

MINUTES OF AN EMERGENCY MEETING OF STAPLEHURST PARISH COUNCIL
PLANNING COMMITTEE
held at South Hall, Staplehurst Village Centre on
Monday 11th June 2018 at 6.00 p.m.

PRESENT: Councillors Ashby, Buller, Forward, 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.

COUNCILLOR DECLARATIONS:

1. Declarations of Lobbying – All councillors declared they had been lobbied about 17/506306.
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.

REVISED DETAILS: (for comment)

17/506306 **Hen and Duckhurst Farm, Marden Road TN12** OPD - Approval of Reserved Matters application for the erection of 250 dwellings (Appearance, Landscaping, Layout and Scale being sought) and details of Conditions 5, 7, 9 and 10 relating to phasing, landscaping and ecology, pursuant to 14/502010/OUT (Outline application for the erection of residential development for up to 250 dwellings with access and garaging with access considered at this stage and all other matters reserved for future consideration. SPC had recommended REFUSAL (Min 1357P, 1377P). It was NOTED that MBC Planning Committee would discuss the revised details at its meeting on 14th June, which had necessitated the calling of the Parish Council Planning Committee's emergency meeting. It was also NOTED that the Planning Officer had already issued his report recommending approval of the revised details but would accommodate the Parish Council's recommendation in an urgent update for the committee to be issued before the meeting. It was RESOLVED nem con to recommend REFUSAL of the application. Councillors commented: the relocation of dwellings by the applicant did not go far enough, being confined to only a few houses on the eastern edge of the development; to be consistent with the requirements of the Neighbourhood Plan policy H4 and to be fair to all existing residents the layout should address the relocation of proposed dwellings along the full length of the boundary; the width, alignment and twisting of the main road through the site made it inadequate for the purposes of 'safely taking two-way traffic between Marden Road and Lodge Road' (Staplehurst Neighbourhood Plan H4 (2)) and particularly of accommodating large vehicle movements; a proper construction plan was required, which should include a clear description of materials movement and the phases of construction and which should take into account there would be movements and road closures associated with other large development sites in the village; a proper Lodge Road connection was essential, logically made before traffic calming measures on Marden Road itself; Councillors' disappointment with the scant information about planned drainage management was exacerbated by their knowledge of the well-documented drainage issues in the area and also those reported post-development on the Poppy Fields site at Charing; drainage management should be a key factor in determining the landscape of the site and therefore proper proposals for the site's drainage, evidence of testing and responsibility for future maintenance should be made available; due to the haste to exploit a small window available for newt-related activity, the newly submitted proposals appeared rushed and incomplete and the planning officer's report, compiled before conclusion of the consultation period,

inevitably premature – Councillors requested that MBC Planning Committee give full weight not only to the Parish Council’s comments but also to those of residents, whether made before or after the committee report.

Chairman.....

PUBLIC FORUM – Before the meeting five residents spoke about 17/506306, commenting that the application: was not consistent with the Staplehurst Neighbourhood Plan; was flawed in its approach to drainage; proposed an inadequate link road; was out of time; made no plan for materials movement during construction; addressed the amenity loss for only some residents; was rushed and MBC’s consideration appeared to be going through the motions. After the meeting residents commented: interests of newts were being put ahead of those of residents; footpath provision should be made on Marden Road; a proper design of the drainage scheme and evidence of it should be produced.