

MINUTES OF THE MEETING OF STAPLEHURST PARISH COUNCIL  
PLANNING COMMITTEE

held at South Hall, Staplehurst Village Centre on  
Monday 24<sup>th</sup> June 2019 at 7.00 p.m.

**PRESENT:** Councillors Bowden, Buller, Chapman, Forward, Lain-Rose, Langmaid, Thomas and Sharp who was in the Chair. Ex Officio: Chairman Riordan.  
Parish Clerk: Mr MJ Westwood

**APOLOGIES:** None as all were present.

**APPROVAL OF PLANNING COMMITTEE MINUTES:** Minute Pages 1434P-1437P of 3<sup>rd</sup> June 2019 were approved, signed by Councillor Sharp and made available at <http://www.staplehurst-pc.uk/community/staplehurst-parish-council-13607/planning-committee/>.

**URGENT ITEMS:** Councillors AGREED to take one item of urgent business relating to application 19/500705 Hen & Duckhurst Farm to be discussed at MBC Planning Committee on 27/06/19.

**COUNCILLOR DECLARATIONS:**

1. Declarations of Lobbying – Councillors Buller and Riordan declared they had been lobbied about 19/502556. Councillors Bowden and Riordan declared they had been lobbied about 19/500705. Councillors Bowden and Buller declared they had been lobbied about 19/502669. Councillor Bowden declared he had been lobbied about 19/502657. Councillor Buller declared she had been lobbied about 19/501650, 19/502397 and 19/502851.
2. Declarations of Changes to the Register of Interests – none declared.
3. Declarations of Interest in Items on the Agenda – Councillor Chapman declared a non-pecuniary interest in 19/502556 and 19/502881 and said he would abstain from the votes. Councillor Sharp declared a non-pecuniary interest in 19/502881 and said she would abstain from the vote.
4. Requests for Dispensation – none requested.

**AGREED URGENT ITEMS:**

19/500705 **Hen & Duckhurst Farm, Marden Road TN12 OPD** – Notification of discussion at MBC Planning Committee 27/06/19. Councillor Buller volunteered to speak on behalf of the Parish Council against the Planning Officer's recommendation to remove planning condition 20 relating to site working hours. Councillors Bowden and Riordan said they would also attend the meeting. Councillors expressed major concern about the number of reported incidents of disregard for planning conditions, which they wished to bring to MBC Planning Committee's attention.

**APPEAL NOTIFICATION:** (for noting/ further comment)

18/503495 **Thorford Hall Farm, Goudhurst Road TN12 OHQ** – Construction of new access at Thorford Hall Farm including the change of use of land from agricultural to residential for the provision of that access SPC had recommended Refusal (Min 1391P, 1406P). Councillors NOTED that the appeal would be determined on the basis of written representations. They RESOLVED to add to their original comments an endorsement of MBC's statement that the proposed vehicular access would harm the amenities of the neighbouring occupier of Bathurst Farm through noise disturbance, general activity and light intrusion resulting from the siting of the access and increase in vehicular traffic, contrary to policies DM1 of the Maidstone Local Plan 2017 and policies in the NPPF.

**FULL PLANNING APPLICATIONS:** (for recommendation)

19/501650 **The Three Sons, Park Wood Lane Parallel Track TN12 ODF** – Change of use of land to residential for two gypsy traveller families, including the siting of 2no. static

caravans, 2no. touring caravans and erection of a stable/utility block, with parking for four vehicles, associated hardstanding and infrastructure (retrospective). Whilst sympathetic to the family circumstances, Councillors felt that their objections to the previous application for the site (18/503844, Min 1395P) and MBC's reasons for refusal of it remained pertinent and particularly that the development's urbanising impact on the countryside was contrary to Staplehurst Neighbourhood Plan policy PW2. RESOLVED: recommend REFUSAL to the MBC Planning Officer.

