

MINUTES OF THE MEETING OF STAPLEHURST PARISH COUNCIL
PLANNING COMMITTEE
held at Staplehurst Village Centre on
Monday 4th August 2014 at 7.30 p.m.

PRESENT: Councillors Ashby, Buller, Gosling, Green, Kemp and Spearink. Ex Officio: Vice Chairmen Kelly and Burnham who was in the chair.
Parish Clerk: Mr. M J Westwood

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

APPROVAL OF PLANNING COMMITTEE MINUTES: Minute Pages 1169P-1170P of 21st July 2014 were approved nem con, 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 – none declared.
2. Declarations of Changes to the Register of Interests – none declared.
3. Declarations of Interest in Items on the Agenda – Councillors Buller and Burnham declared interests in 14/0237 but they were deemed non-prejudicial to the discussion.
4. Requests for Dispensation – none requested.

AMENDED PLANS:

14/0237 **Forge House and Maxteds, High Street TN12 0AG** – Refurbishment, extensions and alterations (for comment). SPC has recommended Approval (Min 1153P). Councillors considered the amendments represented improvements and voted nem con to recommend APPROVAL to the MBC Planning Officer.

FULL PLANNING APPLICATIONS:

14/500555 **Meadow Lark Cottage, Pristling Lane TN12 0HJ** – Erection of conservatory (for comment). Councillors voted nem con to recommend APPROVAL to the MBC Planning Officer.

14/500745 **30 Bell Lane TN12 0BB** – Proposed first floor extension (for comment). Councillors voted nem con to recommend APPROVAL to the MBC Planning Officer.

NON-MATERIAL AMENDMENTS:

14/501834 **Fishers Oast Fishers Road Staplehurst Kent TN12 0DD** – following grant of planning permission for MA/13/1580 (demolition of motor vehicle body repair workshop and demolition of 2no. existing dwellings in converted farm buildings; erection of 4no. two-bedroomed dwellings and 2no. three-bedroomed dwellings with associated garaging/parking and landscaping – SPC recommended Approval Min 1127P & 1140P, Decision Min 1156P), Non Material Amendment for slight adjustments in the positioning of external windows and doors, and additional opening of a roof light on the rear of the properties (for noting). Councillors noted the proposed amendment.

14/501923 **Bell Hotel High Street Staplehurst Kent TN12 0AY** – following grant of planning permission for MA/13/1127 (conversion of public house to 4 residential units – SPC recommended Refusal Min 1114P & 1127P, Decision Min 1158P), Non-Material Amendment for reorientation and reorganisation of the external bin store within the existing yard and realignment of fencing to western boundary (for noting). Councillor Burnham advised the meeting that since publication of the agenda the MBC Planning Officer had refused the application for amendment, deciding that the requested amendment was material and would need to be covered by a fresh planning application. Councillors noted this information and requested that a letter be sent to the Planning Officer in support of her decision.

REPORTED DECISIONS: (for noting)

13/1482 **Land at Green Court, High Street** – An application for the erection of one dwelling MBC GRANTED with 13 conditions. SPC had recommended Refusal (Min 1131P). Noted by councillors.

14/0673 **24 Newlyn Drive** – An application for a two storey side extension and part two storey/part single storey rear extension MBC GRANTED with 3 conditions. SPC had recommended Approval (Min 1164P). Noted by councillors.

Chairman.....

PUBLIC FORUM – No items were raised.