

MINUTES OF THE MEETING OF STAPLEHURST PARISH COUNCIL
PLANNING COMMITTEE
held at Staplehurst Village Centre on
Monday 7th June 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). Assistant to Parish Clerk: Mrs. H. Warmington

APOLOGIES: None

APPROVAL OF PLANNING COMMITTEE MINUTES - Councillors approved Planning Committee Minute Pages 924P-925P of 17th May 2010. These were signed by Chairman of the Planning Committee, Councillor Arger.

COUNCILLOR DECLARATIONS

1. Lobbying – Cllr Buller in respect of MA/10/0803 and Cllr Burnham in respect of MA/10/0776
2. Personal Interest - None
3. Prejudicial Interest - None

AMENDMENTS TO FULL PLANNING APPLICATIONS

MA/10/0158 **Elm Cottage Nursery, 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. Sequential Test & additional site plan. Cllr Arger explained the need for the sequential test since the café was in a rural area. Councillors considered the amended details but after discussion agreed to maintain their original recommendation to see the application APPROVED and did not wish this to go to the Planning Committee (912P, 921P)

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. AMENDED DETAILS to demolish existing garage then create two parking spaces. Amended site plan. Councillors considered the amended details but felt that the revisions were insufficient to overcome their concerns; over-intensification of the site, a loss of the visual gap and overwhelming to the street scene. The impact of parking and access especially around the junction of Stanley Close with Jeffery Close remained a concern. After discussion Councillors agreed to maintain their original recommendation to REFUSE approval and that this application should be reported to the MBC Planning Committee.

FULL PLANNING APPLICATIONS

MA/10/0734 **5 Staple Drive** – Erection of a first floor side extension. Councillors considered at length the size of the extension in relation to the plot and the visual impact but after discussion decided to recommend APPROVAL and not request this to go to the MBC Planning Committee.

MA/10/0776 **Staplehurst Golf Centre, Cradducks Lane** – Change of use of agricultural land to provide an extension. Councillors had received various correspondence on this application which was considered at length. In addition the meeting was closed so that comments from the public could be made. Once the meeting re-opened there was a lengthy and wide-ranging discussion. Both support and concerns were acknowledged, and Councillors eventually decided to recommend APPROVAL for the application but request it is referred to MBC Planning Committee. Concerns included the impact on nearby housing and residents, and SPC would like the opinion of the Conservation Officer on the possible impact to nearby listed buildings to be sought and taken into account. Further, that greater consideration be given to protecting properties on the boundary of the scheme, in particular the Sand School, with adequate screening and protection. The issue of flooding and drainage remained a major concern, especially in the area where the lorries were to be washed as they enter and leave the site, and generally given the topography of the land and the possible impact to the south. Especial concern was expressed regarding the impact on the nearby sewage sub-station in Frittenden Road which already breaks down frequently. Whilst the parking seems adequate for current usage Councillors also expressed concern whether adequate consideration had been given to this in the long term and possible expansion of the business a result of more favourable course design. Another major area of concern was the level of transportation to and from the site during construction. Councillors considered that the movement of the lorries would require careful management and would like this to be a condition of any approval of plans to ensure a managed flow and avoidance of transportation during wet weather. The width of Frittenden Road and its adequacy to cope with lorries passing was a particular concern. If permission were to be granted Councillors would also like a variance of the transportation times to avoid the very busy rush hour with commuters travelling to the station and elsewhere and to ensure the safety of the significant number of students crossing the road for school busses (noting that these collect from both sides of the main road). Councillors all agreed that movement should be restricted to between 8.30 and 16.30. Councillors further felt that the appointment of a named representative from the Golf Course to act as liaison during construction would be a helpful initiative if

permission were to be granted. In view of the significant concern on traffic and transportation Cllr Arger said she would be pursuing these with Kent Highways.

MA/10/0800 **54 Bathurst Road** – Ground floor front extension. Councillors considered this application and after discussion recommended APPROVAL and did not request this go to the MBC Planning Committee

MA/10/0803 **Huntsman's Stables, Maidstone Road** – Seasonal use of land for siting of two touring caravans for gypsy accommodation (1st March to 31st October in any calendar year) "Day rooms" and associated landscaping and fencing, with alterations to access onto Maidstone Road. Councillors noted that Enforcement action was still being pursued by MBC after the appeal against a decision to refuse an earlier application was dismissed. Councillors all agreed that this Enforcement precluded any decision other than to recommend REFUSAL of this application and request that it be considered by MBC Planning Committee. The earlier objections all still remained pertinent to this application including the effect of the proposed development on the character and appearance of the surrounding area, the effect on highway safety, and flooding. In addition they did not consider the paperwork on this application had been completed correctly.

VARIATION OF CONDITION

MA/10/0796 **2 Barn Meadow** – VARIATION of condition 9 of MA/95/1116 to allow conversion of part of existing garage to living accommodation. After some discussion Councillors decided to recommend APPROVAL and did not request this go to MBC Planning Committee.

REPORTED DECISIONS

MA/10/0196 **Slaney Place Farm, Headcorn Road** – Erection of a general purpose agricultural barn. MBC GRANTED planning permission subject to two conditions – within three years and materials. SPC had recommended approval with the condition tied to main house of Slaney Farm (915P). Councillors noted the decision; Councillor Arger explained that although SPC had requested that a tie to the main house be imposed this could only be done if the distance between the two was sufficiently close and this was not the case in this instance.

MA/10/0335 **Baldwins Cottage, Marden Road** – Application to discharge Condition 2 of MA/09/0906 (brick samples). MBC APPROVES the details received. SPC had noted (916P). Councillors noted.

MA/10/0404 **23, Greenhill** – Variation of Condition 9 of MA/96/1308 to allow the conversion of garage into a habitable room. MBC GRANTED planning permission with one condition – within three years. SPC had recommended APPROVAL (919P). Councillors noted the decision.

CORRESPONDENCE

ENF/11111 **1 Fletcher Road** – Owner has erected a fence which seems too tall and not in the correct location. MBC to investigate and report back. Councillors noted this and will await the results of the investigation.

Chairman.....

PUBLIC FORUM – Prior to the opening of the meeting, at one point during the meeting and at the end of the meeting Chairman Arger invited members of the public to address the planning committee. Councillors were lobbied in respect of MA/10/0776 and MA/10/0803