

STAPLEHURST PARISH COUNCIL PLANNING COMMITTEE MINUTES 5TH FEBRUARY 2024

Public Forum

A resident raised a number of points about 24/500166 as the proposed rear window overlooks into neighbouring garden.

A planning consultant for application 23/505429 noted that Poppy's Nursery had been in place for 30 years, it is rated excellent by Ofsted, a "Drop off and Pick up Policy" has worked effectively and will continue, that the vast majority of staff are local who walk, it is a change of use application for the upstairs – the neighbours are supportive. If approved it will accommodate a further 12 children.

A resident raised a number of points about 23/505842 as the proposal would impact on the setting of adjacent Grade II Listed Building, there appears to be a garage repair shop against a previous planning condition, which has not been enforced by MBC, The Tree Survey is not available – which could impact on the Oak Tree on the boundary and there is no environmental survey available. The area is prone to flooding and the surface water / foul water would drain into the neighbour's pond and then the surrounding ditches. The site is not sustainable as it is only accessed by a car site.

A Planning Consultant for 23/505842 noted that the Design and Access Statement included established "Biotech" foul water drainage system plus a surface water drainage system which included retention on site. That the Tree Survey and Environmental Surveys would be provided once the site was cleared.

Present: Cllr Sharp, Arger, Ash, Eerdeken, Farragher, McLaughlin, Pett plus Mrs Buller (non-voting non -member adviser) and Clerk.

Cllr Sharp raised the point that the "Crabtree planning application" had the incorrect planning application number. Having taken advice, it is considered this is not a material change and does not have a negative impact as neighbours have commented or are present.

APOLOGIES: None

APPROVAL OF PLANNING COMMITTEE MINUTES: Cllr Ash proposed and Cllr Farragher seconded to approve the minute Pages 1722P-1724P of 15th January 2024 available at: <http://www.staplehurst-pc.uk/community/staplehurst-parish-council-13607/planning-committee/>
Agreed – unanimously Duly signed by Chairman

URGENT ITEMS: Only for items which require a decision before the next meeting on 26th February 2024. Item to be agreed first, and then not discussed until "Agreed Urgent Items" after Councillor Declarations.

Cllr Sharp noted that a previous planning application 02/0035 had given permission for the sale of cars at Crabtree but it appears to be a garage / workshop. Cllr Sharp proposed and Cllr Arger seconded to agree this as an urgent item – Agreed unanimously

COUNCILLOR DECLARATIONS regarding items on the Agenda: -

1. Declarations of Lobbying – Cllr Farragher 23/505429, all Cllrs regarding 23/505842

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

2. Declarations of Changes to the Register of Interests - NA
3. Declarations of Interest in Items on the Agenda. - NA
4. Requests for Dispensation - NA

AGREED URGENT ITEMS:

Following a debate Cllr Sharp proposed and Cllr Arger seconded for the Clerk to write to MBC Planning Enforcement regarding planning application – 02/0035 | Retrospective application for use of land and buildings for the sale of cars as shown on drawing numbers 492/1 and 492/2 received on 10 January 2002.

FULL PLANNING APPLICATIONS: (for comment/recommendation)

23/505842 **Crabtree Oast, Cradducks Lane TN12 0DR** - Conversion of garage into 1no. dwelling, including erection of a part two storey, part three storey side extension. Erection of a first-floor rear and side extension to existing Oast House and changes to fenestration. Erection of 2no. detached dwellings and 4no. garages with associated access, drainage and landscaping.

Following a long debate, which included the meeting closing to allow the Planning Consultant to highlight that the Design and Access Statement included items such as Air Source Heat Pumps and established drainage designs, Cllr Sharp proposed and Cllr Mclaughlin seconded to recommend the application to be REFUSED and REQUEST the application is reported to the Planning Committee for the planning reasons set out below;

National Planning Policy Framework

Section 9 – Promoting Sustainable Transport – site is car dependent

Section 11 – Making effective use of the Land - Brownfield – Except where this would conflict with other policies in this Framework, including causing harm to designated sites of importance for biodiversity (Low Weald will be conserved and enhanced as landscapes of local value.)

Local Plan

Strategic Policy 17 Countryside

DM1 – Principle of Good Design

DM2 – Sustainable design

DM3 - Natural Environment

DM4 - Development affecting designated and non-designated heritage – impact on neighbouring Listed Building and it's setting

DM30 - Design principles in the Countryside

Staplehurst NDP

Policy DW2 – Countryside

Also clarify:

- surface water and foul water designs – Planning Committee informed the designs work but flow into neighbours' pond
- protection of the established Oak Tree on boundary

Agreed Unanimously

Note MBC Cllr Perry has already requested that this application is reported to the MBC Planning Committee

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

23/505429 **Flat 1 above Hq Hair and Beauty, London House, High Street TN12 0AB** - Change of Use of first floor from domestic/residential accommodation to Class E - Childrens Day Nursery.

