

MINUTES OF THE MEETING OF STAPLEHURST PARISH COUNCIL
PLANNING COMMITTEE
held at Staplehurst Village Centre on
Monday 2nd November 2015 at 7.00 p.m.

PRESENT: Councillors Ashby, Claridge, Gosling and Spearink. Ex Officio: Chairman Silkin and Vice-Chairman Burnham who was in the chair.

Parish Clerk: Mr. M J Westwood

APOLOGIES: Councillors Buller, Butcher, Kelly and Kemp whose apologies were accepted.

APPROVAL OF PLANNING COMMITTEE MINUTES: Minute Pages 1231P – 1232P of 19th October 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 correspondence concerning development at The Oast, Aydhurst Farm.

COUNCILLOR DECLARATIONS:

1. Declarations of Lobbying – All councillors declared they had been lobbied about 15/506646.
2. Declarations of Changes to the Register of Interests – none declared.
3. Declarations of Interest in Items on the Agenda – Councillor Claridge declared an interest in 15/507585 and 15/507588 and said that he would leave the meeting for these items. Councillor Silkin declared an interest in 15/507032 which was deemed non-prejudicial.
4. Requests for Dispensation – none requested.

AGREED URGENT ITEMS:

The Oast, Aydhurst Farm: Further to Planning Committee meeting 19th October 2015 (Min 1231P) Councillor Burnham informed councillors that a resident had written to draw attention to a press report of the meeting, which was headed 'Aydhurst Farm Travellers'. The letter advised that a mobile home had been sited without planning consent by a member of the owner's family at The Oast, Aydhurst Farm, that no 'travellers' had appeared on site and that the matter had nothing to do with either Aydhurst Farm or Aydhurst Farmhouse. Councillor Burnham observed that there had been no suggestion of travellers in the meeting's minutes. He asked that the resident's letter be circulated to committee members.

FULL PLANNING APPLICATIONS: (for recommendation)

15/507032 **Vine Court, High Street TN12 0AR** – Single storey side extension. Councillors voted nem con to recommend APPROVAL to the MBC Planning Officer.

15/507585 **1 Little Loddenden, High Street TN12 0AD** – Repair existing northern boundary featheredge fence and replace existing fence on remainder of the northern boundary which has fallen into disrepair with a new featheredge fence matching the existing featheredge fence.

15/507588 **1 Little Loddenden, High Street TN12 0AD** – Listed Building Application to repair existing northern boundary featheredge fence and replace existing fence on remainder of the northern boundary which has fallen into disrepair with a new featheredge fence matching the existing featheredge fence.

Councillor Claridge left the meeting for the duration of items 15/507585 and 15/507588. Councillors voted nem con to recommend APPROVAL of both applications to the MBC Planning Officer.

- 15/508350 **South View, High Street TN12 0AY** – Conversion of existing garage/store to residential annexe accommodation.
- 15/508351 **South View, High Street TN12 0AY** – An application for Listed Building Consent for conversion of existing garage/store to residential annexe accommodation. Councillors voted by majority (four votes to one) to recommend APPROVAL of 15/508350 and 15/508351 to the MBC Planning Officer with a condition linking the residential annexe to the main house and with a request that the officer ensure adequate parking provision.
- 15/508456 **38 Jaggard Way TN12 0LF** – Dormer extension to rear elevation. Councillors voted nem con to recommend APPROVAL to the MBC Planning Officer.

TREE WORKS: (for comment)

- 15/508433 **Providence Strict Baptist Chapel, Chapel Lane TN12 0AJ** – Conservation Area notification to 1no. Sycamore – Fell. Councillors agreed to advise the MBC Planning Officer that they had NO OBJECTION.

VARIATION OF CONDITION: (for comment)

- 15/506646 **Perfect Place, Maplehurst Lane** – Variation of condition 1 (of planning permission 13/0466) – to allow two more mobile homes and two more touring caravans. SPC had recommended Refusal of 13/0466 (Min 1121P). Councillor Burnham said seven residents had sent to the Parish Council comments stating that the request should be the subject of a full planning application; full applications for other additional pitches on the Perfect Place site were pending consideration; mobile homes were overtaking the settled community; there was risk of flooding, lanes were too narrow and the proposal was generally unsustainable. Councillor Burnham observed that the request had very little supporting information and that the Parish Council had recommended refusal of the original application 13/0466. Councillors agreed nem con that they OBJECTED to the requested variation and believed that such a request should be made via full planning application. As a point of information for members of the public, Councillor Burnham commented that the parish council’s planning committee aimed to consider applications at its first available meeting during the MBC consultation period. This gave residents the opportunity to hear and consider views expressed by the parish council and other residents and thereby help inform their own comments.

- KCC/TW/
0341/2015 **Knoxbridge Farm, Cranbrook Road TN17 3BT** – Section 73 application to vary condition 3 of planning permission TW/15/504981 to allow the consented anaerobic digester to also process chicken manure from other Fridays’ farms. Councillors agreed that they had NO OBJECTION to the proposal provided that the agreed limit on weekly vehicle movements remained unchanged and was monitored.

REPORTED DECISIONS: (for noting)

- 15/507656 **52 Stanley Close** – Lawful Development Certificate (proposed) – Single storey rear extension MBC APPROVED. SPC not notified. NOTED by councillors.

Chairman.....

PUBLIC FORUM – Before the meeting a resident stated that he considered application 15/506646 should be a new full planning application and not variation of a planning condition.