

MINUTES OF THE MEETING OF STAPLEHURST PARISH COUNCIL
PLANNING COMMITTEE
South Hall, Village Centre
Monday 21st March 2022 at 7.30 p.m.

PRESENT:

Councillors, Buller, Riordan, McLaughlin and Sharp who was in the Chair, McLean (observing) and Parish Clerk, Miss A Smith.

APOLOGIES:

Apologies were received and accepted from Councillor Bowden due to health reasons.

PUBLIC FORUM

Ten residents attended the meeting. Four residents spoke against application 22/501001 and the applicant and one resident spoke in favour. One resident spoke about against application 22/500787.

APPROVAL OF PLANNING COMMITTEE MINUTES:

The minute pages 1588P-1590P of 28th February 2022 were approved and signed by Councillor Sharp and are available at <http://www.staplehurst-pc.uk/community/staplehurst-parish-council-13607/planning-committee/>.

URGENT ITEMS:

None

COUNCILLOR DECLARATIONS:

1. Declarations of Lobbying – Councillors Buller, Riordan, McLaughlin and Sharp all declared they had been lobbied in respect of applications 22/500732, 22/501001, 22/500787 and 22/500739.
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)

22/500787 **5 Butcher Close Staplehurst Kent TN12 0TJ** - Conversion of existing four bedroomed dwelling to 2no. two bedroomed dwellings, including erection of a single storey rear extension and front porches, and erection of 1no. attached one bedroomed dwelling and provision of parking with electric vehicle charging points. Councillors RESOLVED to recommend REFUSAL to the MBC Planning Officer on the following grounds; it is against policies DM9, DM11 and DM23 of the MBC Local Plan in that it does not provide sufficient parking within the curtilage of the dwelling and does not provide sufficient parking anywhere with only two parking places for three dwellings. Councillors also noted that parking on the street is already extremely congested; the application proposes an overintensification of the site which would have a harmful affect the character and amenity of the area and the site will not longer have any reasonable amenity space (garden) proportionate to the building.

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- 22/500971 **The Falcons Clapper Lane Staplehurst Tonbridge Kent TN12 0JS**
Conversion of garage roof, to form ancillary accommodation to main dwelling, with insertion of 1no. side dormer. Councillors RESOLVED to recommend APPROVAL to the MBC Planning Officer with the condition that the building remain within the curtilage of the host property.
- 22/500739 **Land at Former Wild Duck Marden Thorn Marden Kent TN12 9LH -** Erection of 2no. dwellings with associated garaging, parking, amenity, and landscape enhancements. Councillors RESOLVED to recommend REFUSAL to the MBC Planning Officer and request that the application be referred to the MBC Planning Committee were the Planning Officer minded to approve it. Councillors recommend refusal on the following grounds; that the application is against policy PW2 of the Staplehurst Parish Council Neighbourhood Plan and SP17 of the MBC Local Plan in that as development in the countryside it will have a harmful impact on the visual setting and it's surroundings. Additionally they felt that it is against NPPF section 9 and DM5 (2) of the MBC Local Plan as it is not a sustainable site and cannot be made so, there is not even a bus service passing the location. Councillors also wished to support the neighbours comments regarding the concerns from surface water flooding. Finally Councillors commented that they disagree with the applicant that this is a brownfield site.
- 22/500175 **3 Crown Cottages High Street Staplehurst Tonbridge Kent TN12 0AU -**
Erection of pitched roof to existing flat roof garden shed. Councillors RESOLVED to recommend APPROVAL to the MBC Planning Officer.
- 22/500176 **3 Crown Cottages High Street Staplehurst Tonbridge Kent TN12 0AU**
Listed Building Consent for erection of pitched roof to existing flat roof garden shed. Councillors RESOLVED to recommend APPROVAL to the MBC Planning Officer.
- 22/501122 **10 Hurst Close Staplehurst Tonbridge Kent TN12 0BX**
Erection of a single storey front extension, first floor side extension and removal of chimney. Councillors RESOLVED to recommend APPROVAL to the MBC Planning Officer.
- 22/500732 **Weald Cottage Maidstone Road Staplehurst Kent TN12 0RE**
Demolition of existing dwelling and garages, and erection of replacement two storey dwelling and detached double garage and store. Councillors RESOLVED to recommend REFUSAL to the MBC Planning Officer on the following grounds. Whilst Councillors were sympathetic to the application regarding the demolition and rebuild of the main dwelling, they felt that the proposals for the garage remain unacceptable. Specifically it is against policies SP17, DM1, DM30 and DM32 of the MBC Local Plan because of its footprint, height and bulk (which is now larger than the previous application), additionally it's forward position of and angle to the building line of the main dwelling and because of it's close proximity to the front of the property and main road, it would be obtrusive and harmful to the character of the rural setting. Additionally Councillors commented that the proposal for the garage remained against policies 5.28,5.29. 5.30 and 5.31 of the residential extensions SPD, and the NPPF. Councillors felt however, that given the size of the plot, a careful reconfiguration of the site for both the garage and the new house would enable them to be successfully accommodated and still meet the requirements of planning policies.