Following a debate that highlighted this application relates to Poppys Nursery and is for a change of use of the upstairs to allow more children to be cared for, that the "Drop off and Pick up policy" continues as it has managed the initial traffic concerns well and that the neighbours appear supportive Cllr Ash proposed and Cllr Arger seconded to recommend that the application is APPROVED but DO NOT REQUEST that the application is reported to Planning Committee – Agreed unanimously

23/505567 **Kingfishers, Chickenden Lane TN12 0DP** - Section 73 - Application for removal of condition 2 (Agricultural Occupancy) pursuant to MA/02/0237 for - Conversion of part of nursery school (permitted under MA/87/1554) to form a second dwelling, as shown on unnumbered drawings received on 12.02.02 and as amended by applicant's letter of 28.03.02 received on 02.04.02.

Following a debate, that highlighted the Committee were surprised this is not a Lawful Development Certificate and Cllr Eerdeken's proposed and Cllr Mclaughlin seconded to recommend to APPROVE but DO NOT REQUEST that the application is reported to Planning Committee – agreed unanimously

24/500158 **14 Tyler Road TN12 0GY** - Part garage conversion into habitable space (home office).

Following a debate which highlighted there is still 2 x car parking spaces off the road and Committee was surprised this is not a Lawful Development Certificate Cllr Ash proposed and Cllr Eerdeken's to recommend to APPROVE but DO NOT REQUEST that the application is reported to Planning Committee – agreed unanimously

LAWFUL DEVELOPMENT CERTIFICATE: (for notification only)

24/500166 **5 Tyler Road TN12 0GY** - for proposed loft conversion with 2no. side dormers.

Noted, the Planning Committee was surprised that this is not a full planning application as there are a number of windows overlooking neighbours, impacting on the street scene and the building setting.

24/500323 **Onu, High Street TN12 0BJ** - for proposed loft conversion, including hip to gable roof extension, rear dormer, and 2no. rooflights to front, and erection of a single storey rear extension to accommodate wc.

Noted, the Planning Committee was surprised that this is not a full planning application as there are windows overlooking neighbours, impacting on the street scene, the building setting and it is adjacent to the Conservation Area.

TREE WORKS: (comment)

24/500210 **The Stables, High Street TN12 0BH** - Conservation Area Notification - Tree A, Portuguese Cherry Laurel - Remove tree as it is an obstruction to the barn building adjacent to it. Tree B, Sweetgum, Reduce the height of by 4 metres.

Refer to the Tree Officer and request a site plan

DECISIONS: Noted

22/503565 **Woodford Farm Maidstone Road TN12 0RH** - Demolition of the existing farm house and outbuilding, and erection of 4no. new residential dwellings with associated private amenity space, landscaping and parking. APPEAL DISMISSED.

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

- 23/504626 **Land at Headcorn Road TN12 OBU** - Outline application (with all matters reserved except access) for the demolition of existing outbuildings, erection of 3no. dwellings and 2no. car barns with associated parking. MBC REFUSED. SPC had recommended Refused (Min 1718P).
- 23/504923 **Rabbit Farmhouse, Goudhurst Road TN12 OHQ** - Erection of an oak framed greenhouse. MBC APPROVED with 3 conditions. SPC had recommended Approval (Min 1717P).
- 23/504998 **1 Victoria Cottages, Chapel Lane TN12 OAN** - Erection of a single storey extension and alterations to fenestration. MBC GRANTED with 3 conditions. SPC had recommended Approval (Min 1714P).
- 23/505302 **Staplehurst Free Church, Station Road TN12 OQQ** - Prior notification for the installation of 30 solar panels on the roof south slop of church building. For its prior approval to: - Design and external appearance of the development. MBC GRANTED. SPC had recommended Approval (Min 1718P).
- 23/505317 **Courtyard House, Goudhurst Road TN12 OHQ** -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). MBC GRANTED with 14 conditions. SPC had recommended Approval (Min 1717P).
- 23/505328 **Sobell Lodge, Leonard Cheshire Disability, High Street TN12 OBJ** - 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. MBC RAISES NO OBJECTION. SPC had commented (Min 1719P).
- 23/505443 **22 Bell Lane TN12 OBA** -Submission of details to discharge condition 5 (landscape scheme) of planning application 23/504419/FULL. MBC APPROVED. SPC had commented (Min 1718P).
- 23/505445 **Newstead Farm, Couchman Green Lane TN12 ORT** - Demolition of existing agricultural barn and erection of 3no. residential dwellings and detached garage with associated parking, landscaping and ecology enhancements. MBC REFUSED. SPC had recommended Refusal (Min 1718P).

Meeting Closed.....9.00pm.....

These minutes are not verbatim, but an accurate reflection of the meeting and decisions

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