

MINUTES OF THE MEETING OF STAPLEHURST PARISH COUNCIL
PLANNING COMMITTEE

held at South Hall, Staplehurst Village Centre on
Monday 25th November 2019 at 7.00 p.m.

PRESENT: Councillors Bowden, Buller, Chapman and Sharp who was in the Chair. Ex Officio: Chairman Riordan.

Parish Clerk: Mr MJ Westwood

APOLOGIES: Councillors Forward and Thomas whose reasons for apology were accepted.

APPROVAL OF PLANNING COMMITTEE MINUTES: Minute Pages 1460P-1462P of 4th November 2019 were approved, signed by Councillor Sharp and made available at <http://www.staplehurst-pc.uk/community/staplehurst-parish-council-13607/planning-committee/>.

URGENT ITEMS: none raised.

COUNCILLOR DECLARATIONS:

1. Declarations of Lobbying – All Councillors declared they had been lobbied about 19/504627. Councillor Bowden declared he had been lobbied about 19/504765, 19/505609 and 19/505610.
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)

NOTIFICATION OF APPEAL HEARING:

APP/U2235/W/19/3232230 – 18/505100/OUT – **Land at George Street** - Outline application with all matters reserved for 80 extra care units with associated communal facilities; provision of vehicular and cycle parking together with all necessary internal roads and footpaths; provision of open space and associated landscape works; and ancillary works and structures. MBC REFUSED. SPC had recommended refusal (Min1403P, 1419P, 1448P). Public hearing to be held at Maidstone House at 10.00am on 10/12/19. Councillor Buller said she would attend the hearing. Councillors Bowden and Riordan said they would seek to attend.

FULL PLANNING APPLICATIONS: (for recommendation)

19/504765 **Carraway Cottage, 2 Cross at Hand Cottages, Maidstone Road TN12 0RJ** – Retrospective application for erection of replacement outbuilding, garage and workshop. Whilst disappointed that the application was retrospective, Councillors RESOLVED to recommend APPROVAL to the MBC Planning Officer.

19/505204 **16 Bell Lane TN12 0BA** – Erection of single storey rear extension. RESOLVED: recommend APPROVAL to the MBC Planning Officer.

19/505609 **Great Newstead Manor, Couchman Green Lane TN12 0RT** – Demolition of existing extensions. Erection of a part single storey, part two storey front and side extension. Addition of 3no. rooflights to existing attic rooms.

19/505610 **Great Newstead Manor, Couchman Green Lane TN12 0RT** – Listed Building Consent for demolition of existing extensions. Erection of a part single storey, part two storey front and side extension. Addition of 3no. rooflights to existing attic rooms,

internal alterations and the removal of a staircase. RESOLVED: recommend APPROVAL of applications 19/505609 and 19/505610 to the MBC Planning Officer.

- 19/505632 **Wentways Clapper Lane TN12 0JL** – Erection of a two-storey rear extension and creation of a new first floor annexe above existing lounge, including erection of a new entrance porch and a side box bay to replace existing. RESOLVED: recommend APPROVAL to the MBC Planning Officer.

ADDITIONAL DETAILS: (for comment)

- 19/504627 **Corner House 1A Fletcher Road TN12 0LP** – Demolition of existing conservatory and part of original house. Erection of a single storey rear extension. Comments by KCC Sustainable Drainage Team (SPC had refused Min1457P). Councillors felt that the neighbour's comments about the drainage history of the site had not been satisfactorily addressed. They asked that he send copy documentation to MBC and to the Parish Council to support his comments and to inform further consideration by MBC. RESOLVED: recommendation of REFUSAL and referral to MBC Planning Committee, were the officer minded to approve the application, remained unchanged. Councillor Bowden volunteered to write the Parish Council's statement for use at MBC Planning Committee. Councillor Riordan volunteered to attend the committee meeting.

TREE WORKS: (for comment)

- 19/505016 **2 Surrenden Court, High Street TN12 0EZ** - TPO Application - T2 Oak reduced in the past on the northern side now leaving the tree unbalanced - carry out a reduction to balance the tree: reduce by 2-3 metres in height, 1-2 metres to the west and 3-4 metres to the south cutting back to appropriate branch axils. Proposed height approx. 23m. NOTED by Councillors.
- 19/505327 **The Maples, Old Rectory Lane TN12 0AF** - Conservation Area Notification for 1 x Ornamental Cherry - Prune one branch overhanging drive. NOTED by Councillors.

REPORTED DECISIONS: (for noting)

- 19/501105 **Whiteacres, Marden Road TN12 0JG** – Siting of two additional mobile units, with associated access and landscaping works MBC GRANTED with 11 conditions. SPC had recommended Refusal (Min 1428P, 1450P, 1458P). NOTED by Councillors.
- 19/503746 **Magnetic Shields Ltd, Headcorn Road** - Minor Material Amendment to application 18/500109 for erection of 80m x 20m steel portal frame factory unit and creation of hardstanding – with amendments to additional space for access/egress of pre-assembled units and to raise the overall roof height (ridge and eaves) by 1.0m MBC GRANTED with 11 conditions. SPC had recommended Approval (Min 1448P). NOTED by Councillors.
- 19/504195 **Great Wadd Oast House, Waller Hill, Frittenden TN17 2DA** - Change of use of agricultural land to residential garden land, creation of an outdoor swimming pool and erection of a building to provide sitting area, changing rooms, facilities and boiler room to heat pool MBC GRANTED with 5 conditions. SPC had commented (Min 1454P). NOTED by Councillors.

- 19/504561 **Aydhurst Farm Oast, Marden Road** – Demolition of existing barn, removal of existing yard area and construction of single dwelling MBC GRANTED with 12 conditions. SPC had recommended Refusal (Min1455P). NOTED by Councillors.

- 19/505169 **2 Surrenden Court, High Street** – Conservation Area Notification – T1 Hazel – dismantle fell MBC RAISES NO OBJECTIONS. SPC had requested further information (Min 1462P). NOTED by Councillors.

Chairman.....

PUBLIC FORUM – Before the meeting residents spoke about applications 19/505632 and 19/504627.

Proceedings ended at 7.40pm.

Awaiting Adoption