

MINUTES OF THE MEETING OF STAPLEHURST PARISH COUNCIL
PLANNING COMMITTEE

held at South Hall, Staplehurst Village Centre on
Monday 6th November 2017 at 7.00 p.m.

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

Parish Clerk: Mr MJ Westwood

APOLOGIES: none as all members were present.

APPROVAL OF PLANNING COMMITTEE MINUTES: Minute Pages 1341P-1342P of 16th October 2017 were approved, signed by Councillor Sharp and made available at http://www.staplehurstvillage.org.uk/minutes_of_the_last_meetings.aspx.

URGENT ITEMS: Councillor Sharp proposed and Councillors agreed to discuss a report by Fleurets Limited on the Railway Tavern.

COUNCILLOR DECLARATIONS:

1. Declarations of Lobbying – Councillors Buller, Burnham and Sharp declared they had been lobbied about 17/504433. Councillors Buller and Sharp declared they had been lobbied about the Railway Tavern. Councillor Buller declared she had been lobbied about 17/500175. Councillor Sharp declared she 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 – Councillor Burnham declared he knew the applicant of 17/504161, although this was not deemed prejudicial to consideration of the application.
4. Requests for Dispensation – none.

AGREED URGENT ITEMS:

Councillors considered a report dated 02/11/17 prepared by Fleurets Limited further to Full Council's decision (Min 1642) to commission an independent viability report on the Railway Tavern. Councillors NOTED that the report: challenged statements about the non-viability of the pub business made as part of planning application 16/505966; commented on the difficulty of trading as a pub on the premises; concluded the situation was not clear cut and that a change of use would not be inappropriate. Councillors considered the context of planning application 16/505966: it had been refused by MBC; the Inspector had yet to rule on the appeal against refusal; the Inspector's Office had previously advised that the Parish Council could submit late information but its consideration would be subject to the Inspector's discretion. As Councillors considered that the Fleurets report contained information that could be useful to the Inspector they RESOLVED to send the report to the Inspector's Office, highlight the issues it raised and reiterate the amenity value of the Railway Tavern in the context of potential commercial development at the neighbouring station and potential supermarket sites (Neighbourhood Plan policy GW1) and planned future housing.

ADDITIONAL DETAILS: (for comment)

- 17/504161 **The Squirrels 20 Staple Drive TN12 OSH** – Erection of a single storey side extension - arboricultural report - SPC had recommended Approval subject to tree officer's satisfaction with proposed works (Min 1333P) and requested publication of the arboricultural report (Min 1341P). RESOLVED: the recommendation of APPROVAL subject to the tree officer's satisfaction with proposed works should remain unchanged.

AMENDED DETAILS: (for comment)

- 17/504433 **Perfect Place, Frittenden Road TN12 ODL** – Change of use from gypsy caravan site to mixed use for residential gypsy caravan site and the keeping of horses, including the stationing of 6 caravans, of which no more than 3 shall be static, the erection of 3 amenity buildings, 3 stable buildings, fencing and laying of hardstanding (part retrospective) – Amended site plan received. SPC had recommended Refusal (Min 1336P). RESOLVED: Recommendation of REFUSAL to MBC Planning Committee (Mins 1336-7P) should remain unchanged. Councillors stated that their recommendation was unaffected by the consents granted by MBC to applications 15/501537 and 17/504081. They recorded specific concerns about works being undertaken in the buffer zone, drainage pipes leading into woodland, intrusive lighting and the urbanising impact of the fencing.

APPEAL NOTIFICATION: (for noting or additional/modified comment)

- 17/500175 **Land Adjacent South Cottage, High Street** – Retrospective temporary security fencing MBC Refused SPC had recommended Refusal (Min 1307P, 1323P). NOTED by Councillors without further comment.

