

MINUTES OF THE MEETING OF STAPLEHURST PARISH COUNCIL
PLANNING COMMITTEE
held at South Hall, Staplehurst Village Centre on
Monday 5th March 2018 at 7.00 p.m.

PRESENT: Councillors Ashby, Buller, Silkin, Smith and Sharp who was in the chair. Ex Officio: Chairman Burnham and Vice-Chairman Riordan.
Parish Clerk: Mr MJ Westwood

APOLOGIES: None as all members were present.

APPROVAL OF PLANNING COMMITTEE MINUTES: Minute Pages 1364P-1365P of 19th February 2018 were approved, signed by Councillor Sharp and made available at http://www.staplehurstvillage.org.uk/minutes_of_the_last_meetings.aspx.

URGENT ITEMS: No items were requested.

COUNCILLOR DECLARATIONS:

1. Declarations of Lobbying – All councillors declared they had been lobbied about 17/506404.
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.

FULL PLANNING APPLICATIONS: (for recommendation)

- 17/506404 **25 Poyntell Road TN12 OSA** – Erect single storey flat roof double garage. RESOLVED: recommend REFUSAL to MBC Planning Officer. The following reasons were considered: there were trees in the vicinity of the site, which would potentially suffer; rather than increasing available parking spaces the garages would mean the loss of two off-road places adjacent to the proposed garage doors and neighbours' comments suggested the garages would be put to workshop use rather than parking; Councillors felt the nature of the workshop activity needed clarification since it could necessitate permission for change of use; the turning space into the proposed garage doors appeared uncomfortably tight for an average vehicle; a plan provided by a resident indicated that an underground sewerage pipe ran across the proposed garage site; the garage area and access road were divided into parcels of land held variously by the existing garage owners who apparently had mutual rights of access - it was not clear that the applicant had any such rights.
- 18/500791 **Gatehouse Farm, Couchman Green Lane TN12 ORS** – Conversion of existing shed/workshop to studio annexe. RESOLVED: recommend APPROVAL to the MBC Planning Officer.
- 18/500827 **16 Bell Lane TN12 OBA** – Proposed detached dwelling. RESOLVED: recommend REFUSAL to the MBC Planning Officer because the proposal would represent over-intensive development in the area, would detract from the street-scene and made inadequate parking provision. The development would be inconsistent with Policy DM11 Residential Garden Land of the Maidstone Borough Local Plan.

SUBMISSION OF DETAILS: (for noting/comment)

- 18/500557 **The Acorns, Frittenden Road TN12 ODL** – pursuant to Condition 5: Details of the method of foul and surface water disposal, general waste disposal and potable water provision (re application 15/501537). NOTED by Councillors.

REPORTED DECISIONS: (for noting)

- 17/504261 **Land at 6 Wightwick Close** – Outline application for the erection of 3no. detached dwellings with access off Wightwick Close. (Access and Layout being sought) MNC GRANTED with 9 conditions. SPC had recommended Approval (Min 1334P). NOTED by Councillors.
- 17/504393 **Parkwood Stables, Park Wood Lane Parallel Track** - Submission of details pursuant to Conditions 8: Details of repositioned access to Park Wood Lane and 12: Details of storage prior to disposal and method of disposal of faecal, bedding or other waste arising from the animals housed within the development (Application Reference 15/510660) MBC APPROVED (further details are required to satisfy the discharge condition no's 5, 6 and 9). SPC had commented re conditions 5, 8 and 9 (Min 1337P). NOTED by Councillors.
- 17/504959 **Huntsman's Stables, Maidstone Road** – Change of use of land from agricultural to equestrian, erection of barn, ménage, fencing and parking for horse trailer/lorry MBC GRANTED with 11 conditions. SPC had recommended Approval (Min 1344P). NOTED by Councillors.
- 17/506489 **Lime Kiln Farm, Clapper Lane** – Erection of a first-floor extension over existing kitchen and utility area, installation of French doors to the kitchen and a window in place of the current utility door and removal of the small section of existing utility room MBC GRANTED with 3 conditions. SPC had recommended Approval (Min 1358P). NOTED by Councillors.
- 17/506502 **Hodges Place, High Street** – Part retrospective application to block window on first floor south side MBC GRANTED. SPC had recommended Approval (Min 1358P). NOTED by Councillors.
- 17/506542 **40 Butcher Close** – Demolition of existing single storey conservatory to rear and side store extension. Erection of a new single storey pitched roof side extension to accommodate a change of use to 2-bedroom dwelling including associated boundary changes and provision of off road parking MBC GRANTED with 6 conditions. SPC had recommended Approval (Min 1358P). NOTED by Councillors.
- 18/500008 **33 Slaney Road** – Lawful Development Certificate for a proposed development for conversion of existing integrated garage to for a study room and WC MBC APPROVED. SPC had recommend Approval (Min 1361P). NOTED by Councillors.

Chairman.....

PUBLIC FORUM – After the meeting a resident spoke about his objections to 17/506404.