

# STAPLEHURST PARISH COUNCIL PLANNING MEETING MINUTES 18<sup>TH</sup> DECEMBER 2023

## **Public Forum**

Residents raised a number of points.

23/505361 – Iden Manor Nursing Home

Not against, but three areas of significant concern

- i. Long term flooding concerns – this application will only make it worse. Nursing Home has not maintained water system and what was previously a nature reserve is now underwater, This application will make more flooding in the area.
- ii. Access – The road is also used by a Farm and NHS services – issues raised by the Police
- iii. Light pollution / dark skies – will light “shrouds” to reduce light pollution

23/505445 – Newstead Farm

Have listen to previous comments and liaised neighbours, seeking properties for the family who already live on the farm.

23/504626 Land at Headcorn Rd

Previous applications turned down, adjacent to the nature reserve, concerns on access will be overlooking properties in the area

23/505302 - Free Church

Request for solar panels and battery, this would help reduce the ongoing energy costs and have recently received a grant from MBC. Will not be seen from Road or by neighbours.

**Present:** Cllrs Sharp, Pett, Ash, Arger, Mclaughlin, Eerdeken and The Clerk

**Apologies:** Cllr Farragher and Mrs Buller – Non Councillor non-voting resident adviser.

**APPROVAL OF PLANNING COMMITTEE MINUTES:** Minute Pages **1711P-1715P** of 27<sup>th</sup> November 2023 available at: <http://www.staplehurst-pc.uk/community/staplehurst-parish-council-13607/planning-committee/>

Cllr Eerdeken proposed and Cllr Sharp seconded to approve the minutes of the 27<sup>th</sup> November 2023, agreed unanimously. Duly signed by the Chairman.

**URGENT ITEMS:** Only for items which require a decision before the next meeting on 15<sup>th</sup> January 2024. Item to be agreed first, and then not discussed until “Agreed Urgent Items” after Councillor Declarations.

**COUNCILLOR DECLARATIONS** regarding items on the Agenda: -

1. Declarations of Lobbying. - NA
2. Declarations of Changes to the Register of Interests – NA
3. Declarations of Interest in Items on the Agenda - NA.

Signed by Chairman.....Date.....

## 4. Requests for Dispensation - NA

**AGREED URGENT ITEMS: NA****FULL PLANNING APPLICATIONS:** (for comment/recommendation)

23/504923 **Rabbit Farmhouse, Goudhurst Road TN12 0HQ** - Erection of an oak framed greenhouse.

Following a debate Cllr Arger proposed and Cllr Pett seconded to recommend to APPROVE the application and DO NOT REQUEST that the application is reported to Planning Committee – agreed unanimously.

23/505317 **Courtyard House, Goudhurst Road TN12 0HQ** - Section 73 - Application for removal of condition 9 (building not to be demolished) pursuant to 23/500556/FULL for - Conversion of the barn and garage and the construction of a link to create a single dwelling, together with demolition of stable block, removal of hardstanding and equestrian menage and provision of car parking and landscaping. (revised scheme to 21/503017/FULL).

Following a debate Cllr Arger proposed and Cllr Mclaughlin seconded to recommend to APPROVE the application and DO NOT REQUEST that the application is reported to Planning Committee – agreed unanimously.

23/505445 **Newstead Farm Couchman Green Lane TN12 0RT** - Demolition of existing agricultural barn and erection of 3no. residential dwellings and detached garage with associated parking, landscaping and ecology enhancements.

Following a debate which highlighted there is an approved application to convert the barn to three dwellings but this application is very similar to the previous applications that have been turned down. Councillors commented that they fully supported the comments made by the MBC Planning Officer in the decision for the previous application, 21/501116, and also noted the objections raised by the Environment Agency to that same application. They felt that the current application 21/506697 had not been amended sufficiently to alleviate these concerns.

**Meeting closed**

A resident emphasised that the current occupants will be the new occupants of the properties – so no increase in traffic movement and from a sustainability point of view – it is the same.

**Meeting re-opened**

Some felt that the agricultural value is limited as the site is already used by the occupants and that the sustainability arguments fall away as well.

Cllr Eerdeken's proposed and Cllr Ash seconded to approve the application; For 2, against 3, and 1 abstained.

Cllr Arger proposed and Cllr Sharp seconded to recommend to refuse the application; Agreed majority For 3, Against 2 and 1 abstained therefore the application is REFUSED and REQUEST that the application is reported to the Planning Committee for the planning reasons set out below. The application is against policies;

- NPPF chapter 9 paragraphs 102 – 104 and 108-110 as it does not promote sustainable transport and occupiers will be entirely dependent on the car
- SP17 of the MBC Local Plan - Countryside
- DM1 of MBC's Local Plan as it is remote from local infrastructure and the site lies within Flood Zone's 2 and 3
- PW2 of the Staplehurst Neighbourhood Plan by proposing development within the countryside.