- 19/502397 **Land to the South of The Gables, Marden Road TN12 OPE** – Erection of a replacement barn. Councillors felt the application did not demonstrate the need for the proposed enlarged replacement/conversion. They also felt that the reasons for refusal of previous applications (most recently 18/502553), of which replacement storage formed part, remained valid. They expressed support for the objections dated 10/06/19 made by the neighbour of the property. RESOLVED: recommend REFUSAL to the MBC Planning Officer.
- 19/502556 **46 Jeffery Close TN12 OTH** - Minor material amendment to condition 2 of 18/500579/FULL (Demolition of existing conservatory and side porch. Erection of front porch, two storey side and single storey rear extension and external alterations (Resubmission of 17/505563/FULL) with additional new parking space and dropped kerb) to allow alterations to boundary fence, including installation of a gate. Notwithstanding a neighbour's objection, Councillors observed that similar fencing was in place across the road from the property and that use of the gate was described as 'not habitual'. RESOLVED: recommend APPROVAL to the MBC Planning Officer.
- 19/502508 **10 Gybbon Rise TN12 OLT** – Erection of wooden summer house in rear garden. RESOLVED: recommend APPROVAL to the MBC Planning Officer.
- 19/502610 **3 The Parade TN12 OLA** – Installation of an ATM through glass to the far-right hand side of the shop front (retrospective). RESOLVED: recommend APPROVAL to the MBC Planning Officer.
- 19/502611 **3 The Parade TN12 OLA** – Advertising Consent for 1no. internally illuminated 'Free Cash Withdrawals' sign above ATM, with blue LED halo illumination to surround and integral illumination and screen to the ATM fascia. RESOLVED: recommend APPROVAL to the MBC Planning Officer.
- 19/502657 **Iden Park, Cranbrook Road TN12 OES** – Erection of two side extensions to existing agricultural barn. RESOLVED: NO OBJECTION provided that the agricultural need was demonstrated to the Planning Officer's satisfaction.
- 19/502881 **100 Bathurst Road TN12 OLJ** - Demolition of existing garage and alterations to access and driveway. Erection of part single, part two storey front and side extension and part single, part two storey rear extension with internal alterations. RESOLVED: recommend APPROVAL to the MBC Planning Officer.

**LAWFUL DEVELOPMENT CERTIFICATE:** - (for noting/comment)

- 19/502291 **11 Gybbon Rise TN12 OLT** – for the proposed erection of entrance porch and cloakroom (see reported decisions). Councillors NOTED that MBC had approved the application.
- 19/502753 **Kingsbrooke, Cranbrook Road TN12 OEU** – for the proposed creation of a new access across existing drainage ditch with improved surface drainage. Councillors NOTED that MBC had refused the application.

**PRIOR NOTIFICATION:** (for noting/comment)

- 19/502669 **The Hop Picking Machine Shed, Mathurst Farm, Goudhurst Road TN12 0HQ** - for proposed change of use of agricultural building to 2no. residential dwellings and associated operational development. 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 change as proposed - Design and external appearance impacts on the building. Councillors felt that more information was needed about: vehicle access to the properties, notably for the second house; how the development's design and appearance could be made consistent with the setting (e.g. use of agricultural rather than close-board fencing); access to residential amenities. They commented that the upper-level window facing neighbouring Mathurst Farm could be repositioned to help respect the privacy of neighbours. They concluded that the proposal should be subject to a full planning application to cover the details and that they would expect to be consulted.

**SUBMISSION OF DETAILS:** (for noting/comment)

- 19/502688 **Land North of Headcorn Road TN12 0DT** – Part discharge of Conditions for phase 2 (Plots 17-167) Condition 2 (details of proposed slab levels), Condition 7 (surface water drainage strategy) and Condition 16 (details of on-site and off-site foul water drainage) subject to 14/505432. Councillors wished to see clearer information about the direction of discharge and the off-site treatment of drainage and confirmation from Southern Water that the proposed measures would work.
- 19/502851 **Fields North of 43 Marden Road TN12 0PD** – to discharge Condition 2 – Sustainable Drainage Scheme, Condition 3 – Verification Report, Condition 4 – Details of laying out/equipping of Play Area and Condition 5 – Details of timing implementation of Pedestrian/Cycle Links subject to 17/506306. Councillors wished to see clearer information about the direction of discharge and the off-site treatment of drainage and confirmation from Southern Water that the proposed measures would work.

