

MINUTES OF THE MEETING OF STAPLEHURST PARISH COUNCIL
PLANNING COMMITTEE
held at Staplehurst Village Centre on
Monday 1st March 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: None as all present.

APPROVAL OF PLANNING COMMITTEE MINUTES - Councillors approved Planning Committee Minute Pages 910P-9911P of 15th February 2010. These were signed by Chairman of the Planning Committee, Councillor Arger.

COUNCILLOR DECLARATIONS

1. Lobbying – Declarations were made as follows; MA/10/0157 all Councillors, MA/10/0158 Councillor Spearink, MA/10/0219 Councillors Fairfax, Perry, Spearink, MA/10/0220 Councillor Buller, Perry and Spearink, MA/10/0235 Councillor Fairfax and Spearink.
2. Personal Interest – MA/10/0235 Councillor Butcher.
3. Prejudicial Interest – MA/10/0235 Councillor Butcher.

FULL PLANNING APPLICATIONS

MA/10/0157 **Land east of Maplehurst Lane** – Change of use of land for the stationing of 2 caravans for residential purposes and utility shed with associated works. After much discussion Councillors unanimously recommended REFUSAL because the site was considered unsuitable for residential use due to being sited in an area which suffered flooding, had very poor access and there was no confirmation of gypsy status. The application was considered, therefore, to be contrary to Policies PPS1, PSS14, PPS23, CTY12 and CTY14. Councillors requested that this application be referred to MBC Planning Committee.

MA/10/0158 **Elm Cottage, Cranbrook Road** – Alterations and extension to form refreshment area, office and WC's. Demolition of polytunnels and erection of intermediate glasshouse and construction of canopies to walkways. Councillors recommended APPROVAL and did not request this application be referred to MBC Planning Committee.

- MA/10/0186 **Staplehurst Golf Centre, Cradducks Lane** – An application for a scoping opinion for an extension to golf course. Councillors recommended APPROVAL subject to additional car parking being provided and did not request this application be referred to MBC Planning Committee.
- MA/10/0199 **Southview, Headcorn Road** - Erection of a two storey side extension, single storey front, side and rear extensions and the insertion of three rear dormer windows to facilitate loft conversion. (Resubmission of MA/09/2166). After much discussion Councillors recommended REFUSAL for the reasons given in the original application because very little had changed; The proposal would overwhelm the existing semi-detached house and would unbalance the symmetry with the adjoining property. The proposed extension was not modest by virtue of its mass, bulk and height which would adversely impact on the streetscene and neighbours. The dormer windows in the roof were not in keeping with neighbouring properties. Councillors requested that this application be referred to MBC Planning Committee.
- MA/10/0219 **Woodford Depot, Maidstone Road** – Application for redevelopment of site to include extension to main building including replacement roof and recladding, creation of shop area within main building, erection of single storey sawmill building and associated works including car parking and boundary treatments/security fencing. Councillors recommended APPROVAL WITH CONDITIONS and did not request this application be referred to MBC Planning Committee. Councillors requested conditions for landscaping, permeable hard surfacing and interceptor arrangements for surface water run off.
- MA/10/0220 **Homeleigh Timber Supplies, Station Road** – Outline planning permission for erection of 14no. dwellings with associated works including parking with access to be considered at this stage and all other matters reserved for future consideration. Councillors agreed to defer this to the next meeting on 15th March 2010.
- MA/10/0226 **Whiteacres, Marden Road** – Change of use of land for stationing of 1 no. mobile home with associated works including hardstanding and fencing. Councillors agreed to defer this to the next meeting on 15th March 2010.
- MA/10/0235 **Goblins, High Street** – Application for erection of two storey side extension with additional accommodation in the roof space and for the change of use of first floor level and attic area into 1 no. flat with associated works including parking. Councillors agreed to defer this to the next meeting on 15th March 2010.

APPLICATION FOR CERTIFICATE OF LAWFUL DEVELOPMENT

MA/09/2290 **Kingsbrooke, Cranbrook Road** – An application for a Certificate of lawfulness for a proposed use being two storey and single storey side/rear extensions and front porch. Councillors requested full details of this application and agreed to defer discussion until the next meeting on 15th March 2010.

REPORTED DECISIONS

MA/09/2180 **21 Bell Lane** - An application to discharge conditions relating to MA/09/1586 (Erection of a single storey rear extension, installation of a new pitched roof, incorporating eight roof light windows, to cover the full length of both the existing and proposed extensions and the conversion of the existing integral garage to form habitable rooms) being details of Condition 2 – materials for roof tiles. MBC APPROVED. SPC noted application without comment (Minute Page 900P).

MA/09/2210 **Little Newstead Barn, Couchman Green Lane**- Erection of a single storey detached garage. MBC GRANTED subject to 02 conditions. SPC had recommended approval (Minute Page 900P).

MA/10/0012 **Corner House, 1A Fletcher Road** – Erection of a single storey side extension. MBC GRANTED subject to 02 conditions. SPC had recommended approval (Minute Page 908P)

Chairman.....