

MINUTES OF THE MEETING OF STAPLEHURST PARISH COUNCIL
PLANNING COMMITTEE
held at South Hall, Staplehurst Village Centre on
Monday 20th 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 1343P-1345P of 6th November 2017 were approved, signed by Councillor Sharp 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 17/500167 and 17/500169.
2. Declarations of Changes to the Register of Interests – none declared.
3. Declarations of Interest in Items on the Agenda – Councillor Burnham declared he lived near the site of 17/505563, although this was not deemed prejudicial to consideration of the application.
4. Requests for Dispensation – none.

ADVERTISING CONSENT: (for comment)

17/505396 **Staplehurst Nurseries, Clapper Lane TN12 0JT** – for 2 x non-illuminated timber mounted directional signs. RESOLVED: recommend APPROVAL to the MBC Planning Officer.

APPEAL NOTIFICATIONS: (for comment/noting)

17/500167 **The Oaks, Frittenden Road TN12 0DL** – against Enforcement Notice for hard standing and siting of a caravan. Councillors noted that the appeal was to be conducted by way of informal hearing on 24/04/18. RESOLVED: to make a representation to the Planning Inspectorate supporting the reasons for refusal of the original planning application 13/1732 and the subsequent enforcement action taken by MBC.

17/500169 **Land East of Maplehurst Lane, Frittenden Road TN12 0DL** – against Enforcement Notice for siting of mobile homes, caravans, areas of hardstanding and access gates. Councillors noted that the appeal was to be conducted by way of informal hearing on 24/04/18. RESOLVED: to make a representation to the Planning Inspectorate supporting the reasons for refusal of the original planning application 13/1713 and the subsequent enforcement action taken by MBC.

FULL PLANNING APPLICATIONS: (for recommendation)

17/504729 **Land at Station Approach and George Street** – Retrospective application for insertion of safety fencing. Councillors commented that a key thrust of Staplehurst Neighbourhood Plan Policy GW1 was to 'enhance the visual approach to the village from the north'. They OBJECTED to the installed fencing because it failed to

achieve this objective and recommended that a fence more sympathetic to the location, of wooden construction and of more open appearance should be installed.

- 17/505397 **White Willows, High Street TN12 OBL** – Erection of single-storey front and rear extensions. RESOLVED: recommend APPROVAL to the MBC Planning Officer. They commented that the application's heritage statement erroneously described the Village Centre as a listed building.
- 17/505538 **16 Newlyn Drive TN12 ODA** – Erection of a single storey rear extension to form a Loggia. RESOLVED: recommend APPROVAL to the MBC Planning Officer.
- 17/505563 **46 Jeffery Close TN12 OTH** – Demolition of existing conservatory and side porch, erection of front porch, two storey side and single storey rear extension and external alterations. Councillors commented: the proposed extension was not subservient to the main building; it would have an overwhelming impact on the street scene; the higher level of occupancy would generate more vehicles that would exacerbate the parking problem in the vicinity of the property. For these reasons councillors RESOLVED to recommend REFUSAL to the MBC Planning Officer.
- 17/505599 **Wayside, Cranbrook Road TN12 OEU** – Conversion of garage to provide ancillary accommodation including external alterations and front dormer. Councillors noted that the rear extension connecting the garage and main building (approved under application 09/1203) was yet to be built and sought confirmation that the planning consent remained valid. They RESOLVED to recommend APPROVAL to the MBC Planning Officer, with a request that if the extension were not to be built then any separate accommodation created by the garage conversion should remain in common ownership and tied to the main house.

PRIOR NOTIFICATION: (for noting)

- 17/505541 **Chickenden Oast, Chickenden Lane TN12 ODP** – for the change of use of building and land within its curtilage from an agricultural use to a use falling within Class C3 (dwellinghouse). NOTED by Councillors. Councillors confirmed they would make a site visit when a further planning application was made.

REPORTED DECISIONS: (for noting)

- 17/502872 **7 Butcher Close** – Lawful Development Certificate (Proposed) for erection of a single storey rear extension MBC GRANTED. SPC had Noted (Min 1320P). NOTED by Councillors.
- 17/504258 **Holman House, Station Road** – Change of use and conversion of vacant business premises (offices B1) to residential (dwellinghouse C3) MBC GRANTED with 4 Conditions; SPC had recommended Approval (Min 1333P). NOTED by Councillors.
- 17/504669 **Turley Farm, Couchman Green Lane** – Erection of 1no. outbuilding MBC GRANTED with 4 Conditions. SPC had recommended Approval (Min 1339P). NOTED by Councillors.

17/504670 **Turley Farm, Couchman Green Lane** – Listed Building Consent for the erection of 1no. outbuilding MBC WITHDRAWN. SPC had recommended Approval (Min 1339P). NOTED by Councillors.

Chairman.....

PUBLIC FORUM – Before the meeting the applicant for 17/505541 stated that a further application would be submitted for Chickenden Oast and said that he would be happy to show councillors around the site. A neighbour objected to 17/505563, highlighting the likely increase in vehicles. The applicant for 17/505396 explained that following discussion with MBC planning officers the new application was for smaller and differently coloured signs.