Signed by Chairman.....Date.....

- It is not needed as a windfall site and is not a preferred site under the current consultation for the new MBC Local Plan;
- note that the site is of significant ecological value, with particular reference to birds and hedgehogs, and feel that development would cause irreparable damage.

**(A Parish Cllr will attend MBC Planning Committee to speak)**

**23/505361 Iden Manor Nursing Home Cranbrook Road TN12 0ER** - Erection of a four storey 70-bedroom nursing home (use Class C2) with 18 parking spaces, sustainable urban drainage and associated works.

Following a debate which highlighted a range of concerns;

- Flooding in the area already – need a flood plan
- Access / traffic is a concern as it is linked to a NHS property and a farm
- Support police concerns
- Lighting is a concern – dark skies and ecological issues.
- The design appears over intensification and the windows are too high for residents in chairs too see out of.

Cllr Sharp proposed and Cllr Ash seconded to recommend the application is REFUSED and REQUEST That the application is reported to the Planning Committee for the planning reasons set out below. The application is against Policies

- DM1 of MBC's Local Plan as it is remote from local infrastructure and the site is prone to flooding
- DM30 of MBC's Local Plan – design principles in the countryside
- note that the site is of significant ecological value, with particular reference to birds, and feel that development would cause irreparable damage.
- Concerns about light pollution
- Support the comments made by the Police

Agreed unanimously

**(A Parish Cllr will attend MBC Planning Committee to speak)**

**LISTED BUILDING CONSENT: (for comment and/or noting)**

**23/505506 Bounds End Farm Goudhurst Road TN12 OHQ** - Listed Building Consent for demolition of existing 20th Century front brick porch and erection of a replacement brick/oak frame front porch.

Following a debate Cllr Arger proposed and Cllr Ash seconded not to comment but recommend to refer to the Conservation Officers expertise.

**OUTLINE APPLICATION: (for comment and/or noting)**

**23/504626 Land at Headcorn Road TN12 0BU** - (with all matters reserved except access) for the demolition of existing outbuildings, erection of 3no. dwellings and 2no. car barns with associated parking.

Following a debate which highlighted

1. The existing access is a field gate and is very close to the Long Strakes access opposite. SPC also know that vehicles exceed the 30mph speed limit on this section of the Headcorn Road. (SID data)
2. Most of this land for the new houses is agricultural. Homes along Slaney Road purchased extra land many years ago to add to their curtilage.
3. This land is next to land in the Call for Sites which was not accepted because of being in the Low Weald Landscape of Local Value. Encroaching on to this site could lead to the rest of this field getting permission for development. (Stanley Farm).

Signed by Chairman.....Date.....

4. Consider the valid reasons for Land at Home Farm being refused as the Planning Officer considered that Redrow and Pile Lane were the edge of development quoting E1 of SPC Neighbourhood Plan. Millfield House is at present the current edge of that side of the Headcorn Road.
5. All the houses on that side of the Headcorn Road from Slaney Road Junction up to Millfield House DO NOT have vehicular access on to the Headcorn Road for very good safety reasons. They have an existing access road along the rear from Slaney Road.
6. Concern was raised about an outline application on a site that has been turned down before

Cllr Arger proposed and Cllr Sharp seconded to recommend the application is REFUSED and REQUEST that the application is reported to the Planning Committee for the planning reasons set out below.

- E1 of SPC Neighbourhood Plan.
- DM30 of MBC's Local Plan – design principals in the Countryside
- Concerns about access onto the Headcorn Rd opposite Long Strikes Rd.
- Encroaching on to this site would impact on the Low Weald Landscape of Local Value

Agreed unanimously

### **PRIOR NOTIFICATION:**

23/505302 **Staplehurst Free Church, Station Road TN12 0QQ** - for the installation of 30 solar panels on the roof south slop of church building.

Following a debate Cllr Sharp proposed and Cllr McLaughlin seconded to recommend that the application is APPROVED but DO NOT REQUEST the application is reported to Planning Committee – Agreed unanimously

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

23/505443 **22 Bell Lane TN12 0BA** - Submission of details to discharge condition 5 (landscape scheme) of planning application 23/504419/FULL.

The plan specifies 'A double staggered row of whips and transplants at least 60cm tall planted at 600mm centres with the rows 600mm apart comprising a mix similar to.

