

MINUTES OF THE MEETING OF STAPLEHURST PARISH COUNCIL
PLANNING COMMITTEE
held at Staplehurst Village Centre on
Tuesday 7th April 2015 at 7.00 p.m.

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

APOLOGIES: Councillors Burnham and Butcher whose apologies were accepted.

APPROVAL OF PLANNING COMMITTEE MINUTES: Minute Pages 1202P-1203P of 16th March 2015 were approved (Councillors Gosling and Kelly abstaining), 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 15/501528 and 15/501537. Councillor Kelly declared he had been lobbied about 14/506388. Councillor Spearink declared he had been lobbied about 15/501983.
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.

APPEAL LODGED:

14/501185 **Land at George Street, Staplehurst** – Outline application with all matters reserved for a scheme of 22 dwellings comprising 16 houses and 6 flats. MBC REFUSED. SPC had recommended Refusal (Min 1174P & Min 1180P). Councillors asked the Clerk to write to the Inspector to reiterate their reasons for objection.

EIA SCREENING OPINION: (for noting)

15/502168 **Fishers Farm, Fishers Road TN12 ODD** – Development of land at Fishers Farm to accommodate circa 250 houses. Noted by councillors.

FULL PLANNING APPLICATIONS: (for recommendation)

14/506388 **Staplehurst Nurseries, Clapper Lane TN12 OJT** – Construction of rear extension and partial change of use to include restaurant facilities. Councillors commented on arguments for and against the application, expressing both understanding of the noise, litter and traffic issues raised by residents and appreciation of the economic value of the local business. They observed that agricultural, business and residential traffic already used Clapper Lane. They hoped that if noise and litter were found to be linked to the premises then they could be addressed by appropriate owner action. Councillors voted to recommend APPROVAL to the MBC Planning Officer (Councillor Kemp abstaining) and commented that they would wish to see the agreed opening hours respected.

15/501311 **Plot 2 The Wild Duck, Pagehurst Road, Staplehurst** – Minor variations to detached house with associated garaging, access and landscaping (planning permission MA/13/0961 refers – SPC recommended Approval Min 1106P, 1163P & 1169P) - Provision of a second floor within roof space, addition of three small

dormers at rear north elevation, and provision of photovoltaic panels on south facing roof slope of garage building. Councillors voted nem con to recommend APPROVAL to the MBC Planning Officer.

15/501528 **Maplehurst Lane, Frittenden Road** – Change of use of land for the stationing of a mobile home, utility room, stable block and touring caravan for gypsy family (part retrospective). Councillors discussed this application with 15/501537.

15/501537 **Maplehurst Lane, Frittenden Road** – Change of use of land for the permanent stationing of a mobile home, utility room, stable block and touring caravan for a gypsy family (part retrospective). Councillors discussed this application with 15/501528.

Councillors unanimously expressed their concern about proposals 15/501528 and 15/501537, particularly the compounding of local drainage and flooding problems and the overwhelming impact of overintensification on existing residents. They felt that the cumulative impact of the applications was unsustainable and that the proposals would intensify previous piecemeal and irregular development in the countryside in contravention of Maidstone Borough-Wide Local Plan Policy ENV28 and of DCLG Planning Policy C covering sites in rural or semi-rural settings and the need to 'ensure that the scale of such sites does not dominate the nearest settled community' (DCLG Planning Policy for Traveller Sites March 2012). For these reasons they voted nem con to recommend REFUSAL of applications 15/501528 and 15/501537 and asked that they both be reported to MBC Planning Committee.

15/501983 **18 Fletcher Road TN12 0LP** – Erection of rear conservatory. Councillors voted by majority (Councillor Kelly against) to recommend to the MBC Planning Officer REFUSAL of the application due to concern that it would be intensive development that would dominate and cause loss of light to the neighbouring property.

15/502115 **119 Bathurst Road TN12 0NB** – Erection of single and two storey side and rear extension. Councillors voted by majority (four votes to three) to make NO COMMENT.

