

MINUTES OF THE MEETING OF STAPLEHURST PARISH COUNCIL
PLANNING COMMITTEE
held at Staplehurst Village Centre on
Monday 1st December 2014 at 7.00 p.m.

PRESENT: Councillors Ashby, Buller, Gosling, Kemp and Spearink. Ex Officio: Chairman Silkin, Vice Chairman Kelly (from the point indicated in the minutes) and Vice Chairman Burnham who was in the chair.

Parish Clerk: Mr. M J Westwood

APOLOGIES: Councillors Butcher and Green whose reasons for apology were accepted.

APPROVAL OF PLANNING COMMITTEE MINUTES: Minute Page 1186P of 17th November 2014 was approved, signed by Councillor Burnham and made available at http://www.staplehurstvillage.org.uk/minutes_of_the_last_meetings.aspx.

URGENT ITEMS: None.

COUNCILLOR DECLARATIONS:

1. Declarations of Lobbying – Councillor Buller declared she had been lobbied about MA/13/1456. Councillors Buller and Gosling declared they had been lobbied about 14/505078.
2. Declarations of Changes to the Register of Interests – none declared.
3. Declarations of Interest in Items on the Agenda – Councillor Gosling declared an interest in 14/505078 and Councillor Kemp declared an interest in MA/13/1456 but they were deemed non-prejudicial to the discussion.
4. Requests for Dispensation – none requested.

AMENDED DETAILS:

MA/13/1456 **Great Pagehurst Farm, Pagehurst Road TN12 0JD** – Ground based photovoltaic solar farm, access associated works and grid connection. SPC has recommended Refusal (Min 1130P, 1147P, 1175P). Councillors voted with two abstentions to record that the amended information did not change their recommendation of REFUSAL to MBC Planning Committee.

DISCHARGE OF CONDITIONS: (for noting)

14/502948 **Bell Hotel, High Street TN12 0AY** – Conversion of former public house to 4 residential units overall: Removal of Condition 4 (fencing, walling and other boundary treatments) Condition 7 (bin storage). *Councillor Kelly arrived during discussion of this item.* Councillors requested that MBC be advised that the planned measurements for the bin storage area suggested it would be difficult to accommodate the necessary two or three bins per property.

FULL PLANNING APPLICATIONS: (for recommendation)

14/504440 **Great Buttercup Barn, Pristling Lane TN12 0HH** – Changes to fenestration including installation of rooflights to single storey wing and installation of two storey height glazing to North West elevation. Councillors discussed the application with 14/504443. They agreed nem con to advise the MBC Planning Officer that they had NO OBJECTION in principle and hoped that the conservation officer would closely review the application.

- 14/504443 **Great Buttercup Barn, Pristling Lane TN12 OHH** – Listed Building Consent for internal alterations including lowering of ceiling in single storey wing and creation of accommodation in roof space and changes to fenestration, including installation of rooflights to single storey wing and installation of two storey height glazing to North West elevation. Discussed with 14/504440 above.
- 14/505078 **Henhurst Farm, Pinnock Lane TN12 OHD** – Extension to existing farm shop. Councillors observed that they had supported a prior application reference MA/14/0231 and stated that they equally supported this application and recommended APPROVAL to the MBC Planning Officer.
- 14/505471 **33 Surrenden Road TN12 OLY** – Proposed two storey side and single storey rear extension. Councillors agreed that they had NO OBJECTION to the application and made an advisory comment that they wished to see at least two parking spaces on the site.

REPORTED DECISIONS: (for noting)

- MA/13/1633 **Parkwood Stables, Park Wood Lane** - An application for discharge of conditions relating to MA/12/0557 (Use of land for residential purposes involving the stationing of 2 mobile homes, 3 touring caravans and 2 utility blocks with associated parking for two gypsy families and for the keeping of horses) (layout, boundary treatments, access, landscape and ecology MBC REFUSES. SPC had Noted (Min 1145P). Noted by councillors. Councillor Burnham advised that MBC had written to the applicant's agent inviting submission within three months of an application covering the original scheme and issues raised in the discharge of conditions application.
- MA/14/0521 **Maplehurst Paddock, Frittenden Road** – Erection of a steel framed barn for hay and agricultural equipment storage, open-fronted oak frame garage, and replacement and relocation of day/utility room MBC GRANTED with 4 conditions. SPC had recommended Refusal (Min 1163P). Noted by councillors. Councillor Burnham advised that before occupation of the approved utility room the old shed needed to be removed.
- 14/501865 **Annexe Sorrento, Station Road** – Lawful Development Certificate (Existing) – Use of annexe as an independent dwelling MBC LAWFUL; SPC had recommended Approval (Min 1178P). Noted by councillors.
- 14/502849 **The Dairy, Great Pagehurst Farm, Pagehurst Road TN12 OJD** - Prior notification for the design and external appearance of building operations reasonably necessary to the change of use of the building and land within its curtilage into a single residential dwelling MBC APPROVED. SPC not consulted. Noted by councillors. The Clerk explained that 14/502849 and 14/502850 related to physical works agreed by MBC as permissible under legislation without requiring full planning permission and that the principle of development had been covered by prior applications for which the Dairy had at this stage been refused.
- 14/502850 **The Furrow, Great Pagehurst Farm, Pagehurst Road TN12 OJD** - Prior notification for the design and external appearance of building operations reasonably necessary to the change of use of the building and land within its curtilage into a single residential dwelling MBC APPROVED. SPC not consulted. Noted by councillors. Discussed with 14/502849 above.

14/502874 **Leonard Cheshire Disability, Sobell Lodge, High Street** - Deadwood and remove poorly attached regrowths of three mature oak trees and reduce crown of maple tree to give a minimum finished height of 7m and radial crown spread of 3.5m (7m total) MBC RAISES NO OBJECTION. SPC had recommended Approval (Min 1180P). Noted by councillors.

14/503965 **Unit 10 Honeycrest Industrial Park, Lodge Road** - Erection of a detached two storey building, car and cycle parking and associated works (renewal of planning permission MA/11/1791) MBC GRANTED with 8 conditions. SPC had recommended Approval (Min 1184P). Noted by councillors.

Chairman.....

PUBLIC FORUM – No issues were raised.