The standard as far I can see from native hedging retailers is: - These plants should be planted in rows with 3-7 per meter. (Even at 3 per meter that is 33cm (330mm) apart).

We request to get a thick quality hedge these should be planted using 7 plants per meter in a double row? Set each plant 11'/28cm apart in each row with 40cm between the rows.

### **TREE WORKS:**

23/505328 **Sobell Lodge, Leonard Cheshire Disability, High Street TN12 0BJ** - Conservation Area Notification: T2 Oak - Reduce lowest southerly limb by 4-5m, lift crown by approx. 5m to leave approx. 8m residual radius to the crown all round. T3 Oak - reduce crown, removing up to 3m off the north and west crown and approximately 1m off the south and east crown to form a balanced appearance. All pruning will be back to established secondary branches. Reduce the northern and western aspects of the crown by approx. 3m. Reduce the southern and eastern aspects by approximately 1m. Height of neither tree will be affected. T3 will have a residual crown radius of approximately 4m after pruning.

Signed by Chairman.....Date.....

Following a debate Cllr Arger proposed and Cllr Ash seconded to note the excessive level of work proposed and refer to the Tree Officers expertise

23/505411 **Brightwell House, Old Rectory Lane TN12 OAF** -TPO Application to reduce one horse chestnut tree from 60ft to approximately 10ft.

Following a debate Cllr Arger proposed and Cllr Ash seconded to note the excessive level of work proposed and refer to the Tree Officers expertise

23/505195 **16 Lime Trees Staplehurst TN12 OSS** - TPO Application (TPO 12 of 1996) - for crown reduction of one Oak tree by 2.5m to height of 12.5m and reduce spread by 2.5 m to 12.5m.

Following a debate Cllr Arger proposed and Cllr Ash seconded to note the excessive level of work proposed and refer to the Tree Officers expertise

**DECISIONS:** Noted

- 23/504285 **Land South of Sherenden Lane, Marden** - Creation of 3no. nature conservation ponds for Great Crested Newts under Natural England's District Level Licensing Scheme. MBC GRANTED with 3 conditions. SPC had recommended Approval (Min 1704P).
- 23/504419 **22 Bell Lane TN12 OBA** - Erection of a replacement garage and creation of a dropped kerb, with associated new hardstanding, fencing and soft landscaping. MBC GRANTED with 6 conditions. SPC had recommended Approval (Min 1704P).
- 23/504554 **Green Court, High Street TN12 OAP** - Erection of rear conservatory. Erection of a rear conservatory. MBC GRANTED with 2 conditions. SPC had recommended Approval (Min 1707P).
- 23/504555 **Green Court Cottage, High Street TN12 OAP** – Listed Building Consent for the erection of a rear conservatory. SPC GRANTED with 4 conditions. SPC had recommended Approval (Min 1705P).
- 23/504556 **Green Court Cottage, High Street TN12 OAP** - Erection of a rear conservatory. MBC GRANTED with 2 conditions. SPC had recommended Approval (Min 1708P).
- 23/504557 **Green Court Cottage, High Street TN12 OAP** – Listed Building Consent for the erection of a rear conservatory. SPC GRANTED with 4 conditions. SPC had recommended Approval (Min 1705P).
- 23/504541 **Clarkes Farm Five Oak Lane TN12 OHX** - Listed Building Consent for installation of secondary glazing to 3no. ground floor and 2no. attic windows to improve thermal insulation of property. MBC GRANTED with 2 conditions. SPC had recommended Approval (Min 1708P).
- 23/504976 **8 Surrenden Road TN12 OLX** -Erection of a first-floor side extension and replacement of duo pitched roof over entrance and garage with a mono pitched roof. GRANTED with 3 conditions. SPC had recommended Approval (Min 1714P).
- 23/504016 **Crossway Five Ash Lane, TN12 OJA** - Retrospective change of use of land from agricultural to residential garden land, and proposed erection of a single storey ancillary accommodation and a single garage. GRANTED with 6 conditions. SPC had recommended Approval (Min 1707P).

Signed by Chairman.....Date.....

22/502233 **Land South of South Cottage, TN120JY – APPEAL** Creation of a new vehicular access. DISMISSED, SPC had recommended refusal (Min 1607P 1622P 1671P)

23/504688 **8 Newlyn Drive TN12 ODA** Conversion and extension to existing garage, including infill between garage and existing house. GRANTED with 4 conditions. SPC had recommended Approval (Min 1708P).

Meeting closed.....

Signed by Chairman.....Date.....