

MINUTES OF THE MEETING OF STAPLEHURST PARISH COUNCIL
PLANNING COMMITTEE
held at Staplehurst Village Centre on
Monday 04 January 2010 at 7 p.m.

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

APOLOGIES: Councillor Smith whose reason for apology was accepted. Councillor Sankey had tendered his resignation from this Committee and this was noted with regret.

APPROVAL OF PLANNING COMMITTEE MINUTES - Councillors approved Planning Committee Minute Pages 899P-901P of 21 December 2009. These were signed by Chairman of the Planning Committee, Councillor Arger.

COUNCILLOR DECLARATIONS

1. Lobbying – All Councillors had listened to the concerns of two residents in respect of MA/09/2243 and most had read their email submissions prior to the meeting. Councillor Arger had been lobbied in respect of MA/09/2212.
2. Personal Interest – Councillors Burnham and Fairfax declared a personal interest in MA/09/2243. Councillor Fairfax took no part in discussions and abstained from the vote on this application.
3. Prejudicial Interest - None

FULL PLANNING APPLICATIONS

MA/09/2075 **94 Bathurst Road** – Variation of a condition to allow conversion of garage to a habitable room. Councillors expressed regret at the loss of garage space but considered that sufficient onsite car parking existed. Councillors recommended APPROVAL and did not request this application be reported to MBC Planning Committee.

MA/09/2212 **Braemar, Station Road** – CHANGE OF USE of premises from A1 to mixed A1 and A3 use and insertion of fume extract ducting. Councillors noted the revised description of the proposal and queried whether customer toilet facilities were necessary if food was made available to eat in. Noted that new Use Class A5 was for take-away business only. Councillors recommended APPROVAL and did not request that this application be reported to MBC Planning Committee.

MA/09/2243 **Land rear of Minton House, High Street** – Demolition of existing single garage and erection of a double garage plus erection of two new dwellings with garaging. Councillors considered this application in detail and noted that the full paper plans, including the Design and Access Statement had not been received from MBC. After much discussion Councillors recommended REFUSAL (with one abstention) and requested that this application be referred to MBC Planning Committee. The reasons for refusal related to concerns regarding; Flooding – water from the proposed soakaways within the sloped site would seep down towards Chapel Lane and thus exacerbate existing flooding problems in Chapel Lane. Access – the single-width access onto the A229 High Street was not considered safe and would cause reversing onto the main road. The partial loss of much-needed onstreet parking space was not welcomed. Overlooking – the height of the site and proposals in relation to neighbouring properties would create serious overlooking issues. Conservation Area, Setting of Minton House and Walled Garden – the size of the proposed houses and garages was considered over-intensive and the setting of Minton House in the Conservation Area would be compromised by this development. The attractive Walled Garden, with additional internal new boundary walls would be destroyed and be out of character with the setting and history of Minton House and Conservation Area. The walled garden is considered an integral part of the setting of Minton House. Landscape – Whilst the tall Scots Pine trees would provide little screening, the loss of the shrubbery as a wildlife habitat was much regretted. In addition, Councillors wished to reiterate their earlier reasons for refusal to application MA/08/1328 as these remained valid to this new application.

REPORTED DECISIONS

MA/09/1084 **Blue Bell Farm, George Street** – Submission of details to discharge conditions 04 site clearance, 06 materials, 10 disposal of animal waste, 11 access and 13 landscaping relating to MA/08/1919 (Change of use of land to residential including the siting of 4 no. mobile homes, washroom, waste recycling enclosure and provision for 2 no. touring caravans for a gypsy family and the erection of a stable block and change of use of land for the keeping of horses and relocation of access). MBC APPROVED the submission of details subject to 02 conditions.

MA/09/1140 **The Paddocks, George Street** – Submission of details to discharge conditions 04 site clearance, 06 materials, 10 disposal of animal waste and condition 11 landscaping relating to MA/08/1920 (Change of use of land to residential including the siting of 4 no. mobile homes, washroom, waste recycling enclosure and provision

for 2 no. touring caravans for a gypsy family and the erection of a stable block and change of use of land for the keeping of horses).
MBC APPROVED subject to 02 conditions.

MA/09/1779 **Land adj. Hazlemere, Maidstone Road** – Submission of details pursuant to conditions 07 materials, 09 archaeological watching brief and 10 slab levels relating to outline planning permission MA/06/1617 and submission of details pursuant to conditions 7, 9, 10 and 11 of MA/07/0831 being details of materials, archaeology, slab levels and the Code for Sustainable Homes. MBC APPROVED with informative that Condition 2 not fully discharged as existing close boarded fencing should not be retained.

MA/09/1780 **31 Bathurst Road** – Erection of a single storey front extension. MBC APPROVED subject to 02 conditions. SPC had recommended refusal.

MA/09/1967 **Fuller House, Cranbrook Road** – Erection of a 6' 6" x 34m close board fence to replace existing fence and front-planting of hedge. MBC REFUSED for 02 reasons. SPC had recommended refusal.

MA/09/1968 **Fuller House, Cranbrook Road** – Listed Building application for the erection of a 6' 6" x 34m close board fence to replace existing fence and front planting of hedge. APPLICATION WITHDRAWN. SPC had recommended refusal.

MA/09/2026 **Staplehurst Service Station, High Street** – Erection of a single storey extension to retail area. MBC APPROVED subject to 09 conditions. SPC had recommended approval with conditions.

Chairman.....

PUBLIC FORUM – An opportunity to speak to the Planning Committee was given prior to the start and at the end of this meeting. Two residents spoke of their concerns in respect of MA/09/2243 prior to the start of the meeting. After the close of the meeting one resident commented in respect of MA/09/2212 that a new Use Class 5 had recently been introduced which related to Take-Away establishments only.