

MINUTES OF THE MEETING OF STAPLEHURST PARISH COUNCIL  
PLANNING COMMITTEE  
held at Staplehurst Village Centre on  
Monday 15<sup>th</sup> March 2010 at 7 p.m.

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

**APOLOGIES:** Councillors Smith whose reason for apology was accepted.

**APPROVAL OF PLANNING COMMITTEE MINUTES** - Councillors approved Planning Committee Minute Pages 912P-914P of 1<sup>st</sup> March 2010. These were signed by Chairman of the Planning Committee, Councillor Arger.

**COUNCILLOR DECLARATIONS**

1. Lobbying – All Councillors except Councillor Kelly declared they had been lobbied in respect of MA/10/0220, Councillors Arger, Burnham, and Fairfax declared they had been lobbied in respect of MA/10/0235 & MA/10/0269.
2. Personal Interest – Councillor Butcher declared a personal interest in respect of MA/10/0235 & MA/10/0269.
3. Prejudicial Interest - Councillor Butcher declared a prejudicial interest in respect of MA/10/0235 & MA/10/0269. Councillor Butcher left the room whilst these applications were discussed.

**FULL PLANNING APPLICATIONS**

MA/10/0196 **Slaney Place Farm, Headcorn Road** – Erection of a general purpose agricultural barn. Councillors recommended APPROVAL WITH A CONDITION that the development be tied to the main house of Slaney Place Farm but did not request this application reported to Planning Committee.

MA/10/0220 **Homeleigh Timber Supplies, Station Road** – OUTLINE PLANNING APPLICATION for erection of 14no. dwellings with associated works including parking with access to be considered at this stage and all other matters reserved for future consideration. Councillors considered this application in some detail and after much discussion recommended APPROVAL IN PRINCIPLE but had serious concerns regarding the high density and proposed number

of dwellings, the design concept (height, mass, overlooking, loss of visual gap and siting on footway edge) being totally out of keeping with the neighbouring bungalows, chalet-style homes, semi and detached properties to the north, east and west which had long front and rear gardens, set well back from the road. Access and onsite parking space was of concern due to the site being on the busy A229 High Street where parking restrictions applied. Being sited close to the traffic light crossroads queuing traffic causes pollution to the detriment of residents (PPS23 was considered valid) with visibility and access difficulties created also. Although it was appreciated this was an outline application, the density of the proposals did not allow sufficient space for any landscaping. Councillors requested that this application be reported to the Planning Committee.

MA/10/0226 **Whiteacres, Marden Road** – Change of use of land for stationing of 1 no. mobile home with associated works including hardstanding and fencing. Councillors recommended APPROVAL (but would not wish to see this as an opportunity for an additional mobile home to be brought onto the overall site) and did not request this application reported to Planning Committee.

MA/10/0235 **Goblins, High Street** – Application for erection of two storey side extension with additional accommodation in the roof space and for the change of use of first floor level and attic area into 1 no. flat with associated works including parking. After discussion Councillors recommended APPROVAL and did not request this application be reported to Planning Committee.

MA/10/0269 **Goblins, High Street** – Application for LISTED BUILDING CONSENT for the erection of two storey side extension with additional accommodation in the roof space and for the change of use of first floor level and attic area into 1 no. flat. After discussion Councillors recommended APPROVAL and did not request this application be reported to Planning Committee. Councillors did request that as this extension would replace a building demolished by a doodle bug, that a plaque be fixed to the extension to record this historical fact.

### **APPLICATION FOR CERTIFICATE OF LAWFUL DEVELOPMENT**

MA/09/2290 **Kingsbrooke, Cranbrook Road** – An application for a Certificate of lawfulness for a proposed use being two storey and single storey side/rear extensions and front porch. Councillors were advised that this application would be determined by fact of law.

**APPLICATION TO DISCHARGE CONDITION**

MA/10/0335 **Baldwins Cottage, Marden Road-** An application to discharge Condition 02 of permission MA/09/0906 for the erection of side extension including additional living accommodation in roof space and insertion of dormer windows. Application pursuant to condition 02 being brick samples. Councillors noted.

**REPORTED DECISIONS**

MA/09/1475 **Tumblers, Couchman Green Lane** – Replacement of existing garaging and stables with new garage and annex. MBC REFUSED for 02 reasons. SPC had recommended approval (Minute PAGE 884P).

MA/09/2212 **Braemar, Station Road** – Change of use of premises from A1 to mixed A1 and A5 use and insertion of fume extract ducting. MBC GRANTED subject to 03 conditions. SPC had recommended approval. (Minute PAGE 902P).

MA/09/2332 **Little Couchman Green Farm, Couchman Green Lane** – Erection of a new garden room with a pitched roof. MBC GRANTED subject to 02 conditions. SPC had recommended approval (Minute Page 905P).

MA/10/0006 **7 The Quarter, Cranbrook Road** – Erection of a two storey rear extension and open porch to side entrance. MBC GRANTED subject to 02 conditions. SPC had recommended approval (Minute Page 907P).

The Chairman reported that she would be attending MBC Development Control Meeting on 18<sup>th</sup> March to reinforce this Council's recommendations to refuse MA/09/1767 and MA/10/0199.

Chairman.....

**Public Forum** – During the public forum held prior to the start of this meeting, several members of the public, a Parish Councillor and Agent on behalf of the applicant made representations in respect of MA/10/0220, MA/10/0235 and MA/10/0269.