

MINUTES OF THE MEETING OF STAPLEHURST PARISH COUNCIL  
PLANNING COMMITTEE  
held at Staplehurst Village Centre on  
Monday 1<sup>st</sup> February 2010 at 7 p.m.

**PRESENT:** Councillors Buller, Burnham, Butcher, Fairfax, Kelly, Smith, Spearink and Arger who was in the Chair. Vice Chairman Perry (Ex Officio). Parish Clerk: Mrs. JS Bassett

**APOLOGIES:** Councillor Fairfax arrived during discussion on MA/10/0012, made her apologies and declarations as minuted.

**APPROVAL OF PLANNING COMMITTEE MINUTES** - Councillors approved Planning Committee Minute Pages 905P-906P of 18<sup>th</sup> January 2010. These were signed by Chairman of the Planning Committee, Councillor Arger.

**COUNCILLOR DECLARATIONS**

1. Lobbying – The following declarations of having been lobbied were made; Councillors Arger, Perry, Buller, Smith and Fairfax in respect of MA/10/0064, Councillors Arger and Spearink in respect of MA/10/0037.
2. Personal Interest – Councillors Burnham and Fairfax declared a personal interest in respect of MA/10/0013.
3. Prejudicial Interest – None.

**FULL PLANNING APPLICATIONS**

MA/09/2212 **Braemar, Station Road** – Change of use of premises from A1 to mixed A1 and A5 use and insertion of fume extract ducting (revised description). SPC had recommended approval at Page 902P on 4<sup>th</sup> January 2010. Councillors noted the AMENDED DESCRIPTION and agreed to maintain their original recommendation to APPROVE and did not request that this application be referred to MBC Planning Committee.

MA/10/0006 **7 The Quarter, Cranbrook Road** – Erection of a two storey rear extension and open porch to side entrance. Councillors recommended APPROVAL and did not request this application be reported to MBC Planning Committee.

- MA/10/0012 **Corner House, 1A Fletcher Road** – Erection of single storey side extension. After much discussion Councillors recommended APPROVAL as it could see no planning reasons for refusal of this single storey application. Some Councillors wished to emphasise that this Council had objected to the original two-storey extension of the end of terrace house and were unhappy with this additional extension on the extension. Councillors did not request this application be referred to Planning Committee.
- MA/10/0013 **Land at Green Court, High Street** – Erection of one dwelling. After much discussion Councillors recommended REFUSAL (with 2 abstentions) for the reasons given in the 2005 recommendation for refusal; the design would be detrimental to the adjacent Listed Building and out of keeping with it and the Conservation Area. Councillors also considered this constituted back land development contrary to the Borough Wide Local Plan 2000 and would create more traffic crossing the busy High Street footway. In addition it was noted that important trees were sited in the garden which may be worthy of Tree Preservation Orders. Councillors requested that this be referred to MBC Planning Committee.
- MA/10/0037 **The Barn, Little Wadd Farm, Grandshore Lane, Frittenden** – Planning application for erection of single storey extension to garage. Councillors recommended APPROVAL and requested that this be referred to MBC Planning Committee.
- MA/10/0057 **69 Bathurst Road** – Two storey side extension. Councillors recommended APPROVAL but did not request this be referred to MBC Planning Committee.
- MA/10/0064 **Mill House, High Street** - Demolition of existing garage erection of a detached three bedroom dwelling with attached garage. This planning application had only recently been made available online and paper copies were late in arriving so Councillors agreed to defer decision until the next meeting on 15<sup>th</sup> February 2010.

### **APPLICATIONS TO DISCHARGE CONDITIONS**

- MA/10/0050 **Sweetlands Farm, Couchman Green Lane** – Application to discharge conditions relating to MA/05/1408/1. Condition 1- materials; 3 – roof colour; condition 7- landscaping and condition 12 – boundary treatments. Councillors noted the application.

**REPORTED DECISIONS**

- MA/09/1565 **Land East of Maplehurst Lane, Frittenden Road** – Change of use of land for the stationing of 2(no) caravans for residential purposes and utility shed with associated works i.e., hardstanding and septic tank. APPLICATION WITHDRAWN. SPC had recommended approval with conditions (Page 884P).
- MA/09/2166 **Southview, Headcorn Road** – Application for a two storey side extension and single storey front, side and rear extensions, plus addition of three dormers to facilitate loft conversion. APPLICATION WITHDRAWN. SPC had recommended refusal (Page 899P).
- MA/09/2169 **Plain Farm, Five Oak Lane** – Application to vary conditions of MA/09/0127 (Winery and associated works) GRANTED with 02 conditions. SPC had not objected but raised concern about how the 35 days limit would be enforced and the consequent effect on neighbours (Page 900P).
- MA/09/2201 **12 Poyntell Road** – Application for erection of replacement front porch. MBC GRANTED with 02 conditions. SPC had recommended approval (Page 900P).
- MA/09/2287 **Hodges Place, High Street** – Application to discharge conditions relating to MA/09/1364 – Condition 2 Keymer Shire hand made clay tile roof and sample of weatherboard. MBC GRANTED. SPC had noted without comment (Page 905P).

**CORRESPONDENCE**

- Development on garden land** - Communities and Local Government letter to Chief Planning Officers dated 19/01/2010 was noted.
- ENF/10566 **Bullycroft, Maidstone Road** – Complaint that work was still continuing following refusal of conditions under MA/08/1434. Councillors noted that MBC had investigated and confirmed that all conditions had now been complied with under MA/09/1779 and was closing its file without taking further action.

Chairman.....