**TREE WORKS:**

- 19/502680 **1 Surrenden Court, High Street TN12 0EZ** – TPO application to crown reduce 1no. Macracarpa tree by approximately 4-5 metres to a final height of approximately 12m and shape. Councillors were content for the decision to be left to the MBC Tree Officer.
- 19/502895 **Eccleston House, Old Rectory Lane TN12 0AF** – Conservation Area notification: 1x Yew – remove dead branches and crown lift to allow 5m clearance. Councillors were content for the decision to be left to the MBC Tree Officer.
- 19/502993 **White Willows, High Street TN12 0BL** – Trees in Conservation Area notification: Tree 2 (Fir) – reduce from 40m by 6m – 9m to same height as Tree 1 (Fir) (8m top section snapped and fell into the garden and adjoining footpath was originally 40m), Tree 3 (Fir) – snapped at base. Tree 4 (Fir) – height 10m – reduce by 2m. Councillors were content for the decision to be left to the MBC Tree Officer.

**VARIATION OF CONDITION:** (for comment/noting)

- KCC/TW/0109/2019 **Knoxbridge Farm, Knoxbridge, Frittenden TN17 2BT** – Section 73 application to vary condition 2 of planning permission TW/15/504981, as amended by

TW/15/508499 and TW/18/3830, to alter the design and layout of the approved anaerobic digestion scheme. NOTED by Councillors.

**REPORTED DECISIONS:** (for noting)

- 19/501791     **Lingfield, Lindridge Lane** - Erection of a new two-storey detached 3-bed chalet bungalow & detached double garage MBC REFUSED. SPC had recommended Refusal (Min 1762). NOTED by Councillors.
  
- 19/501867     **South Surrenden Manor, High Street** - TPO application to fell one Fir tree with large wound; re-pollard one Lime tree due to the large cavity in the crown MBC GRANTED with 2 conditions. SPC had recommended Approval (Min 1432P). NOTED by Councillors.
  
- 19/501679     **1 Stanley Close** – Retrospective application for a change of use of land to residential garden lane MBC GRANTED. SPC had recommended Approval (Min 1432P). NOTED by Councillors.
  
- 19/501764     **Faith Cottage, Clapper Lane** – Change of use of existing stable building to use as a holiday let MBC GRANTED with 5 conditions. SPC had recommended Refusal (Min 1432P). NOTED by Councillors.
  
- 19/501960     **5 Stanley Close** – Proposed single storey front, side and rear extension MBC GRANTED with 3 conditions. SPC had raised No Objection (Min 1763). NOTED by Councillors.
  
- 19/501967     **The Falcons, Clapper Lane** – Conversion of existing garage roof to form ancillary residential accommodation to the main dwelling. Insertion of dormer window and external staircase MBC GRANTED with 4 conditions. SPC had recommended Approval (Min 1763). NOTED by Councillors.
  
- 19/502122     **9 Hanmer Way** – Erection of single storey rear extension, part conversion of existing garage into habitable space, insertion of roof lights and alterations to rear doors and windows MBC GRANTED with 3 conditions. SPC had recommended Approval (Min 1763). NOTED by Councillors.
  
- 19/502208     **Tree South of Little Orchard, Chapel Lane** - Conservation area notification for 2 Hawthorn trees (T1 on sketch) to be cut back/pruned to a finishing dimension of 15 ft by 15 ft MBC raised NO OBJECTION. SPC had recommended Approval (Min 1435P). NOTED by Councillors.
  
- 19/502291     **11 Gybbon Rise** – Lawful Development Certificate for the proposed erection of entrance porch and cloakroom MBC APPROVED (see LDC section above). NOTED by Councillors.

Chairman.....

**PUBLIC FORUM** – Before the meeting applicants spoke on applications 19/501650, 19/502556, 19/502508 and 19/502881. A resident commented on the inconvenience caused to residents by out-of-hours working at Hen & Duckhurst Farm. Borough Councillor Perry said that he had lobbied members of MBC Planning Committee to seek retention of the Hen & Duckhurst Farm planning condition 20 which covered working hours.