

MINUTES OF THE MEETING OF STAPLEHURST PARISH COUNCIL  
PLANNING COMMITTEE  
held at Staplehurst Village Centre on  
Monday 15<sup>th</sup> December 2014 at 7.00 p.m.

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

**APOLOGIES:** None as all present.

**APPROVAL OF PLANNING COMMITTEE MINUTES:** Minute Pages 1187P-1189P of 1<sup>st</sup> December 2014 were 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 ITEMS:** None.

**COUNCILLOR DECLARATIONS:**

1. Declarations of Lobbying – Councillors Buller and Kelly declared they had been lobbied about 14/505519.
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 APPLICATION: (for recommendation)**

- 14/505664     **2 Marian Square TN12 OSQ** – Erection of a first floor side extension over existing garage and study. Councillors voted nem con to recommend APPROVAL to the MBC Planning Officer.
- 14/505795     **59 Bell Lane TN12 OBB** – Erection of a detached dwelling. By majority (Councillor Spearink against, Councillor Silkin abstaining) councillors considered that they had no cause to depart from the recommendation they had made on the previous application for the site (MA/11/0297) and accordingly voted to recommend REFUSAL to the MBC Planning Officer for the reasons previously expressed (Min 1003P): the proposal was too big for the width of the site; it would cause over-intensification of development (a residential dwelling in the rear garden already existed which would then be isolated/have no road access); the siting of the proposal would cause loss of light and overlook neighbouring properties; insufficient on-site parking would exist for all three properties; loss of hedge; street parking in this unadopted lane would be problematic.
- 14/505872     **Adjacent to Iden Grange, Cranbrook Road TN12 OET** – Conversion of timber framed Kentish barn to form single dwellinghouse, demolition of associated barns and erection of timber framed 2 bay car garage/wood store. Councillors voted nem con to recommend APPROVAL to the MBC Planning Officer and requested that no condition stipulating black staining of the building be applied.

**PRIOR APPROVAL: (for noting)**

- 14/504986     **Thorford Hall Farm, Goudhurst Road TN12 OHQ** – the change of use of two agricultural buildings and land within their curtilages to two dwelling houses falling within C3, together with necessary associated building works. Although not formally consulted on the application, Councillors agreed by majority (Councillor

Spearink against) to comment that the proposed parking provision was inadequate; the proposed access via the private track needed to be properly agreed with the track's owner; there should be no condition stipulating black staining of the buildings.

- 14/505519 **Maplehurst Farm, Frittenden Road TN12 ODL** - for the change of use of agricultural storage to a dwelling with external alterations and the western bay of the barn is to be removed to reduce the size and of building to provide for 2 car parking spaces and for its prior approval to: - Transport and Highways impacts of the development. - Contamination risks on the site. - Flooding risks on the site. - Noise impacts of the development. - Whether the location or siting of the building makes it otherwise impractical or undesirable for the use of the building to change as proposed. - Design and external appearance impacts on the building. Although not formally consulted on the application, Councillors agreed to comment that a proper flood risk assessment should be provided; reference should be made to the conservation officer and to English Heritage in view of the evidence relating to Roman artefacts; they had concerns about further intensification of the area and the proposed access via a private lane that was under increasing pressure.

**TREE WORKS: (for comment)**

- 14/505606 **Woodland House, Winthrop Hall, Cranbrook Road TN12 OER** – Remove all deadwood over 25mm in diameter 6no. Oak trees; Remove all deadwood over 25mm in diameter and crown reduce by approximately 5 metres 1no. Oak tree; Remove all deadwood over 25mm in diameter and crown reduce by approximately 7 metres 1no Oak tree; Fell to ground level 3no Ash trees. Councillors voted to recommend APPROVAL and, although deciding against recommending a formal replanting plan, they made an advisory comment that the applicant discuss its proposals for replanting with the tree officer.

**REPORTED DECISIONS: (for noting)**

- 14/500707 **Woodside, Cork Lane** – Retrospective application for the erection of an outbuilding/store. MBC REFUSED. SPC had recommended Approval (Min 1184P). Councillor Burnham advised that MBC had refused the application as it was deemed to be in contravention of policy ENV28. Noted by councillors.

Chairman.....

**PUBLIC FORUM** – Before the meeting a resident spoke about his concern relating to 14/505519, highlighting access would be via a private lane, there would be light pollution and evidence of Roman artefacts had engaged the conservation officer and English Heritage. A spokesperson for a local resident voiced concerns about 14/505519 and the site's proximity to ancient woodland and the potential impact of the proposals on wildlife. A resident spoke about 14/504986 and said that the proposed access would entail using a private track which he owned and that any use should be discussed and agreed before formal application and decision.