

MINUTES OF THE MEETING OF STAPLEHURST PARISH COUNCIL
PLANNING COMMITTEE

held at Staplehurst Village Centre on
Monday 5th September 2011 at 7 p.m.

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

APOLOGIES: None as all present.

APPROVAL OF PLANNING COMMITTEE MINUTES: Minute Pages 998P-1000P of 15th August 2011 had been circulated, were agreed and signed by Planning Chairman Councillor Butcher, then made available at: http://www.staplehurstvillage.org.uk/minutes_of_the_last_meetings.aspx

COUNCILOR DECLARATIONS:

1. Lobbying – Councillors made declarations as follows; MA/11/1238 Councillor Buller, MA/11/1305 & 1307 Councillor Perry, MA/11/0927 All Councillors, MA/11/0970 Councillor Buller, MA/11/1118 Councillors John Kelly and Buller, MA/11/1293 Councillor Buller.
2. Personal Interest – Councillors Green and Spearink declared personal interests in MA/11/0927.
3. Prejudicial Interest – None declared.

CORRESPONDENCE:

ENF/11748 **Shawlands, Marden Road** – MBC advised a Change of Use application for the site will not be required at this time. However, the site will be monitored for next 6 months to check whether or not the proposed use by two HGV vehicles and trailers has had a significant effect on neighbourhood. Noted without comment.

ENF/11851 **Land North of Willow End, Maidstone Road** – Notice from MBC that Breach of Condition MA/08/1460 is to be investigated. Noted without comment.

APPLICATION FOR CERTIFICATE OF LAWFULNESS

MA/11/1238 **Millfield House, Headcorn Road** – Proposed development being the erection of a single storey rear and side extension to dwelling and erection of a detached ancillary building. Councillors expressed considerable concern regarding the proposed size of the extension (which would double the footprint of the existing house) and detached ancillary building which together would then cover nearly 50% of the entire site. The plans were not considered detailed enough to make a proper judgement and a question was asked whether the existing garage would be removed (as the proposal would come within 1 metre of it). Councillors stated that the ancillary building was outside the village envelope in open countryside and development of this area had previously been dismissed at appeal ref: MA/10/1614. For these reasons Councillors recommended a strong REFUSAL and requested that this application be considered by MBC Planning Committee.

DISCHARGE OF CONDITIONS:

MA/11/1305 **Parisfield, Headcorn Road** – An application to discharge conditions relating to MA/10/1731 – Application for approval of reserved matters following outline permission MA/07/0629 (demolition of the existing buildings and construction of 14no. dwellings with associated parking and amenity space) being layout, scale, appearance and landscaping – being details of condition 3 building details, 6 soft landscaping & 8 materials.

MA/11/1307 **Parisfield, Headcorn Road** - An application to discharge conditions relating to MA/07/0629 – (Outline application for the demolition of the existing buildings and construction of 14no. dwellings with associated parking and amenity space. Access to be considered at this stage and all other matters reserved for future consideration) – being details of conditions 6, 7, 9, 11, 12, 13, 14, 15, 16, 17, 20, 21, 22, & 23.

Consideration of the above two applications were discussed together by Councillors. An agreed short closure of the meeting to allow Mr. Cramp to speak (details in Public Forum of these minutes) also took place. Councillors expressed concern that all the hedges had already been removed and wished to be assured that protection for the existing trees was being maintained as per Planning Condition 11 of MA/07/0629. Councillors requested clarification over what was being proposed relating to each of the above conditions and would wish to be assured that the Planning Officer was satisfied with the details before any conditions were discharged.

FULL PLANNING APPLICATION:

- MA/11/0927 **59 Bell Lane** – Erection of a detached dwelling. After much discussion A majority of Councillors recommended REFUSAL because the proposal was too big for the width of the site; would cause over-intensification of development (a residential dwelling in the rear garden already existed and which would then be isolated/have no road access); the siting of the proposal would cause loss of light and overlooking to neighbouring properties; insufficient onsite parking would exist for all three properties and the loss of a hedge; street parking in this unadopted lane would be problematic. Councillors did not request this application be reported to MBC Planning Committee.
- MA/11/0970 **Southyards, Headcorn Road** – Enlargement of existing garage and construction of new conservatory. Councillors recommended APPROVAL and did not request this be reported to MBC Planning Committee.
- MA/11/1118 **Whiteacres, Marden Road** – Change of use of land for the stationing of an additional 4 mobile homes for a gypsy family. Councillors discussed and raised concerns at the over intensification of the site which was considered a fire risk due to close proximity. Four additional mobile homes (the size of and landscaping for which was unclear) were considered too many and would bring development too close to the road. Problems existed regarding drainage of surface water. The open countryside and rural nature of the site would be destroyed by such over-intensification. After much discussion and a short closure of the meeting to allow a resident to speak (details in Public Forum of these minutes) Councillors recommended REFUSAL because of the lack of detailed information on the size and proximity of the mobile homes and landscaping, surface water and foul drainage. It was unclear whether the proposal was to be permanent or temporary. If the Planning Officer was minded to approve this application, Councillors requested that it be tied to this family only. Councillors did not request this be reported to MBC Planning Committee.
- MA/11/1163 **4 Church Hill Cottages, High Street** – Insertion of a front dormer window. Councillors recommended APPROVAL and did not request this be reported to MBC Planning Committee.
- MA/11/1270 **2 Myrtle Cottage, Station Road** – Erection of a part single storey, part two storey side and rear extension. After much discussion Councillors recommended REFUSAL because the proposal was considered too large and out of keeping. The proposal would unbalance this attractive pair of semi-detached

