

MINUTES OF THE MEETING OF STAPLEHURST PARISH COUNCIL
PLANNING COMMITTEE
held at Staplehurst Village Centre on
Monday 5th July 2010 at 7 p.m.

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

APOLOGIES: None as all present.

APPROVAL OF PLANNING COMMITTEE MINUTES - Councillors approved Planning Committee Minute Pages 930P-931P of 21st June 2010. These were signed by Chairman of the Planning Committee, Councillor Arger.

COUNCILLOR DECLARATIONS

1. Lobbying – The following declarations were made:-
MA/10/0157, MA/10/0903 & MA/10/0960 – Councillor Buller
MA/10/0776 – Councillor Perry
MA/10/0013 – Councillors Perry and Burnham
MA/10/0997 – All Councillors
MA/10/1032 – Councillors Buller and Spearink
MA/10/1075 – Councillor Spearink
2. Personal Interest – The following declarations were made:-
MA/10/0013 – Councillor Burnham
MA/10/032 – Councillors Paul Kelly and Spearink
3. Prejudicial Interest – No declarations were made.

AMENDMENTS TO FULL PLANNING APPLICATION

MA/10/0157 **Land East of Maplehurst Lane, Frittenden Road – AMENDED DETAILS** for CHANGE OF USE of land to mixed use for residential with the stationing of 1 static caravan and 1 touring caravan, utility building, laying of hard surfacing, cess pool and erection of close boarded fencing and change of use of land for the keeping of horses with field shelter. Councillors considered the minor amendments and several letters of objection from neighbours. After much discussion Councillors commented that the ecology of the area was important and flooding issues remained of concern, the access road was in very poor condition; the close-boarded

fence already erected detracted from the open landscape of this area and had an unwelcome urbanising effect on the Low Weald Special Landscape Area. Councillors recommended REFUSAL for these reasons TOGETHER WITH the reasons given on 1st March Minuted at Page 912P; 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.

FULL PLANNING APPLICATIONS

- MA/10/0903 **Maplehurst Paddock, Frittenden Road** – Continued use for the stationing of a mobile home, touring caravan, day room and stables for a gypsy family. Councillors discussed this application and noted several letters of objection from neighbours. Whilst the site was kept tidy it remained sporadic and undesirable development in the countryside, had very poor access and was in a flood-risk area. Councillors considered it should not be made a permanent feature of the landscape in advance of the completion of the MBC Gypsy & Traveller Policy. Perhaps a short-term interim extension should be considered. For these reasons Councillors recommended REFUSAL (5-for, 1 abstention and 1 against) and requested that it be reported to Planning Committee.
- MA/10/0960 **Wealden Saddlery, High Street** – Application for CHANGE OF USE from A1 (hair and beauty salon) to D1 (day nursery). Councillors discussed concerns regarding highways, access, parking, noise and disturbance to neighbours and Listed Building status of the premises. Councillors considered the proposed use to be inappropriate given the site on the busy High Street close to the pedestrian crossing with no parking for staff (The Parade car park is private and restricted) nor any safe or convenient dropping-off access for small children. For these reasons Councillors recommended REFUSAL and requested the application is reported to the Planning Committee.
- MA/10/0978 **Portnall, Station Road** – Alteration of side elevation hip end to gable with half hip. Conversion of loft space to habitable rooms and insertion of 3 off roof lights to the front elevation, 3 off roof lights to the rear elevation and erection of a single storey rear extension. After discussion Councillors recommended APPROVAL and did not request this application be reported to the Planning Committee.

- MA/10/0991 **20 Fletcher Road** – Retrospective planning permission for the extension of front bay window on dwelling approved under MA/08/1996. After discussion Councillors recommended APPROVAL and did not request this application be reported to the Planning Committee.
- MA/10/0997 **The Barn, Little Wadd Farm, Grandshore Lane, Frittenden** – Single story side extension to existing detached garage to provide additional accommodation ancillary to the main house and insertion of high level window in front (west) elevation of house. After discussion Councillors recommended APPROVAL and did not request this application be reported to the Planning Committee.
- MA/10/1032 **59 Bell Lane** – Erection of 1(no) dwellinghouse. After much discussion Councillors recommended REFUSAL (5 for,2 abstentions) because the proposal was unacceptable residential development at the end of a garden (backland development and contrary to current Government proposals against “garden grabbing”) intrusive to open countryside and visible from a footpath. Concern was expressed at the detrimental effect to neighbours and the setting of a precedent. Councillors requested this application be reported to the Planning Committee.
- MA/10/1037 **Beauly, Maidstone Road** – Replacement of flat roof to garage with pitched roof. Councillors recommended APPROVAL and did not request this application be reported to the Planning Committee.
- MA/10/1075 **Willow End, Maidstone Road** – Erection of detached garage. Councillors commented that the garage was rather deep and suggested that a water butt be added to take rainwater run off. Councillors recommended APPROVAL with a condition that it be tied to uses for the main property and did not request this application be reported to the Planning Committee.

REPORTED DECISIONS

- MA/10/0158 **Elm Cottage, Cranbrook Road** – Alterations and extension to form refreshment area, office and WCs. Demolition of polytunnels and erection of intermediate glasshouse and construction of canopies to walkways. MBC GRANTED subject to 06 conditions. SPC had recommended APPROVAL (925P, 921P & 912P).
- MA/10/0348 **Cross at Hand Garage, Maidstone Road** – Planning application for erection of car body workshop with spray booth and change of use of strip of land within realigned fence from agriculture to land associated with the car body workshop. MBC GRANTED subject to eight conditions. SPC had recommended APPROVAL (918P 925P).

CORRESPONDENCE

MA/10/0776 **Staplehurst Golf Centre, Cradducks Lane** – Frittenden Road residents' letters of concern were noted.

URGENT ITEM

MA/10/0013 **Land at Green Court, High Street** – Application for the erection of 1 no. dwelling. MBC request for Parish to reconsider its recommendation to refuse this application. Councillors considered the request but agreed not to change their original recommendation to REFUSE this application.

Chairman.....

PUBLIC FORUM

MA/10/0960 Miss Fairfax spoke in support of the written objection and commented that no particular consideration had been given to the Listed Building status, to PPG24 relating to noise and affects on the LB or PPG23 relating to pollution. Parking was also of concern.

MA/10/0013 Miss Fairfax expressed concern at the democratic process and that the applicant could lop as many trees as wanted. It was important to keep trees to reduce pollution.

The Chairman of Staplehurst Society, Mr Golding, commented that this was his first attendance at a Planning Committee meeting and found it interesting. He then expressed concern that the adopted Village Design Statement had not been mentioned in Councillors' deliberations. Mr Golding considered that application MA/10/0978 was contrary to the VDS being three stories high.