

MINUTES OF THE MEETING OF STAPLEHURST PARISH COUNCIL
PLANNING COMMITTEE
held at South Hall, Staplehurst Village Centre on
Monday 16th April 2018 at 7.00 p.m.

PRESENT: Councillors Ashby, Buller, Silkin, Smith and Sharp who was in the chair. Ex Officio: Chairman Burnham.

Parish Clerk: Mr MJ Westwood

APOLOGIES: Councillor Riordan.

APPROVAL OF PLANNING COMMITTEE MINUTES: Minute Pages 1369P-1371P of 3rd April 2018 was approved, signed by Councillor Sharp and made available at http://www.staplehurstvillage.org.uk/minutes_of_the_last_meetings.aspx.

URGENT ITEMS: No items were requested.

COUNCILLOR DECLARATIONS:

1. Declarations of Lobbying – All councillors declared they had been lobbied about 18/501574. Councillor Buller declared she had been lobbied about 17/505563.
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 17/505563 and did not participate in discussion of the item.
4. Requests for Dispensation – None requested.

APPEAL NOTIFICATION: (for noting)

17/505563 **46 Jeffery Close TN12 0TH** - Demolition of existing conservatory and side porch. Erection of front porch, two storey side and single storey rear extension and external alterations MBC REFUSED. SPC had recommended Refusal (Min 1347P, 1359P). Councillors NOTED that the appeal was against a decision on an initial application and that a subsequent and modified application 18/500579 had been agreed. It was not known at this stage whether the appeal would continue.

CORRESPONDENCE: (for comment/noting)

Consultation (1) Draft Revised National Planning Policy Framework – Invitation to comment (closing date 10/05/18) <https://www.gov.uk/government/collections/national-planning-policy-framework-and-developer-contribution-consultations>

Consultation (2) Supporting Housing Delivery through Developer Contributions – Invitation to comment (closing date 10/05/18) <https://www.gov.uk/government/collections/national-planning-policy-framework-and-developer-contribution-consultations>

Councillors NOTED the comments provided by the Neighbourhood Plan Review Group. Councillors commented: legislation was of limited value if not properly enforced; development was not sufficiently supported by provision of amenities and infrastructure; it appeared that CIL could become payable on later stages of development and SPC should lobby to obtain it; there should be more transparency in the way developer contributions were agreed. Councillor Buller volunteered to draft and circulate comments for finalising at the next planning committee meeting on 8th May.

REPORT ON RIVER FARM MEETING: (for noting)

Written report of meeting at Bardsley Farms Ltd and copy of plan. Councillor Riordan's report stated that by installing cold storage facilities the company believed it could reduce the frequency of lorry

movements. Electrical facilities would power refrigeration, meaning that lorry engines would not need to run overnight for this purpose. The report was NOTED by Councillors.

FULL PLANNING APPLICATIONS: (for recommendation)

- 18/501549 **Sevenoaks, Clapper Lane TN12 OJS** – New roof over existing single storey extension to create a bedroom with dormer window to rear elevation. RESOLVED: recommend APPROVAL to the MBC Planning Officer.
- 18/501574 **Thorford Hall Farm, Goudhurst Road TB12 OHQ** – Construction of a new access at Thorford Hall Farm. RESOLVED: recommend REFUSAL, with referral to MBC Planning Committee were the Planning Officer minded to approve the application. Councillors commented that in 2017 MBC had refused an application for new access to Knoxbridge Farm on the grounds that it was 'unnecessary and inappropriate development in the open countryside' and felt the same consideration applied to this application. Councillors observed that when approving the demolition of the Thorford Hall barns and construction of the new dwelling (application 15/509490), the Planning Officer had found acceptable the proposal that 'the new house would simply use the existing access arrangements'; they found no reason to justify why a new access was now deemed necessary. Councillors commented that the application was inconsistent with policy PW2 of the Staplehurst Neighbourhood Plan and considered that the proposed access would be an inappropriate intrusion on the countryside and on the neighbour's residential amenity.

TREE WORKS: (for comment)

- 18/501693 **Staplehurst Manor Nursing Home, Frittenden Road TN12 ODG** - to crown lift Yew tree RHS of entrance driveway another 1-2m. This will allow more light from the driveway street lamp as currently, branches are hanging lower than the light. Remove One yew tree in the rear garden by the pond and seating area. This tree is currently leaning over the seating area. Remove Two Holly limbs on the RHS of the entrance driveway, just before the roundabout. This will clear the way of overhanging branches onto the roadway. Remove One dead tree in rear garden. Remove One tree touching / leaning across Bupa Staplehurst Manor sign. All waste will be chipped and removed from site. RESOLVED: NO OBJECTION, subject to approval by the MBC Tree Officer.

REPORTED DECISIONS: (for noting)

- 17/505670 **Bletchingley Oast and Bletchingley Farm Industrial Estate, Pristling Lane** – Change of use of vacant Oast house and stables to 2 residential dwellings; demolition of all outbuildings and clearance of site to erect 3 no. two storey houses and 2 no. semi-detached single storey cottages MBC GRANTED with 21 conditions. SPC had recommended Refusal (Min 1349P). NOTED by Councillors.
- 18/500579 **46 Jeffery Close** – Demolition of existing conservatory and side porch. Erection of front porch, two storey side and single storey rear extension and external alterations (Resubmission of 17/505563) with additional new parking space and dropped kerb MBC GRANTED with 4 conditions. SPC had recommended Approval (Min 1364P). NOTED by Councillors.
- 18/500588 **1 Surrenden Court, High Street** – TPO application PART A: Group of Hornbeams along Nicholson Walk – Raise crowns to approximately 4 metres MBC REFUSED. PART B: 2no. Oaks - 20% reduction (1.5-2 metres) with a proportional width reduction cutting back to appropriate branch axles to contain size and allow light into the

garden. Remove major dead wood. 1no. Ash -Reduce southern side of crown by approximately 2.5 metres to balance tree. Remove end weight over the lane. 1no. Hornbeam - Dismantle fell. 1no. Oak - Remove major deadwood. 1no. Holly - Dismantle fell. 1no. Macracarpa - Reduce side growth away from the patio by approximately 1.5 metres, cutting back to appropriate branch axles north side to improve light to the patio area. Group of Hornbeams along Nicholson Walk - reduce away from the building which they are encroaching by approximately 2 metres, cutting back to appropriate branch axles MBC APPROVED with 2 conditions. SPC had raised concerns (Min 1364P). NOTED by Councillors.

18/500670 **49 Bathurst Road** – Conversion of integrated garage to create additional reception area. Internal alterations including removal of walls and insertion of bi-fold doors to rear of property MBC GRANTED with 3 conditions. SPC had recommended Approval (Min 1364P). NOTED by Councillors.

Chairman.....

PUBLIC FORUM – Before the meeting a neighbour discussed the harm to his privacy that he felt would be caused by 18/501574. After the meeting Borough Councillor Perry commented that the views of Kent Highways and local employment considerations were likely to be important factors in any River Farm planning application.