

MINUTES OF THE MEETING OF STAPLEHURST PARISH COUNCIL
PLANNING COMMITTEE
held at Staplehurst Village Centre on
Tuesday 6th April 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: Councillor Smith whose reason for apology was accepted.

APPROVAL OF PLANNING COMMITTEE MINUTES - Councillors approved Planning Committee Minute Pages 915P-917P of 15th March 2010. These were signed by Chairman of the Planning Committee, Councillor Arger.

COUNCILLOR DECLARATIONS

1. Lobbying – Councillor Buller declared she had been lobbied in respect of MA/10/1016, MA/10/0428 and MA/10/0348.
2. Personal Interest - None
3. Prejudicial Interest - None

FULL PLANNING APPLICATIONS

MA/09/1016 **Spills Hill Farm, Cradducks Lane Yard, Cradducks Lane** – Erection of a two storey, three bedroom detached dwelling with farm office. Councillors recommended APPROVAL with conditions that the agricultural development be tied to the farm and that the mobile home be removed on completion. Councillors did not request this application be reported to MBC Planning Committee.

MA/09/2313 **Winthrop Hall, Cranbrook Road** – ADDITIONAL INFORMATION relating to lighting scheme. Councillors noted the details without comment and did not request this application be reported to MBC Planning Committee.

MA/10/0348 **Cross at Hand Garage, Maidstone Road** – Application for erection of car body workshop with spray booth. After discussion and noting of local residents' concerns, Councillors recommended APPROVAL subject to the Planning Officer considering any light pollution issues, particularly any proposed security lighting arrangements. Councillors did not request this application be reported to MBC Planning committee.

MA/10/0401 **1, Staple Drive** – Application to renew extant planning permission MA/07/0727 to allow replacement of garage with new garage, utility room with bedroom/ensuite. Councillors recommended APPROVAL and did not request this application be reported to MBC Planning Committee.

MA/10/0404 **23 Greenhill** – Variation of Condition 09 of MA/96/1308 to allow the conversion of garages into a habitable room. Councillors recommended APPROVAL and did not request this application be reported to MBC Planning Committee.

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. Councillors recommended REFUSAL because the proposal would create an over-intensification of the site, a loss of the visual gap and be over-whelming to the streetscene, being an addition to an existing terrace of 4 homes. The creation of a separate dwelling would intensify existing parking problems in both Stanley Close and Jeffrey Close where access was already difficult. The open-plan character of the area would be ruined by this proposal. A previous application for a two-storey extension had been refused. Councillors requested that this application be reported to MBC Planning Committee.

MA/10/0428 **Wattle Gates, Station Road** – Erection of a detached dwelling with integral garage. Councillors noted local residents' concerns and discussed all issues thoroughly. Whilst Councillors recommended APPROVAL and would not wish to set a precedent for back-land development, this application had a separate access. However, Councillors also highlighted concerns about neighbouring flooding problems which could cause surface water drainage issues at this site. Councillors also recommended frosted glass to windows which directly overlooked neighbouring properties. Councillors recommended this application be reported to MBC Planning Committee.

PLANNING APPEAL

MA/09/1475 **Tumblers, Couchman Green Lane** – Replacement of existing garaging and stables with new garage and annex. APPEAL against refusal of planning permission APP/U2235/A/10/2124683/WF. Representations to the Planning Inspectorate by 27/04/10. SPC had recommended approval (Minute Page 884P). Councillors agreed to write to the Planning Inspectorate to maintain their original recommendation to approve this application and support the appeal by the applicant.

REPORTED DECISIONS

MA/09/1767 **Perfect Place, Maplehurst Lane, Frittenden Road**- An application for continued use of land for a gypsy family with a twin unit, tourer and two stable blocks. Extension to planning permission MA/07/0837 and approved Enforcement Appeal ENF/8402. MBC GRANTED subject to 12 conditions. SPC had recommended refusal (Minute Page 892P).

MA/10/0057 **69 Bathurst Road** – Two storey side extension. MBC GRANTED subject to 03 conditions. SPC had recommended approval (Minute Page 908P).

MA/10/0064 **Mill House, High Street** – Demolition of existing garage and erection of detached three bed roomed dwelling. SPC had recommended refusal (Minute 910P). APPLICATION WITHDRAWN

MA/10/0115 **20 Fletcher Road** – Application to discharge condition 03 materials. MBC GRANTED. SPC had duly noted application but no action was required.

MA/10/0159 **Saynden Farm, Five Oak Lane** – Conversion of outbuilding to form holiday let. MBC GRANTED subject to 05 conditions. SPC had recommended approval with a condition (Minute Page 911P).

MA/10/0160 **Saynden Farm, Five Oak Lane** – Application for Listed Building consent for the conversion of an outbuilding to a holiday let. MBC GRANTED subject to 04 conditions. SPC had recommended approval with a condition (Minute Page 911P).

MA/10/0186 **Staplehurst Golf Centre** – Application for scoping opinion. MBC considered that matters identified in the application should form the basis of the Environmental Statement that would be needed to accompany a planning application for the proposed development. SPC had recommended approval (Minute Page 913P).

MA/10/0199 **Southview, Headcorn Road** – 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). MBC GRANTED subject to 02 conditions. SPC had recommended refusal (Minute Page 913P)

Chairman.....

PUBLIC FORUM – Prior to the opening of the meeting and at two points during the meeting, Chairman Arger invited members of the public to address the planning committee. Councillors were lobbied in respect of MA/09/1016, MA/10/0409 and MA/10/0428.