

MINUTES OF THE MEETING OF STAPLEHURST PARISH COUNCIL
PLANNING COMMITTEE
held at Staplehurst Village Centre on
Monday 15th February 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: None as all present.

APPROVAL OF PLANNING COMMITTEE MINUTES - Councillors approved Planning Committee Minute Pages 907P-909P of 1st February 2010. After amendment to the Councillor Declarations, these were approved then signed by Chairman of the Planning Committee, Councillor Arger.

COUNCILLOR DECLARATIONS

1. Lobbying – All Councillors declared they had been lobbied in respect of MA/10/0064, 0159 and 0160.
2. Personal Interest - None
3. Prejudicial Interest – Councillor Buller declared a prejudicial interest in MA/10/0078 and left the room whilst this application was under discussion.

FULL PLANNING APPLICATIONS

MA/10/0064 **Mill House, High Street** – Demolition of existing garage and erection of a detached three bedroom dwelling with attached garage. After much discussion Councillors recommended REFUSAL of this application because of concerns about access onto the A229 at a dangerous point on the High Street just below the brow of the hill and near a Bus Stop, over-intensification of a small site with buildings right up to the boundary, close to other buildings and with poor access for emergency services. Councillors requested that the Conservation Officer be requested to visit. Councillors did not request that this application be referred to MBC Planning Committee.

MA/10/0078 **Staplehurst Free Church, Station Road** – Construction of new church building. After much discussion Councillors recommended REFUSAL because of insufficient car parking provision relative to the increased capacity of the new building. Councillors did not request that this application be referred to MBC Planning Committee.

MA/10/0157 **Land East of Maplehurst Lane, Frittenden Road** – Change of Use of land for the stationing of 2 caravans for residential purposes and utility shed with associated works. As the application papers had only been received that day, Councillors agreed to defer discussion to the next meeting on 1st March 2010.

MA/10/0159 **Saynden Farm, Five Oak Lane** – Application for conversion of outbuilding to form holiday let. Councillors recommended APPROVAL WITH A CONDITION that the proposal be tied to the main house. Councillors did not request this application be referred to MBC Planning Committee.

MA/10/0160 **Saynden Farm, Five Oak Lane** – Application for LISTED BUILDING consent for the conversion of an outbuilding to a holiday let. Councillors recommended APPROVAL WITH A CONDITION that the proposal be tied to the main house. Councillors also requested that as many of the existing materials as possible should be maintained and new materials should be in keeping with and in the style of the main house. Councillors did not request this application be referred to MBC Planning Committee.

APPLICATION TO DISCHARGE CONDITION

MA/10/0115 **20 Fletcher Road** - Application to discharge conditions relating to MA/08/1996 (Conversion of existing dwelling into 2 dwellings with alterations to front canopy and erection of front porch, creation of new access and erection of a single storey detached garage) – SUBMISSION OF DETAILS pursuant to condition 3 - materials.

REPORTED DECISIONS

MA/09/2025 **Oakhurst Orchard, Pagehurst Road** – Retrospective application for the erection of a single storey building for use as a farm office/internet based estate agency. MBC GRANTED with 01 condition. SPC had recommended approval with a condition that the development be tied to Oakhurst Orchard (Minute Page 899P).

MA/09/2075 **94 Bathurst Road** – Variation of a condition to allow conversion of garage to a habitable room. MBC GRANTED subject to 02 conditions. SPC had recommended approval (Minute Page 902P).

MA/09/2094 **Gas Holder Station, Marden Road** – Application to discharge conditions relating to MA/05/0116 (demolition of 2 existing dwellings and ancillary buildings for the erection of 11 no. new dwellings with associated new access and parking) – SUBMISSION OF DETAILS pursuant to Condition 09 completion report (contamination). MBC APPROVED. SPC noted but no details supplied (Minute Page 900P).

MA/09/2183 **The Chestnuts, Station Road** – Erection of single storey front extension, first floor side extension, part single storey and part two storey rear extension and chimney and garage conversion to provide additional living accommodation. MBC APPROVED with 02 conditions. SPC had recommended approval (Minute Page 899P).

Chairman.....