

MINUTES OF THE MEETING OF STAPLEHURST PARISH COUNCIL  
PLANNING COMMITTEE  
held at Staplehurst Village Centre on  
Tuesday 4<sup>th</sup> May 2010 at 7 p.m.

**COUNCILLOR RESIGNATION** – The Clerk read out the letter of resignation by Councillor Fairfax. Councillors expressed their sorrow and accepted this resignation with great reluctance. Clerk to write a letter to thank Councillor Fairfax for her work within this Council.

**PRESENT:** Councillors Buller, Burnham, Butcher, 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.

**COUNCILLOR DECLARATIONS**

1. Lobbying – Councillor Spearink re: MA/10/0158 Elm Cottage.
2. Personal Interest – Councillor Burnham re: MA/10/0013 Land at Green Court.
3. Prejudicial Interest - None

**FULL PLANNING APPLICATIONS**

MA/10/0013 **Land at Green Court, High Street**- Application for the erection of 1 no. dwelling. AMENDED DETAILS were considered by Councillors who agreed to retain their original recommendation to REFUSE this application for the reasons set out on Minute Page 908P. Concerns were also expressed that the paper copy plans supplied were different from those showing on the Website. Chairman Arger agreed to discuss this with the Planning Officer.

MA/10/0158 **Elm Cottage, Cranbrook Road** – AMENDED DETAILS for alterations and extension to form refreshment area, office and WCs. Demolition of polytunnels and erection of intermediate glasshouse and construction of canopies to walkways. Councillors considered the amended details; flood report, Environment Agency's information and applicant's supporting statement and agreed to reiterate their original recommendation on Minute Page 912P to APPROVE and did not request this application be referred to MBC Planning Committee.

MA/10/0669 **Oak House, Couchman Green Lane** – Erection of a dormer to the west elevation and addition of a window to the east elevation. Councillors recommended APPROVAL but requested this application be considered by the Planning Committee as the applicant was a member of MBC staff.

### **APPLICATION FOR DISCHARGE OF CONDITIONS**

MA/10/0652 **Southview Yard, Headcorn Road** – An application for discharge of conditions relating to MA/07/1951. Councillors noted the details.

### **REPORTED DECISIONS**

MA/09/0455 **Hen & Duckhurst Farm, Marden Road** – Outline application to develop land for employment purposes. MBC GRANTED with 10 conditions. SPC had recommended refusal (Minute Page 856P).

MA/09/2103 **Land off Winch's Garth** – Erection of 5 new dwellings. MBC GRANTED subject to 14 conditions. SPC had recommended refusal (Minute Page 896P).

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. MBC advised the operations **would have been lawful**. SPC had noted (Minute Page 916P).

MA/10/0050 **Sweetlands Farm, Couchman Green Lane** – Submission of details pursuant to planning permission MA/05/1408/01 condition (1) materials, 3 (cattle yard roof colour), 7 (landscaping and 12 (boundary treatments). MBC **approved** the details as set out. SPC had noted the application (Minute Page 908P).

MA/10/0078 **Staplehurst Free Church, Station Road** – Construction of new church building. MBC GRANTED subject to 06 conditions. SPC had recommended refusal (Minute Page 910P).

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 1no. flat with associated works including parking. MBC GRANTED subject to 04 conditions. SPC had recommended approval (Minute Page 916P).

MA/10/0441 **Woodford Coach House, Maidstone Road** – Application for a nonmaterial amendment following a grant of planning permission MA/08/2501. MBC REFUSED. SPC had not been consulted.

**CORRESPONDENCE**

1. Kent County Council – Changes to its consultation procedures for planning applications. Councillors noted that KCC would in future provide only digital planning information.
2. Kent Highways Services Survey for Councillors – Councillor Buller submitted some comments on the survey.
3. MA/10/0409 - **34 Stanley Close** – Demolition of existing single storey side extension and erection of a new two bedroom dwelling adjoining number 34 Stanley Close. SPC had recommended refusal (Minute Page 919P). Residents’ letter of objection to MBC Planning Department was duly noted.
4. MBC response re: progress of Core Strategy and impact on Staplehurst was duly noted.

**URGENT ITEM**

MA/10/0196 **Slaney Place Farm, Headcorn Road** – Erection of a general purpose agricultural barn. Councillors noted the amended details which explained the need for this development. Councillors agreed to maintain their original recommendation to APPROVE WITH A CONDITION that the development be tied to the main house of Slaney Place Farm but did not request this application reported to MBC Planning Committee.

Chairman.....