

MINUTES OF THE MEETING OF STAPLEHURST PARISH COUNCIL
PLANNING COMMITTEE
held at South Hall, Staplehurst Village Centre on
Monday 17th July 2017 at 7.00 p.m.

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

APOLOGIES: Councillors Riordan and Smith.

APPROVAL OF PLANNING COMMITTEE MINUTES: Minute Pages 1322P-1324P of 3rd July 2017 were approved, signed by Councillor Burnham and made available at http://www.staplehurstvillage.org.uk/minutes_of_the_last_meetings.aspx.

URGENT ITEMS: none raised.

COUNCILLOR DECLARATIONS:

1. Declarations of Lobbying – Councillor Burnham declared he had been lobbied about 17/503387.
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)

- 17/503171 **5 Newlyn Drive TN12 ODA** – Erection of a two storey front extension. Councillors RESOLVED nem con to recommend APPROVAL to the MBC Planning Officer.
- 17/503196 **2 Fir Tree Close TN12 OAT** – 2 storey side extension and single storey rear extension. Councillors RESOLVED nem con to recommend APPROVAL to the MBC Planning Officer.
- 17/503375 **19 Bell Lane TN12 OBB** – Erection of a two storey rear extension, part conversion of existing garage including the creation of a pitched roof over, alterations to existing front porch and driveway, external material and fenestration changes, and internal alterations. Councillors RESOLVED nem con to recommend APPROVAL to the MBC Planning Officer with a condition for the use of obscure glass in windows overlooking neighbouring property.
- 17/503387 **Mill House, High Street TN12 OAU** – Removal of Condition 9 of 16/501404 (Erection of a detached dwelling with integrated garage) – rooflights on North elevation to be obscure glazing and fixed shut. SPC had recommended Approval (Min 1250P, 1260P). Councillors RESOLVED nem con to recommend to the MBC Planning Officer that the requirement for obscure glazing be retained but that the facility to open be agreed.
- 17/503469 **54 Stanley Close TN12 OTA** – Single storey rear extension, installation of two sun tubes and small single storey front extension. Councillors RESOLVED nem con to recommend APPROVAL to the MBC Planning Officer.

REPORTED DECISIONS: (for noting)

- 15/506646 **Perfect Place, Frittenden Road** – Variation of Condition 01 of planning permission 13/0466 for two more mobile homes and two more touring caravans MBC - APPLICATION WITHDRAWN. SPC had recommended an Objection (Min 1234P). NOTED by Councillors who expressed their support for action by the MBC Enforcement team to deal with recent activity on the site.
- 17/502230 **29 Butcher Close** – Demolition of existing rear conservatory, single storey rear extension and conversion of garage (including infill of covered porch and new pitched roof over) to form bedroom and ensuite shower room with alterations to fenestration (Revised scheme to 16/508184) MBC GRANTED with 3 conditions. SPC had recommended Approval (Min 1316P). NOTED by Councillors.
- 17/502402 **Thorford Hall Farm, Goudhurst Road** – Installation of sewage treatment plant and calor gas storage tank MBC GRANTED with 3 conditions. SPC had recommended Approval (Min 1317P). NOTED by Councillors.
- 17/502403 **Thorford Hall Farm, Goudhurst Road** – Listed Building Consent for installation of sewage treatment plant and calor gas storage tank MBC GRANTED with 2 conditions. SPC had recommended Approval (Min 1317P). NOTED by Councillors.
- 17/502912 **Unit 10 Honeycrest Industrial park, Lodge Road** – Erection of a detached two storey office building, car and cycle parking and associated works (renewal of planning permission 14/503965) MBC GRANTED with 8 conditions. SPC had recommended Approval (Min 1320P). NOTED by Councillors.

CORRESPONDENCE:

A proposal by Cllr Riordan to write a letter to MBC to request that the site 'North of Henhurst Farm', included in the emerging Maidstone Borough Local Plan as a site for housing allocation, be removed as it is not included in the Staplehurst Neighbourhood Plan. See ref: <http://consult.maidstone.gov.uk/file/3898280> (Wates response to the Local Plan consultation document) and <http://consult.maidstone.gov.uk/file/4556102> (SPC's response to the consultation). Councillors took this proposal as the last item of meeting business. They agreed to raise in the following Full Council meeting their concern about the possible development of the site and any future southwards extension that could be proposed.

Chairman.....

PUBLIC FORUM – Before the meeting the applicant for 17/503469 explained the extension work was required to accommodate a growing family. A neighbour spoke about application 17/503887 which he felt sought to overturn the balance struck by the previous consent between the applicant's and the neighbour's interests. He felt the rooflights were visible from his property and the distance was less than stated in the application. The applicant for 17/503387 felt the skylights were not visible and that rather than be fixed they should be able to open for ventilation and emergency reasons.