

MINUTES OF THE MEETING OF STAPLEHURST PARISH COUNCIL
 PLANNING COMMITTEE
 held at Staplehurst Village Centre on
 Monday 15th August 2011 at 6.30 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 996P-997P of 1st August 2011 was approved and signed by Chairman Butcher then uploaded at: http://www.staplehurstvillage.org.uk/minutes_of_the_last_meetings.aspx

COUNCILOR DECLARATIONS:

1. Lobbying – Councillor Buller made a declaration in respect of MA/11/1079. Councillor Green made a declaration in respect of MA/11/1099.
2. Personal Interest – None declared.
3. Prejudicial Interest – None declared.

FULL PLANNING APPLICATION:

- MA/11/0875 **Winthrop Hall, Cranbrook Road** – Erection of low level bollard lighting to site access road. Councillors recommended APPROVAL and did not request this be reported to Planning Committee.
- MA/11/0950 **24 Iden Crescent** – Erection of a single storey front extension, side extension with accommodation on two floors, installation of front rooflights and rear dormer. Councillors recommended APPROVAL (one abstention) and did not request this be reported to Planning Committee.
- 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). Councillors recommended APPROVAL (one against) and did not request this be reported to Planning Committee.
- MA/11/1099 **Plain Farm, Five Oak Lane** – Retrospective application for the erection of a side extension to existing farm building. Councillors recommended APPROVAL and did not request this be reported to Planning Committee.
- MA/11/1170 **3 Maxted Close** – Erection of a rear conservatory. Councillors recommended APPROVAL and did not request this be reported to Planning Committee. Five Councillors against three requested that an advisory note be added for a water butt to be provided.
- MA/11/1208 **Bly Court Manor, Chapel Lane** – Alterations to front elevation including removal of first floor render and rebuilding of ground floor brickwork, plus erection of a single storey link extension and conversion of outbuilding to breakfast area including installation of two rooflights. Councillors recommended APPROVAL and did not request this be reported to Planning Committee. However, Councillors requested that the Conservation Officer

looks very carefully at this application and the history of the façade be researched. Councillors also suggested that the exposed beams should not be painted but be retained bare or lime-washed.

MA/11/1219 **Bly Court Manor, Chapel Lane** – An application for LISTED BUILDING CONSENT for alterations to front elevation including removal of first floor render and rebuilding of ground floor brickwork, plus erection of a single storey link extension and conversion of outbuilding. Councillors recommended APPROVAL and did not request this be reported to Planning Committee. However, Councillors requested that the Conservation Officer looks very carefully at this application and the history of the façade be researched. Councillors also suggested that the exposed beams should not be painted but be retained bare or lime-washed.

APPLICATION TO DISCHARGE CONDITIONS:

MA/11/1079 **Land North of Willow End, Maidstone Road** – An application for discharge of conditions relating to MA/08/1460 (change of use of land from agricultural to residential for the stationing of 1no. mobile home and 1no. touring caravan including erection of utility building and associated works including hardstanding, fencing and positioning of septic tank) - being details of condition 7 (landscaping). Letters of objection from local residents were read out and Councillors agreed that the conditions had been imposed to ensure the site would be in keeping with the countryside. The high fence was considered detrimental to the countryside, the siting of which would provide insufficient space in which to plant any landscaping features. The rear fence appeared to be encroaching onto agricultural land and Councillors requested that the dimensions be checked on site and against the original plans. An outside light on all night was causing light pollution in this countryside area. For these reasons, together with the points made by local residents, Councillors recommended a strong REFUSAL of this application and requested that it be reported to MBC Planning Committee.

TREE FELLING IN A CONSERVATION AREA:

TA/0109/11 **Hodges Place, High Street** – Notification of intention to remove the lowest laterals to 6m from ground level and to reduce the crowns by 20% (away from the roof) of 2 no. Ash. Provided the work was carried out sensitively, Councillors recommended APPROVAL.

REPORTED DECISIONS:

MA/11/0872 **Udene Barn, Marden Road** – An application for Certificate of Lawful Development from existing use being the use of the land for the keeping of horses for a period in excess of 10 years. MBC stated would have been LAWFUL. SPC had noted (Min 990P)

MA/11/0873 **Haslemere, Maidstone Road** – Erection of a rear extension and conversion of roof space to habitable accommodation, including installation of roof lights

to north, south and east elevation and a velux cabrio balcony system to the west elevation. MBC GRANTED with 3 conditions. SPC had recommended approval (Min 991P)

MA/11/0919 **4 Stanley Close** – Erection of a two storey side extension. MBC GRANTED with 3 conditions. SPC had recommended refusal (Min 991P)

MA/11/0971 **6 Hurst Close** – Erection of a two storey side extension and front canopy. MBC GRANTED with 3 conditions. SPC had recommended approval (Min 992P)

MA/11/1082 **Clarkes Farm, Five Oak Lane** - An application to discharge conditions relating to MA/11/0687 - (Refurbishment and alterations including erection of single storey extension to east elevation and alterations to the fenestration) - being details of condition 2 joinery & condition 4 materials. MBC GRANTED. SPC had noted (Min 996P)

MA/11/1083 **Clarke's Farm, Five Oak Lane** - An application to discharge conditions relating to MA/11/0686 - (An application for listed building consent for refurbishment and alterations including reordering of the internal layout, formation of new internal openings, insertion of new fenestration, enlargement of existing openings, introduction of damp proof course and repairs to fabric) - being details of condition 2 joinery & condition 4 materials. MBC GRANTED. SPC had noted (Min 996P)

Chairman.....

PUBLIC FORUM: Prior to the start of the meeting a number of residents voiced concerns regarding the application for discharge of conditions MA/11/1079 for the following reasons:- MBC had imposed Conditions on the site instead of refusing the application and then going to appeal. These conditions should be upheld. The landscaping should have been completed before development of the site. The wooden fence had been erected without permission. The site looked unsightly with so much hard landscaping.

After the close of the meeting, residents made additional comments that the mobile home had been on the site for a year, yet no-one had actually moved in. It was queried whether there was really any need for this development and whether Council Tax was being levied. It was recommended that the Chairman of MBC Planning Committee, Councillor Lusty and Councillor Harwood be lobbied strongly regarding this "blot on the landscape".