination risks in relation to the building; d) flooding risks in relation to the building; e) noise impacts of the development, and f) where the authority considers the building to which the development relates is located in an area that is important for providing storage or distribution services or industrial services or a mix of those services, whether the introduction of, or an increase in, a residential use of premises in the area would have an adverse impact on the sustainability of the provision of those services. Although not formally consulted by MBC, councillors agreed to comment that they would not wish to see change of use because of concerns about development outside the village envelope, loss of workspace and surface water drainage and sewage problems in Marden Road.

REMOVAL OF CONDITION: (for comment)

15/506353 **11 Iden Crescent TN12 ONX** - Removal of condition 3 of 12/1776 - code for sustainable homes (MBC GRANTED with 8 conditions; SPC had recommended refusal Min 1071P & 1082P). Councillors noted that the condition no longer applied due to a change in government legislation.

SUBMISSION OF DETAILS: (for noting)

15/506262 **11 Iden Crescent TN12 ONX** - Submission of details pursuant to Condition 2 - External Material Samples and Written Details, of application 12/1776 (MBC GRANTED with 8 conditions; SPC had recommended refusal Min 1071P & 1082P). Noted by councillors.

TREE WORKS: (for comment)

15/506318 **Land east of Chestnut Avenue, Staplehurst** - TPO application to: 2no. Horse Chestnut - Fell, 15no. Horse Chestnut - Footpath crown lifted to 3m and highway clearance crown lifted to 6m. Councillors felt that the application needed an explanation for the proposed felling of two trees as distinct from other remedial measures. They recommended that a second opinion be obtained.

REPORTED DECISIONS: (for noting)

15/503360 **Maplehurst Paddock, Frittenden Road TN12 0DL** – Variation of condition 1 of 12/1793 to allow an increase in the number of caravans from two to four. MBC REFUSED. SPC had recommended Refusal (Min 1210P). Noted by councillors.

Chairman.....

PUBLIC FORUM – A resident questioned whether percolation tests had been taken for the use of septic tanks under application 15/505508. A resident expressed concerns about increased vehicle use, sewage and surface water problems and loss of privacy in relation to 15/506076. A resident questioned the need for the tree works under 15/506318. The applicants for 15/506021 and a representative of the applicant for 15/506037 declared their presence and availability for questions. After the meeting the Chair of RSG said that he was disappointed with the recommendation for 15/506021 in the context of the emerging Staplehurst Neighbourhood Plan.