

MINUTES OF THE MEETING OF STAPLEHURST PARISH COUNCIL
PLANNING COMMITTEE
held at Staplehurst Village Centre on
Monday 16th November 2015 at 7.00 p.m.

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

APOLOGIES: Councillor Butcher whose apology was accepted.

APPROVAL OF PLANNING COMMITTEE MINUTES: Minute Pages 1233P – 1234P of 2nd November 2015 were approved, signed by Councillor Burnham and made available at http://www.staplehurstvillage.org.uk/minutes_of_the_last_meetings.aspx.

URGENT ITEMS: Councillors agreed to take one item of urgent business relating to revised details for planning application 15/506037 Woodford Farm, Maidstone Road.

COUNCILLOR DECLARATIONS:

1. Declarations of Lobbying – none declared.
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.

AGREED URGENT ITEMS:

15/506037 **Woodford Farm, Maidstone Road TN12 0RH** – Revised details - Demolition of existing commercial buildings, hardstanding and Woodford Coach House and the erection of a replacement dwelling for Woodford Coach House and 9 dwellings with parking and landscaping. SPC had recommended REFUSAL (Min 1221P). Whilst noting the changes to the layout and reduction of one dwelling, most councillors felt the amendments did not address their concerns expressed at the time of the initial application. By majority of five votes for and two against and one abstention, councillors voted to maintain their previous recommendation of REFUSAL and referral to MBC Planning Committee.

FULL PLANNING APPLICATIONS: (for recommendation)

15/508958 **14 Hurst Close TN12 0BX** – All glass conservatory to rear. Councillors voted nem con to recommend APPROVAL to the MBC Planning Officer.

LAWFUL DEVELOPMENT CERTIFICATE: (for noting)

15/508477 **9 Lime Trees TN12 0SS** – (Proposed): demolition of existing conservatory and replace with single storey rear extension. NOTED by councillors.

15/508618 **26 North Down TN12 0PG** – (Proposed): part demolition of existing conservatory and reconstruction to form single storey pitched roof extension. NOTED by councillors.

RESERVED MATTERS: (for comment)

15/508881 **Land Rear of Baywood, Headcorn Road TN12 0BU** – For Approval of Access, Appearance, Landscaping, Layout and Scale – Erection of one detached dwelling

with garage (outline approval MA/12/1455 refers). Councillors agreed that they had NO OBJECTION to the proposal.

REPORTED DECISIONS: (for noting)

- 15/503712 **Cedars, Station Road** – To erect a conservatory to the rear of the property MBC GRANTED with 3 Conditions. SPC had recommended Approval (Min 1210P). NOTED by councillors.

- 15/506076 **Land South of The Gables, Marden Road** – Prior Notification for a change of use from a storage or distribution building (Class B8) and any land within the curtilage to a dwelling house (Class 3) MBC GRANTED. SPC had commented that it would not want to see a change of use (Min 1222P). NOTED by councillors.

- 15/506419 **Land Adjacent 1 Little Loddenden, High Street** – Erection of a pair of semi-detached houses MBC REFUSED. SPC had recommended Refusal (Min 1224P). NOTED by councillors.

- 15/507198 **Staplehurst House, High Street** – Demolition and replacement of PVCu porch and conservatory MBC GRANTED with 2 conditions. SPC had recommended Approval (Min 1227P). NOTED by councillors.

- 15/508139 **10 Newlyn Drive** – Non material Amendment to changes to roof of conservatory approved under planning application 15/504902 MBC SATISFIED. SPC had Noted (Min 1232P). NOTED by councillors.

Chairman.....

PUBLIC FORUM – Before the meeting a representative of the applicant spoke about 15/506037 and said that following discussions with MBC officers the proposals included changes to the layout, one less dwelling and improved access. The applicant of 15/508958 said his proposal could be better described as a veranda and that neither of his neighbours objected.