

MINUTES OF THE MEETING OF STAPLEHURST PARISH COUNCIL
PLANNING COMMITTEE
held at Staplehurst Village Centre on
Monday 5th January 2015 at 7.00 p.m.

PRESENT: Councillors Ashby, 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: Councillors Buller and Butcher whose apologies were accepted.

APPROVAL OF PLANNING COMMITTEE MINUTES: Minute Pages 1190P-1191P of 15th December 2014 were approved, signed by Councillor Burnham and made available at http://www.staplehurstvillage.org.uk/minutes_of_the_last_meetings.aspx.

URGENT ITEMS: None.

COUNCILLOR DECLARATIONS:

1. Declarations of Lobbying – All councillors declared they had been lobbied about 14/503810. Councillor Green declared he had been lobbied about 14/506145 and 14/506146.
2. Declarations of Changes to the Register of Interests – none declared.
3. Declarations of Interest in Items on the Agenda – Councillor Burnham declared an interest in 14/506145 and 14/506146.
4. Requests for Dispensation – none requested.

AMENDED PLANS: (for comment)

14/502465 **Briars, Station Road TN12 0QG** – Demolition of existing garage and construction of new garage. SPC had recommended Approval. Councillors agreed that the amended details did not alter their original recommendation of APPROVAL to the MBC Planning Officer.

FULL PLANNING APPLICATIONS: (for recommendation)

14/503810 **Blossom, Maplehurst Lane, Frittenden Road TN12 0DL** – Change of use of land from grazing to residential for one caravan and a touring caravan and one utility shed. Councillors stated they were unhappy about the retrospective nature of the application and felt it was incomplete. In particular they highlighted: the application failed to address questions of vehicle access, the area's susceptibility to flooding and the supply of power and water; the proposed septic tank arrangement for sewage disposal appeared inadequate for the location and the nature of the ground; the proposal would further intensify previous piece-meal and irregular development in the countryside in contravention of Maidstone Borough Wide Local Plan Policy ENV28 and of DCLG Planning Policy C covering sites in rural or semi-rural settings and the need to 'ensure that the scale of such sites does not dominate the nearest settled community' (DCLG Planning Policy for Traveller Sites March 2012). For these reasons they voted nem con to recommend REFUSAL and asked that the application be reported to MBC Planning Committee.

14/504867 **Gresham House, Station Road TN12 0PZ** – Conversion of attic space to provide additional 2 bedrooms/ensuite accommodation, including installation of three front dormers and one rear dormer. Proposed by Councillor Burnham, seconded by Councillor Silkin, a motion to recommend approval of the application subject to provision of an acceptable plan for parking for staff, visitors and professionals was

defeated by majority of four votes to three. Proposed by Councillor Green, seconded by Councillor Spearink, Councillors voted by majority of four votes to three to recommend REFUSAL to the MBC Planning Officer due to concerns about over-intensification and lack of adequate parking provision.

- 14/505475 **121 Bathurst Road TN12 ONB** – Single storey side and rear extension. Councillors voted nem con to recommend APPROVAL to the MBC Planning Officer subject to satisfactory measures being taken to deal with drainage.

- 14/505924 **2 Pinnock Lane TN12 ONP** – Changes to front elevation (including new pitched roof to existing front elevation) and proposed garage. Councillors stated that they had NO OBJECTION to the proposal but noted that Southern Water had objected and recommended that the points it had raised be addressed.

- 14/506145 **Green Court, High Street TN12 OAP** – Conversion of outbuilding to residential annexe
- 14/506146 **Green Court, High Street TN12 OAP** – Listed Building Consent: Conversion of outbuilding to residential annexe
Councillor Burnham left the meeting for the duration of these items and Councillor Silkin took the chair. Councillors discussed both items together and voted by majority of four votes to two to recommend REFUSAL to the MBC Planning Officer due to concerns about the lack of additional parking provision.

LAWFUL DEVELOPMENT CERTIFICATE: (for noting)

- 14/506117 **51 Jeffery Close TN12 OTH** – (Proposed) single storey side extension with mono pitched roof. Noted by councillors.

PRIOR NOTIFICATION: (for noting)

- 14/506436 **Oakhurst Orchard, Pagehurst Road TN12 OJB** - for the change of use of an agricultural building to two dwellings (Use Class C3). 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. Noted by councillors.

REPORTED DECISIONS: (for noting)

No decisions reported.

Chairman.....

PUBLIC FORUM – Before the meeting a representative of the applicant for 14/503810 described the circumstances of the applicant and why the accommodation was needed. A resident expressed his opposition to 14/503810 because he felt the disposal and development of the land represented over-intensification of the area and because access was over a private lane for which the owner was already having difficulty securing maintenance contributions. The applicant for 14/502465 explained that the plans had been amended to show the property boundary line.