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22/501001 **Poppy's Day Nursery Headcorn Road Staplehurst Tonbridge Kent TN12 OBU** Erection of 2 no. garden buildings to provide additional childcare and staff training accommodation. After considerable discussion Councillors RESOLVED to submit comments only. Following all representations from both the public and the applicant, Councillors made the following comments; whilst they wish to support a well needed expansion of a local business they also wanted to ensure that the concerns of the neighbours were addressed wherever possible. Specifically, they broadly approve of the proposed buildings but want to ensure that they are fit for purpose in particular around sound and insulation/air conditioning to both protect the users and the residents for excessive noise. They acknowledged the concerns of the residents regarding the 1991 Deed of Grant that gives permission for access to Poppy's, and felt because of the increased usage that the access issues should be appropriately considered to ensure all parties needs are met. They suggested that a Highways Report investigation and report may be of use in respect of the increased vehicular movements in and out of the property and the impact on the highway.

PRIOR NOTIFICATIONS: (for comment/noting)

22/501135 **Overbridge Farm Marden Road Staplehurst Tonbridge Kent TN12 OJH** Prior notification for the change of use of existing agricultural building to 1no dwellinghouse and associated operation development. For its prior approval to: - Transport and Highways impacts of the development - Noise impacts of the development - Contamination risks on the site - Flooding risks on the site - Whether the location or siting of the building makes it otherwise impractical or undesirable for the use of the building to change from agricultural use to C3 (dwellinghouses) - Design and external appearance impacts on the building - Provision of adequate natural light in all habitable rooms of the dwellinghouses. Councillors commented that their previous comments in respect of application 21/503222 for this site remain valid, in that they would like to have seen clear information on the plans regarding parking arrangements and bin storage, along with the proposals for foul waste and gas or oil services. They noted that it is a very narrow access with difficulty of turning. Additionally they commented that the exit from the site onto the Marden Road was a tricky junction where the road has a 60mph speed limit. Councillors also expressed concern that the site is not a sustainable location as it would be entirely reliant on the use of a car. They added that the note and support the comments of the Kent Fire Brigade.

SUBMISSION OF DETAILS: (for comment/noting)

22/501084 **Land Adjacent To Bridge House Couchman Green Lane Staplehurst Tonbridge Kent TN12 ORS** Submission of details pursuant to conditions 2 (details of materials), 3 (landscaping scheme), 5 (boundary treatments and fencing) and 6 (biodiversity enhancement scheme) of application 21/502623/FULL. Councillors NOTED the submission.

22/501102 **Newstead Farm Couchman Green Lane Staplehurst Kent TN12 ORT** Submission of details pursuant to condition 4 (disposal of run-off), condition 5 (external lighting), condition 6 (landscape scheme) and condition 8 (details for a

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scheme for the enhancement of biodiversity) in relation to planning permission 21/506233/FULL. Councillors NOTED the submission.

REPORTED DECISIONS: (for noting)

- 22/500158 **Balfour Winery Hush Heath Estate Five Oak Lane Staplehurst Maidstone Kent TN12 OHT** Prior notification for erection of 1no. agricultural steel portal frame shed/barn. For its prior approval to: - Siting, design and external appearance. MBC APPROVED. Councillors NOTED the decision.
- 21/506871 **Woodland House Winthrop Hall Cranbrook Road Staplehurst Tonbridge Kent TN12 OER** Removal of current secure outside space fencing to rear of property and construction of new 4.2 m high secure fencing with 2 No. escape access doors MBC APPROVED with 3 conditions SPC approved (Min 1584P). Councillors NOTED the decision.
- 21/506299 **The Chase Maidstone Road Staplehurst Tonbridge Kent TN12 ORE** Submission of Details to Discharge Condition 3 - Biodiversity Enhancement scheme and Condition 4 - Landscape scheme subject to 21/503643/FULL. MBC APPROVED. Councillors NOTED the decision.
- 22/500435 **The Willows Chapel Lane Staplehurst Tonbridge Kent TN12 OAN** Notification of works to trees in a Conservation area: T1 (Silver Birch) - Reduce crown by 2m and radial crown by 4m, T2 (Scots Pine) - Fell height to 6ft, T3 (Hawthorn) - Fell, T4 (Sweetgum) - Removal of secondary main stem to nearer ground level and to lift remaining canopy to give 4m ground clearance. MBC NO OBJECTION. Councillors NOTED the decision.
- 21/506828 **The Hop Picking Machine Shed Mathurst Farm Goudhurst Road Staplehurst Kent TN12 OHQ** Demolition of existing agricultural building and erection of single dwelling including access, garage, landscaping and associated works. MBC REFUSED SPC had recommended refusal (Min 1584P). Councillors NOTED the decision.
- 22/500048 **Oaks Farmhouse High Street Staplehurst Tonbridge Kent TN12 OBH** Listed building consent for removal of 3no. existing non conservation style rooflights and replacement with 2no. conservation style rooflights and making good to and repair of roof following removal of 1no. rooflight. MBC APPROVED SPC had recommended approval (Min 1584P). Councillors NOTED the decision.
- 20/501062 Land Off Headcorn Road Staplehurst Kent TN12 ODT**
s73 Application: Variation of Condition 23 to amend the triggers for delivery of the off-site highways works and omit the extension to the 30-mph zone of planning permission 14/505432/FULL - Residential development to provide 167 dwellings. MBC APPROVED SPC had recommended refusal (Min 1822P). Councillors NOTED the decision.

PUBLIC FORUM – A Member of the public raised concerns about some trees on an unadopted area of land at the rear of Butchers Close.

Proceedings ended at 9.15pm.

Chairman.....