

MINUTES OF THE MEETING OF STAPLEHURST PARISH COUNCIL  
PLANNING COMMITTEE

Virtual Meeting via Zoom video-conference  
Tuesday 12th January 2021 at 7.00 p.m.

**PRESENT:** Councillors Bowden, Buller, Forward, McNeill, Thomas and Sharp who was in the Chair.  
Ex Officio: Chairman Riordan  
Parish Clerk Miss A Smith

**APOLOGIES:** none

**APPROVAL OF PLANNING COMMITTEE MINUTES:** Minute Pages 1522P-1524P of 15<sup>th</sup> December 2020 were approved to be signed by Councillor Sharp and made available at <http://www.staplehurst-pc.uk/community/staplehurst-parish-council-13607/planning-committee/>.

**URGENT ITEMS** – none

**COUNCILLOR DECLARATIONS:**

1. Declarations of Lobbying – All Councillors declared that they had been lobbied in respect of Reed Court Farm 20/505751.
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.

**PUBLIC FORUM** – No members of the public spoke

**AGREED URGENT ITEMS:** None

**FULL PLANNING APPLICATIONS:** (for recommendation)

20/505296 **1 Whiteacres, Marden Road TN12 0JG** - Creation of new access and hardstanding. Councillors noted that there had been a previous application to which they had objected in 2019. Councillors raised concerns that this proposal would be another access onto a national speed limit rural lane, near a busy crossroads; that the removal of the hedge would be harmful and against policy DM3 ( Natural Environment) Section 1 paragraph (i), having a significant ecological impact. They also raised concerns that there may be inaccuracies in the existing plan that was submitted as it shows an existing access that is not currently present. Councillors RESOLVED to recommend REFUSAL to the MBC Planning Officer.

20/505751 **Reed Court Farm, Hunton Road, Marden TN12 9SJ** - Erection of a new free-range egg farm consisting of 3no. hen houses with extensive outdoor ranges and fencing, formal vehicle access from Hunton Road and associated parking, landscaping, woodland and tree planting, drainage and other associated works. Following extensive discussion Councillors RESOLVED to recommend REFUSAL in their comments to MBC Planning Officer, in particular noting their support for Hunton, Yalding and Marden Parish Councils' responses and those of the Tree Officer and the Forestry Commission. They particularly noted that Highways indicated a lack of important details and that there is a lack of detailed consideration of the ecological issues and no ecological survey. Councillors also noted that the Upper Medway Internal Drainage Board are also asking for various consents to be sought and approved before planning permission is granted, and were concerned about the possibility of pollution in the River Beult. Particular

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concerns were raised surrounding the impact of HGV traffic and potentially associated environmental issues in and around the village of Staplehurst from the transportation of the waste material to the anaerobic digestion site at Knoxbridge. Councillors expressed concern that such a significant application should be lacking in significant detail to allow informed consideration of the application.

- 20/505765 **36 Jaggard Way TN12 0LF** - Conversion of garage into habitable space and creation of first floor side extension (Resubmission of 19/506090/FULL). SPC had recommended Approval (Min 1470P). Councillors RESOLVED to recommend APPROVAL to the MBC Planning Officer.
- 20/505838 **Thorford Hall Farm Barn, Goudhurst Road TN12 0HQ** - Erection of 1no. dwelling with associated parking, landscaping and solar panels. Councillors RESOLVED to recommend APPROVAL to the MBC Planning Officer.
- 20/506046 **16 Bower Walk TN12 0LU** - Demolition of rear conservatory and erection of single storey rear extension. Councillors RESOLVED to recommend APPROVAL to the MBC Planning Officer.

**LAWFUL DEVELOPMENT CERTIFICATE:** (for noting)

- 20/505842 **43 Lime Trees TN12 0SS** - for a proposed loft conversion with rear dormer and roof lights to the front. Councillors NOTED the proposal and stated they had NO COMMENTS.
- 20/505966 **Cocklewood Farm, Five Oak Lane TN12 0HT** - (Existing) for the continued stationing of a single static mobile home for residential use, with ancillary garden land. Councillors NOTED the proposal and stated they had NO COMMENTS.
- 20/506104 **Cordena, Grave Lane TN12 0JP** – (Proposed) for loft conversion, dormer windows to rear (within existing roof space), roof lights to front elevation and erection of a front porch. Councillors NOTED the proposal and stated they had NO COMMENTS.

**NON-MATERIAL AMENDMENT:** (for noting)

- 20/505586 **GMS & D K Holdings Site at Station Approach TN12 0QN** - in relation to 11/1944: Continuation of raised kerb and tarmac road at the vehicular access and rounding off of cycle/pedestrian route (see Reported Decisions below). Councillors NOTED the proposal and stated they had NO COMMENTS.

**REVISED DETAILS:** (for comment/noting)

- 20/502064 **Birch Cottage, Maidstone Road TN12 0RG** - Replacement of demolished stable building and barn (previously approved for 2no. holiday-lets under 19/501764/FULL) with a smaller building for use as a single holiday-let and demolition of detached barn (previously approved for use as a single holiday-let under 18/503022/FULL). SPC had recommended Refusal (Min 1487P). Councillors RESOLVED to recommend REFUSAL and referral to MBC Planning Committee if the Officer were minded to approve. Councillors commented that they continue to object to this development as they have done previously under applications 19/501764 (Min 1432P) and 18/503022 (Min 1389P). Councillors in particular noted and supported the comments in the Environment Agency Report in respect of

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risk to flooding and the development being in Flood Zone 3. They also commented that the application is for a single storey building that could be vulnerable to flooding and therefore unsafe.

