

MINUTES OF THE MEETING OF STAPLEHURST PARISH COUNCIL
PLANNING COMMITTEE
held at Staplehurst Village Centre on
Monday 19th October 2015 at 7.00 p.m.

PRESENT: Councillors Ashby, Buller, Gosling and Spearink. Ex Officio: Chairman Silkin and Vice-Chairman Burnham who was in the chair.

Parish Clerk: Mr. M J Westwood

APOLOGIES: Councillors Butcher, Claridge, Kelly and Kemp whose apologies were accepted.

APPROVAL OF PLANNING COMMITTEE MINUTES: Minute Pages 1229P – 1230P of 5th October 2015 were approved, signed by Councillor Burnham and made available at http://www.staplehurstvillage.org.uk/minutes_of_the_last_meetings.aspx.

URGENT ITEMS: Councillors agreed to take two items of urgent business relating to correspondence concerning application 15/507124 Stanley Farm and to development at Aydhurst Farm.

COUNCILLOR DECLARATIONS:

1. Declarations of Lobbying – Councillors Buller and Burnham declared they had been lobbied about Stanley Farm. Councillor Buller declared she had been lobbied about 15/507896.
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.

AGREED URGENT ITEMS:

15/507124 *Councillor Burnham closed the meeting to allow a contribution from a member of the public* who invited members of the Parish Council to attend a meeting to be arranged by residents to discuss how they would submit their views to MBC Planning Committee. *After Councillor Burnham reopened the meeting* councillors agreed to accept the invitation, with attendance to be decided on receipt of details of meeting time and place.

Aydhurst Farm: Councillor Spearink said that an apparently unauthorised building had been erected at Aydhurst Farm. Councillors noted that the MBC Enforcement Officer was dealing with the case and had been advised that a planning application would be submitted shortly.

FULL PLANNING APPLICATIONS: (for recommendation)

15/507343 **Tallow Barn, Fitzgerald Close TN12 0FD** – Conversion of existing barn to residential. Councillors voted to recommend APPROVAL to the MBC Planning Officer.

15/507990 **Reed House, Pagehurst Road TN12 0JE** – Proposed replacement front porch and front material change. Councillors voted to recommend APPROVAL to the MBC Planning Officer.

15/508066 **Former Bell Inn, High Street TN12 0AY**- Removal of condition 7 of 14/0611 (An application for the erection of 6No. dwellings (re-submission of MA/13/1887)) – scheme withdrawn and no longer required. Councillors agreed that they had NO OBJECTION to the proposal.

LAWFUL DEVELOPMENT CERTIFICATE: (for noting)

15/507896 **44 Corner Farm Road TN12 OPS** – (Proposed) for the erection of timber outbuilding. Councillors noted that no objections from neighbours had been received and duly noted the proposal.

NON-MATERIAL AMENDMENT: (for noting)

15/508081 **Former Bell Hotel, High Street TN12 OAY** - Plots 1-3: Fan lights removed from above doors and french windows. Dropped head of ground floor windows. Added brick soldier detail over all ground floor openings. Added horizontal glazing bar to all windows and doors. Plots 4 & 5: Removed canopies above entrance doors. Removed fan lights from above entrance doors. Reduced height of bay window. Added brick soldier detail to openings on front elevation. Added horizontal glazing bar to all windows and doors. Plot 6: Moved front entrance door 500 mm. Added horizontal glazing bar to front doors and windows. Garage reduced from 4 bay to 2 bay garage. (relates to original application reference: 14/0611). Noted by councillors.

15/508139 **10 Newlyn Drive TN12 ODA** - to changes to roof of conservatory approved under planning application 15/504902. Noted by councillors.

PRIOR NOTIFICATION: (for noting)

15/507453 **Oakhurst Orchard, Pagehurst Road** – for the change of use of an agricultural building to two dwellings (Use Class C3). Noted by councillors.

REPORTED DECISIONS: (for noting)

15/503957 **Woodside, Cork Lane** – Lawful Development Certificate (existing) – for use of land as residential garden MBC REFUSED. SPC had Noted (Min 1212P). Noted by councillors.

15/505947 **43 Church Green** – Lawful Development Certificate (Proposed) to build a large first floor dormer on the rear of the property to replace small existing dormer MBC APPROVED. SPC had Noted (Min 1224P). Noted by councillors.

15/506318 **Chestnut Avenue** – TPO application to 2no. Horse Chestnut – Fell, 15no. Horse Chestnut – Footpath crown lifted to 3m and highway clearance crown lifted to 6m MBC GRANTED with 3 conditions. SPC had requested further information re tree felling (Min 1222P). Noted by councillors. Councillor Buller asked for sight of the further information.

15/506413 **5 Butcher Close** – Division of an extension to an existing dwelling into a separate dwelling MBC GRANTED with 3 conditions. SPC had made No Objection (Min 1224P). Noted by councillors.

Chairman.....

PUBLIC FORUM – No items were raised.