

MINUTES OF THE MEETING OF STAPLEHURST PARISH COUNCIL  
PLANNING COMMITTEE  
held at Staplehurst Village Centre on  
Monday 1<sup>st</sup> February 2016 at 7.00 p.m.

**PRESENT:** Councillors Ashby, Buller, Claridge, Gosling and Spearink. Ex Officio: Chairman Silkin and Vice-Chairmen Kelly and Burnham who was in the chair.  
Parish Clerk: Mr. M J Westwood

**APOLOGIES:** Councillor Butcher whose apology was accepted.

**APPROVAL OF PLANNING COMMITTEE MINUTES:** Minute Page 1245P of 18<sup>th</sup> January 2016 was approved, signed by Councillor Burnham and made available at [http://www.staplehurstvillage.org.uk/minutes\\_of\\_the\\_last\\_meetings.aspx](http://www.staplehurstvillage.org.uk/minutes_of_the_last_meetings.aspx).

**URGENT ITEM:** Councillors agreed to take one urgent item relating to Parish Council representation to cover planning application 13/1456 Great Pagehurst Farm at the meeting of MBC Planning Committee on 4<sup>th</sup> February.

**COUNCILLOR DECLARATIONS:**

1. Declarations of Lobbying – Councillor Buller declared she had been lobbied about the agreed urgent item and 15/503884.
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.

**URGENT ITEM:** Councillor Buller volunteered to attend the meeting of MBC Planning Committee on 4<sup>th</sup> February to speak on behalf of the Parish Council about planning application 13/1456 Great Pagehurst Farm, which was AGREED by Councillors with thanks.

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

There were none.

**REVISED DETAILS:** (for comment)

15/503884 **Land at Pullen Farm, Staplehurst Road, Frittenden** – Use of the land to provide a solar farm and its enclosure by fencing; with the erection of solar panels, along with the provision of associated transformers, switch gear housing and a substation. SPC had previously recommended REFUSAL (Min 1217P, 1225P). Councillors voted by majority of four votes to three that the revised details did not change their recommendation of REFUSAL to MBC Planning Committee.

**DCLG PUBLIC CONSULTATION:** (for comment)

Further to Full Council decision of 21<sup>st</sup> December 2015 (Min 1492) - to consider and comment on proposed changes to the National Planning Policy Framework including:

- Broadening the definition of affordable housing
- Increasing the density of development around commuter hubs
- Supporting sustainable new settlements and helping development on brownfield land and small sites
- Helping the delivery of housing allocated in plans
- Promoting and aiding the delivery of starter homes

Councillors discussed the questions in the DCLG 'Consultation on proposed changes to national planning policy' published at <https://www.gov.uk/government/consultations/national-planning->

[policy-consultation-on-proposed-changes](#). They commented on several questions as follows: (1) they felt the proposal to amend the definition of affordable housing in national planning policy could aggravate the shortage of available affordable housing; (3-5) they noted that Staplehurst did not fall within the proposed definition of a commuter hub; (6) they agreed that national planning policy should provide greater policy support for new settlements by ensuring there is help to provide necessary infrastructure; (7) they agreed that policy on encouraging development on brownfield sites should be strengthened; (8/9/10) they agreed that policy on development of small sites should be strengthened because they felt small sites brought with them a risk of infilling and creeping development; (11/12) they felt that it would be difficult to implement a housing delivery test and any associated penalties for under-delivery.

**REPORTED DECISIONS:** (for noting)

- 15/508499     **Knoxbridge Farm, Cranbrook Road** – Section 73 application to vary condition 3 of planning permission TW/15/504981 to allow the consented anaerobic digester to also process chicken manure from other Friday’s farms KCC GRANTED. SPC had made NO OBJECTION (Min 1234P). NOTED by Councillors.
- 15/508655     **Iden Park Service Station, Cranbrook Road** – Approval of reserved matters for residential development of 8 dwellings (Appearance, Layout, Scale and Landscaping being sought) Pursuant to Planning Application MA/12/0922 allowed on appeal MBC APPROVED with 5 Conditions. SPC had requested the Planning Officer seek a review of the submitted design (Min 1238P). NOTED by Councillors.
- 15/509304     **36 Jaggard Way** - Erection of single storey front extension, new roof over existing garage and erection of single storey rear extension MBC GRANTED with 3 Conditions. SPC had recommended Approval (Min 1237P). NOTED by Councillors.

Chairman.....

**PUBLIC FORUM** – Before the meeting a resident spoke about application 15/503884 and concerns relating to loss of agricultural land, flood risk and the spread of solar farms.