**SUBMISSION OF DETAILS:** (for comment/noting)

20/505946 **GMS & D K Holdings Site at Station Approach TN12 0QN** - to discharge Condition 12 (External maintenance programme), Condition 20 (Agreement of details of roller shutter doors), Condition 21 - (Car park closure), Condition 24 (Management of trolleys) and Condition 26 (Puffin crossing details) of planning permission MA/11/1944 Councillors NOTED the proposal. They noted that in respect of the highways and puffin crossing, the applicant had utilised the full extent of the regulations to achieve the planned layout and were concerned about the possibility of risk of accidents in the area.

**TREE WORKS:** (for noting/recommendation)

20/505711 **Little Surrenden, Crowther Close TN12 0NQ** - Trees in a Conservation Area notification: Oak (T1) - to be reduced by 5m (after reduction will be 6m high and have an overall crown spread of 6m) back to original reduction points to remove the weight of the tree but to be reduced to pruning points stimulating regrowth and a new canopy. Oak (T2) - To be reduced by 4m (after reduction will be 11m high and have an overall crown spread of 12m) the tree is starting to grow close to the property and starting to cause excessive shading in the neighbouring property. Councillors NOTED the proposal and stated they had NO COMMENTS.

20/505794 **Little London Cottage, High Street TN12 0AB** - Conservation Area Notification: Hawthorn (T1) - To reduce to 5-6ft as will cause damage to fence (see Reported Decisions below). Councillors NOTED the proposal and stated they had NO COMMENTS.

20/505984 **13 Marian Square TN12 0SQ** – to thin crown three Oak trees by 25%. Councillors NOTED the proposal and RECOMMENDED that it be referred to MBC Tree Officer for decision, with the following comments. Councillors commented that they felt these trees were of particular note and age, and were concerned about the accuracy of the plan in detailing how close the trees were to the property.

**REPORTED DECISIONS:** (for noting)

20/504474 **16 Lime Trees TN12 0SS** - TPO application to crown reduce one Oak tree by 1.5m to spread of 13.5m and reduce height by 1.5m to 13.5m MBC GRANTED with 1 condition. SPC had commented (Min 1520P). NOTED by Councillors.

20/504741 **48 Jeffery Close TN12 0TH** - Erection of a pitched roof to existing flat roof garage (retrospective) MBC GRANTED with 1 condition. SPC had recommended Approval (Min 1518P). NOTED by Councillors.

20/504810 **The Maples, Old Rectory Lane TN12 0AF** - TPO application to reduce group of trees (G1 on plan) including Hazel, Sycamore and Ash, to 8 feet and manage as mixed hedge; crown reduce one Yew to 4m height and 4m spread to give good clearance from house; reduce height of one Sycamore to 8m MBC GRANTED with 1

- condition. SPC had left the decision to the Tree Officer (Min 1515P). NOTED by Councillors.
- 20/504920 **Land North of Blue Bell Farm, George Street TN12 ORB** - Change of use of land to use as a residential caravan site for 2 gypsy families, including laying of hardstanding and erection of ancillary amenity buildings MBC GRANTED with 15 conditions. SPC Approved Min (1515P). NOTED by Councillors.
- 20/504983 **Holt Lea, Station Road TN12 OQG** - Erection of a single storey, flat roof rear extension to provide a modern enlarged kitchen and dining area with family garden room, including roof lantern (Revised scheme to 20/502159/FULL) MBC GRANTED with 3 conditions. SPC had recommended Approval (Min 1518P). NOTED by Councillors.
- 20/505091 **Bletchingley Oast And Bletchingley Farm Industrial Estate, Pristling Lane TN12 OHH** - Minor material amendment to planning application 17/505670/FULL (Change of use of Oast house and stables to 2 dwellings; demolition of all outbuildings and clearance of site to erect 3(no) houses and 2(no) semi-detached single storey cottages), to remove conditions 5 (external joinery); and 10 (schedule of repairs for retained buildings). (Section 73) MBC GRANTED with 18 conditions. SPC had Noted (Min 1515P). NOTED by Councillors.
- 20/505141 **Shapwick, Station Road TN12 OPY** - Single storey rear extension replacing existing conservatory MBC GRANTED with 3 conditions. SPC had recommended Approval (Min 1518P). NOTED by Councillors.
- 20/505209 **15 Newlyn Drive TN12 ODA** - Erection of a single storey rear extension with rooflights MBC GRANTED with 3 conditions. SPC had recommended Approval (Min 1518P). NOTED by Councillors.
- 20/505586 **GMS & D K Holdings Site at Station Approach TN12 OQN** - in relation to 11/1944: Continuation of raised kerb and tarmac road at the vehicular access and rounding off of cycle/pedestrian route. MBC GRANTED NOTED by Councillors.
- 20/505794 **Little London Cottage, High Street TN12 OAB** - Conservation Area Notification: Hawthorn (T1) - To reduce to 5-6ft as will cause damage to fence MBC RAISED NO OBJECTION. NOTED by Councillors.

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Proceedings ended at 8.15pm.