

MINUTES OF THE MEETING OF STAPLEHURST PARISH COUNCIL
PLANNING COMMITTEE
held at Staplehurst Village Centre on
Monday 21st December 2009 at 7 p.m.

PRESENT: Councillors Buller, Burnham, Butcher, Fairfax, Kelly, Sankey, 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. Councillor Sankey was absent until MA/09/2201.

APPROVAL OF PLANNING COMMITTEE MINUTES - Councillors approved Planning Committee Minute Pages 895P-898P of 7th December 2009. These were signed by Chairman of the Planning Committee, Councillor Arger.

COUNCILLOR DECLARATIONS

1. Lobbying – None
2. Personal Interest - None
3. Prejudicial Interest - None

FULL PLANNING APPLICATIONS

MA/09/2025 **Oakhurst Orchard, Pagehurst Road** – Retrospective application for the erection of a single storey office building. Councillors recommend APPROVAL WITH A CONDITION that the development be tied to Oakhurst Orchard. Councillors did not request this application to be reported to MBC Planning Committee.

MA/09/2166 **Southview, Headcorn Road** - An application for a two storey side extension and single storey front, side and rear extensions, plus addition of three dormers to facilitate loft conversion. After much discussion Councillors recommended REFUSAL because the proposal would overwhelm the existing semi-detached house and would unbalance the symmetry with the adjoining property. The proposed extension was not modest by virtue of its mass, bulk and height which would adversely impact on the streetscene and neighbours. The three dormer windows in the roof were not in keeping with neighbouring properties Councillors requested that this application be referred to MBC Planning Committee.

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. Councillors recommended APPROVAL and did not request this application be reported to MBC Planning Committee.

Councillor Sankey arrived at this point and signed the Declaration Sheet.

MA/09/2201 **12 Poyntell** - Erection of a replacement front porch. Councillors recommended APPROVAL and did not request this application be reported to MBC Planning Committee.

MA/09/2210 **Little Newstead Barn, Couchman Green Lane** - Erection of a single storey detached garage. Councillors recommended APPROVAL and did not request this application be reported to MBC Planning Committee.

APPLICATION TO VARY CONDITIONS

MA/09/2169 **Plain Farm, Five Oak Lane** – Application to vary conditions of MA/09/0127 (Winery and Associated Works) as follows: Condition 02 – The development hereby permitted shall only be used to produce wine from grapes grown within a distance of 25 miles of the Hush Heath Estate; Condition 07 – remove (relating to machinery and plant operations); Condition 08 – To read; No vehicle used in connection with the wine making process may arrive, depart, be loaded or unloaded within the general site except between the hours of 0700 to 1800 Mondays to Fridays and 0800 to 1300 hours on Saturdays (and at no time on Sundays or Bank Holidays), with the exception of a maximum of 35 days per annum when the hours of 0700 to 2300 Mondays to Sundays will apply. When within the site no vehicle used in connection with the wine making process shall be stationary with its engine or refrigerator running. Councillors discussed this application in detail and whilst supportive in general, they did have concerns at how the 35 days would be enforced and the effect on neighbouring properties.

APPLICATIONS TO DISCHARGE CONDITION

MA/09/2094 **Gas Holder Station, Marden Road** – Application to discharge conditions relating to MA/05/0116. SUBMISSION OF DETAILS pursuant to condition 9 completion report (contamination).

MA/09/2180 **21 Bell Lane** – Application to discharge conditions relating to MA/09/1586. Condition 2 - materials for roof tiles.

REPORTED DECISIONS

MA/09/1758 **The Old Bank House, High Street** – Change of use from A2 to D1. MBC GRANTED with 01 condition. SPC had recommended approval (890P).

MA/09/1886 **Lloyds Pharmacy, High Street** - Advertisement consent for the erection of 2no. non-illuminated fascia signs and 3no. non-illuminated window graphics. GRANTED with 02 conditions (1 - not impair visual amenity of site nor endanger the public 2-renew in five years). SPC had expressed deep concern that works carried out prior to application but had not objected (893P)

MA/09/2065 **Knoxbridge Farm, Cranbrook Road** – An Article 10 Consultation with MBC by Tunbridge Wells regarding demolition of seven existing poultry sheds and replacement buildings. MBC raised no objection. SPC had noted but made no comment (896P).

MA/09/2090 **Staplehurst Golf Centre, Cradducks Lane** – A request for a screening opinion for an environmental impact assessment for extending Staplehurst golf Centre by eleven holes with associated works including the utilisation of land to the immediate south of existing 9 hole course. MBC REFUSED for specified reasons. SPC had noted and commented that a public footpath crossed the area (897P).

TREES IN CONSERVATION AREA

TA/09/0174/09 **Barsdon House, Frittenden Road** – Intention to fell one Monterey Pine Tree – MBC RAISED NO OBJECTION. SPC had also raised no objection (894P).

CORRESPONDENCE

ENF/6751 - **Huntsman Stables, Maidstone Road** – Update from MBC was noted.

Chairman.....