REPORTED DECISIONS: (for noting)

14/502321 **Tanyard House, High Street** – Conversion of existing outbuilding to residential MBC GRANTED with 6 conditions. SPC had recommended Refusal (Min 1179P). Noted by councillors.

14/503305 **Homeleigh Timber Supplies, Station Road** – Approval of reserved matters of appearance, landscaping, layout and scale for 12no dwellings pursuant to outline planning permission MA/10/0220 for the erection of up to 14no dwellings MBC GRANTED with 11 conditions. SPC had recommended Refusal (Min 1180P & 1195P). Noted by councillors.

14/504649 **KLH House, High Street** – Proposed change of use and conversion from office use (Use Class B1) to form 3 domestic dwellings MBC GRANTED with 6 Conditions. SPC had recommended Refusal (Min 1186P). Noted by councillors. Councillor Green reported that at MBC Planning Committee the planning officer had commented on the absence of an MBC parking policy.

14/505606 **Woodland House, Winthrop Hall, Cranbrook Road** – Remove all deadwood over 25mm in diameter 6no. Oak trees; Remove all deadwood over 25mm in

diameter and crown reduce by approximately 5 metres 1no. Oak tree; Remove all deadwood over 25mm in diameter and crown reduce by approximately 7 metres 1no Oak tree; Fell to ground level 3no Ash trees MBC GRANTED with 3 conditions. SPC had recommended Approval (Min 1191P). Noted by councillors.

- 14/505872 **Adjacent to Iden Grange, Cranbrook Road** – Conversion of timber-framed Kentish barn to form single dwellinghouse, demolition of associated barns and erection of timber 2-bay car garage/wood store MBC GRANTED with 9 Conditions. SPC had recommended Approval (Min 1190P). Noted by councillors.
- 14/506405 **Unit 2 Honeycrest Industrial Park, Lodge Road** – An application for a Certificate of Lawful Development for a proposed use being the carrying out of MOT testing MBC APPROVED. SPC had Noted (Min 1198P). Noted by councillors.
- 15/500152 **Clarkes Farm, Five Oak Lane** – Replacement of dilapidated 1987 timber conservatory with similar construction but of high quality MBC APPROVED with 2 conditions. SPC had recommended Approval (Min 1195P). Noted by councillors.
- 15/500178 **Great Pagehurst Farm, Pagehurst Road** - Prior notification for the change of use of the Dairy to a dwelling house - For its prior approval to: - Transport and Highways impacts of the development. - Contamination risks on the site. - Flooding risks on the site. - Noise impacts of the development. - Whether the location or siting of the building makes it otherwise impractical or undesirable for the use of the building to changes as proposed. - Design and external appearance impacts on the building MBC GRANTED with 1 condition. SPC not formally consulted but had expressed concern about the proposal (Min 1178P & 1196P). Noted by councillors.
- 15/500185 **Clarkes Farm, Five Oak Lane** – Listed Building Consent for replacement of dilapidated 1987 timber conservatory with similar construction but of high quality MBC APPROVED with 2 conditions. SPC had recommended Approval (Min 1195P). Noted by councillors.
- 15/500410 **Forge House and Maxteds, High Street** – Change of use from A2 to D1 including internal and external alterations MBC GRANTED with 5 conditions. SPC had recommended Approval (Min 1198P). Noted by councillors.
- 15/500700 **The Bungalow, Lindridge Lane** – Tree preservation Order – required reduction of 10x multi-stem coppice third party trees. This will involve section felling up to 50% of the front leaning stems back to the coppice MBC GRANTED with 1 Condition. SPC had recommended Approval (Min 1199P). Noted by councillors.
- 15/500736 **Singleton, Station Road** – Single storey side extension MBC GRANTED with 3 conditions. SPC had recommended Approval (Min 1199P). Noted by councillors.

Chairman.....

PUBLIC FORUM – Before the meeting the applicant of 14/506388 described the evolution of the business to a position where today it employed 30 people. He advised that as well as seeking to create a rear extension he planned to relocate the zip-wire further away from the road. Two residents of Clapper Lane spoke about their concerns relating to noise, traffic, litter and the condition of Clapper Lane.