cottages and have a detrimental effect on the streetscene. Councillors did not request this be reported to MBC Planning Committee.

MA/11/1293 **40 Jaggard Way** – Proposed erection of a single storey building to be used as a Hydrotherapy Referral Centre for dogs. Councillors discussed this application and expressed concerns that the business could become more intensive in years to come and recommended it be tied to the present owner. After much discussion and a short closure of the meeting to allow the applicant to speak (details in Public Forum of these minutes) Councillors recommended APPROVAL provided that the proposal be tied to the applicant. Councillors did not request this be reported to MBC Planning Committee.

MA/11/1297 **The Wild Duck, Pagehurst Road** – Revised application to MA/11/0493 for change of use and extension to existing public house/restaurant building to 2no. residential dwellings with garage building and associated works. Councillors commented that the application was short of parking spaces. Councillors recommended APPROVAL and did not request this be reported to MBC Planning Committee.

MA/11/1319 **Gresham House, Station Road** – Erection of front porch. Councillors recommended APPROVAL and did not request this be reported to MBC Planning Committee.

LISTED BUILDING CONSENT:

MA/11/1174 **4 Church Hill Cottages, High Street** – Consent to strip and retile roof, form opening through tiled and plasterboard lined roof and insert a dormer window to front elevation and installation of wood burning stove in lounge with metal flue in existing chimney. Councillors recommended APPROVAL and did not request this be reported to MBC Planning Committee.

REPORTED DECISIONS:

MA/11/0891 **Little Cradducks, Cradducks Lane** – Erection of a two storey rear infill extension with first floor balcony and two storey side infill extension with conservatory at first floor level. MBC GRANTED with 3 conditions. SPC had recommended approval (Min 994P)

MA/11/1027 **2 Hanmer Way** – Erection of a replacement garden store. MBC GRANTED with 2 conditions. SPC had recommended approval (Min 994P)

MA/11/1069 **Udene Barn Stud, Marden Road** – Change of use of agricultural building to mixed agricultural/equestrian. Construction of manège for private use only (re-submission of MA/10/1561) MBC GRANTED with condition. SPC had recommended approval (Min 998P)

MA/11/1084 **121 Bathurst Road** – Erection of a single storey side and rear extension. MBC GRANTED with conditions. SPC had recommended refusal (Min 995P)

MA/11/1115 **32 Jeffery Close** – Erection of a single storey side extension. MBC GRANTED with conditions. SPC had recommended approval (Min 996P)

TA/0109/11 **Hodges Place, High Street** – Notification of intention to remove the lowest laterals to 6 metres from ground level and to reduce crowns by 20% (away from roof) of 2 no. Ash trees. MBC raised NO OBJECTION. SPC had recommended approval (Min 999P)

Chairman.....

PUBLIC FORUM – The following representations were made by members of the public before, during and after the meeting by invitation of Planning Chairman Butcher:-

Applicant of 40 Jaggard Way – The applicant confirmed to Councillors that the proposed hydrotherapy and treatment room would cater for a maximum of 4 dogs per day (for treatment at different times to one another), so did not consider additional traffic or parking would be an issue. Parking was available on the drive and clients would be referred, by appointment and largely disabled.

Parisfield – A resident expressed concern that adequate on site turning and parking during construction had not been provided in accordance with the planning informatives for this very restricted site surrounded by homes. Traffic in Headcorn Road was a nightmare with vehicles mounting the footway to navigate around construction vehicles causing danger to pedestrians including a large numbers of young school children. There had already been an accident between a motorbike and lorry. The resident also commented that ditches and a small pond on the site had been filled in and had extreme concern regarding the disposal of surface water from the site.

Whiteacres – A resident raised general concerns regarding the proposed increase in density from 3 to 7 mobile homes and whether this would set a precedent for filling fields. Six foot fences around mobile homes were harsh in the countryside and hedges would be preferred. Concern was expressed at fields being covered in hardcore and tarmac causing potential flood risk with chain-link fencing around the whole site preventing excavation and maintenance of ditches.