FULL PLANNING APPLICATIONS: (for recommendation/comment)

- 17/504959 **Huntsman's Stables, Maidstone Road TN12 ORH** – Change of use of land from agricultural to equestrian, erection of barn, ménage, fencing and parking for horse trailer/lorry. RESOLVED: Noting the certainty that slow and large vehicles would enter and exit the sight on a busy 60 mph limit road, recommend APPROVAL to the MBC Planning Officer subject to satisfactory access and exit provision to ensure the safety of road users. Votes cast: For 4, Against 2, Abstained 1.
- 17/505020 **Lime Kiln Farm, Clapper Lane TN12 OJL** – First floor extension above the single storey kitchen and utility area, alterations to the roof including raising the roof and changing the current roof to all flat roof, addition of French doors and window to south west elevation and removal of small section of utility area. Councillors voted nem con to recommend APPROVAL to the MBC Planning Officer.
- 17/505235 **Land At Fishers Farm, Fishers Road** - Variation of condition 28 to previous application 15/510186/FULL (Development of site to accommodate 185 dwellings, together with associated access road (including reconfiguration of Pile Lane), car parking, landscaping and open space) to alter the layout and form of plots 1-5. Councillors voted nem con to recommend APPROVAL to the MBC Planning Officer.

LISTED BUILDING CONSENT: (for recommendation/comment)

- 17/504840 **Kings Head, High Street TN12 OAR** – for the removal of the existing post and installation of a new Oak post secured to the rafters of the pub roof to provide a safe and secure post to which to re-fix the swing sign. Councillors voted nem con to recommend APPROVAL to the MBC Planning Officer.

REPORTED DECISIONS: (for noting)

- 14/505432 **Land North of Headcorn Road** – Residential development to provide 167 dwellings, areas of public open space, associated landscaping and infrastructure and the formation of new vehicular access from Headcorn Road and pedestrian access from Fishers Road, Hurst Close and Headcorn Road. Emergency vehicle

ingress only from Fishers Road. MBC GRANTED with 29 Conditions; SPC had recommended refusal (Min 1396, 1486). NOTED by Councillors.

- 15/501537 **Maplehurst Lane Frittenden Road** - Change of use of land for the permanent stationing of a mobile home, utility room, stable block and touring caravan for gypsy family. (Part retrospective). MBC GRANTED with 7 conditions; SPC had recommended refusal (Min 1255P). NOTED by Councillors.
- 17/500985 **Staplehurst Manor Nursing Home, Frittenden Road TN12 0DG** – TPO application – 1 Elm Tree section fell to ground level MBC WITHDRAWN. SPC had requested further information (Min 1308P). NOTED by Councillors.
- 17/502997 **Maplehurst Paddock, Frittenden Road** – Removal of condition 2 of previously approved application MA/12/1793 (An application for permanent use of land as home for a gypsy family within a mobile home, plus touring caravan, dayroom and stables) MBC REFUSED. SPC had recommended refusal (Min 1323P). NOTED by Councillors.
- 17/503677 **21 Church Green** – Erection of a one bedroom retirement/single person bungalow in the rear of 21 Church Green; MBC REFUSED. SPC had recommended refusal (Min 1333P). NOTED by Councillors.
- 17/504081 **Maplehurst Lane Frittenden Road** - Removal of condition 1 requiring site vacation after 3 years and condition 2 seeking removal of named occupier appending to planning permission to 15/501528 (Change of use of land for the stationing of a mobile home, utility room, stable block and touring caravan for gypsy family (Part retrospective)). MBC GRANTED with 7 conditions. SPC recommended refusal (Min 1331P). NOTED by Councillors.
- 17/504275 **1 Marian Square** - Two storey side extension providing garage, dining, utility and master bedroom MBC WITHDRAWN. SPC had recommended approval (Min 1333P). NOTED by Councillors.
- 17/504316 **Green Court, High Street** - Conversion of outbuilding to residential annexe MBC GRANTED with 5 conditions. SPC had recommended refusal (Min1336P).
- 17/504317 **Green Court, High Street** – LBC for conversion of outbuilding to residential annexe MBC GRANTED with 5 conditions. SPC had recommended refusal (Min1336P). NOTED by Councillors.
- 17/504344 **3 The Parade** – Installation of ATM through glass MBC GRANTED with 2 conditions. SPC had recommended approval (Min 1334P). NOTED by Councillors.
- 17/504345 **3 The Parade** – Installation of an illuminated topper sign MBC GRANTED with 3 conditions. SPC had recommended approval (Min 1333P). NOTED by Councillors.

Chairman.....

PUBLIC FORUM – Before the meeting the applicant for 17/505020 declared his availability to respond to questions about the application. The applicant for 17/504959 stated that she was not a member of the gypsy and traveller community and that, as owner of the site, she was seeking to use it only to keep her horses.