

MINUTES OF THE MEETING OF STAPLEHURST PARISH COUNCIL
PLANNING COMMITTEE

held at South Hall, Staplehurst Village Centre on
Monday 4th September 2017 at 7.00 p.m.

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

APOLOGIES: Councillors Sharp and Smith.

APPROVAL OF PLANNING COMMITTEE MINUTES: Minute Pages 1330P-1332P of 21st August 2017 were approved (Councillors Burnham, Riordan and Silkin abstaining), signed by Councillor Ashby and made available at http://www.staplehurstvillage.org.uk/minutes_of_the_last_meetings.aspx.

URGENT ITEMS: none.

COUNCILLOR DECLARATIONS:

1. Declarations of Lobbying – Councillor Buller declared she had been lobbied about 17/504261. Councillor Burnham declared he had been lobbied about 17/504161.
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.

ADVERTISING APPLICATIONS: (for recommendation/comment)

17/504345 **3 The Parade TN12 OLA** – Installation of illuminated topper sign. RESOLVED: recommend APPROVAL to the MBC Planning Officer.

FULL PLANNING APPLICATIONS: (for recommendation/comment)

17/503677 **21 Church Green TN12 OBG** – Erection of a one bedroom retirement/single person bungalow in the rear of 21 Church Green. Councillor Buller highlighted that NPPF 48 precludes residential gardens from being included in a local authority's allowance for windfall sites. She also commented that emerging Local Plan policy DM5 excluded residential gardens from being considered as brownfield sites for development. Councillors expressed concern about awkward access and the limited parking accommodation. RESOLVED: recommend REFUSAL to the MBC Planning Officer.

17/504161 **The Squirrels 20 Staple Drive TN12 OSH** – Erection of a single storey side extension. RESOLVED: recommend APPROVAL to the MBC Planning Officer subject to the tree officer's satisfaction with the proposed tree removal and associated works.

17/504258 **Holman House, Station Road TN12 OQQ** – Change of Use and conversion of vacant business premises offices (B1) to residential (dwellinghouse Class C3). RESOLVED: recommend APPROVAL to the MBC Planning Officer subject to the applicant demonstrating that there will be adequate parking for both sides of the property.

17/504275 **1 Marian Square TN12 OSQ** – Two storey side extension providing garage, dining, utility and master bedroom. RESOLVED: recommend APPROVAL to the MBC Planning Officer.

17/504344 **3 The Parade TN12 OLA** – Installation of ATM through glass. Councillors discussed with application 17/504345. RESOLVED: recommend APPROVAL to the MBC Planning Officer subject to appropriate security arrangements taking note of the comments by Kent Police.

OUTLINE APPLICATIONS:

17/504261 **Land at 6 Wightwick Close TN12 OFA** – Outline application for the erection of 3no. detached dwellings with access off Wightwick Close (Access and Layout being sought). RESOLVED: recommend APPROVAL to the MBC Planning Officer subject to satisfaction with access arrangements during and post-construction, to include provision of a plan for materials delivery during construction.

REVISED DETAILS: (for comment)

17/502033 **Great Pagehurst Place, Pagehurst Road TN12 OJD** – Conversion and partial reconstruction of the Oast building into a dwelling with external alterations and erection of detached timber framed three bay garage. SPC had recommended Approval (Min 1319P). RESOLVED: maintain original recommendation of APPROVAL to the MBC Planning Officer.

REPORTED DECISIONS: (for noting)

15/503884 **Land at Pullen Farm, Staplehurst Road, Frittenden** - Use of the land to provide a solar farm and its enclosure by fencing; with the erection of solar panels, along with the provision of associated transformers, switch gear housing and a substation MBC REFUSED. SPC Refused (Min 1217P, 1225P, 1246P, 1258P, 1298P, 1311P). APPEAL DISMISSED. NOTED by Councillors.

15/510210 **The Three Sons, Park Wood Lane Parallel Track** – Siting of 2 mobile homes, 2 touring caravans and a utility/stable block for the benefit of a gypsy family for residential use (part retrospective) MBC REFUSED. SPC had recommended Refusal (Min 1242P). NOTED by Councillors.

16/505598 **Cricket and Tennis Club, Frittenden Road** – Erection of a pair of three bedroom semi-detached dwellings MBC GRANTED with 12 Conditions. SPC had recommended Approval (Min 1269P, 1322P). NOTED by Councillors.

16/508630 **Knoxbridge Farm, Cranbrook Road** – Creation of new access from the A229, including landscaping, crossing over stream and barrier MBC REFUSED. SPC had recommended Approval (Min 1299P). NOTED by Councillors.

17/502732 **Whiteacres, Marden Road** – The placement of one no. additional static mobile home and touring pitch alongside associated parking MBC GRANTED with 8 Conditions. SPC had recommended Approval (Min 1322P). NOTED by Councillors.

17/502874 **2 Dane Mead Villas, George Street** – Single storey rear extension MBC GRANTED. SPC had recommended Approval (Min 1320P). NOTED by Councillors.

17/503171 **5 Newlyn Drive** – Erection of a two storey front extension MBC GRANTED with 3 conditions. SPC had recommended Approval (Min 1325P). NOTED by Councillors.

17/503375 **19 Bell Lane** – 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 MBC GRANTED with 5 Conditions. SPC had recommended Approval (Min 1325P). NOTED by Councillors.

Chairman.....

PUBLIC FORUM – Before the meeting the applicant for 17/504261 sought confirmation (given) that councillors had seen a design and access statement provided earlier in the day. A resident commented on the condition of Fishers Road (details provided of Kent Highways website to report issues). A resident commented on 17/504258 and the possibility of further domestic use of the site should the application be granted. A resident asked about tying the proposed new property to the current one (application 17/503677) and the height of the property.