

STAPLEHURST PARISH COUNCIL PLANNING COMMITTEE MINUTES 29TH APRIL 2024

PUBLIC FORUM

A resident spoke in support of **application 24/501599**, the amendment to the roof window to a cat slide roof dormer which would create more internal space.

Present: Cllrs Sharp, Ash, Pett, Farragher, Eerdekenes , Arger and McLaughlin plus Mrs Buller – Non-member non-voting advisor and the Clerk

APOLOGIES: NA

APPROVAL OF PLANNING COMMITTEE MINUTES: Minute Pages 1737P - 1742P of 8th April 2024 available at: <http://www.staplehurst-pc.uk/community/staplehurst-parish-council-13607/planning-committee/> Cllr Ash proposed and Cllr Farragher seconded to approve the minutes of the 8th April 2024 – agreed unanimously

URGENT ITEMS: Only for items which require a decision before the next meeting on 20th May 2024. Item to be agreed first, and then not discussed until "Agreed Urgent Items" after Councillor Declarations - NA

COUNCILLOR DECLARATIONS regarding items on the Agenda: -

1. Declarations of Lobbying - NA
2. Declarations of Changes to the Register of Interests - NA
3. Declarations of Interest in Items on the Agenda - NA
4. Requests for Dispensation - NA

AGREED URGENT ITEMS: - NA

FULL PLANNING APPLICATIONS: (for comment/recommendation)

24/501055 **Woodland House, Winthrop Hall, Cranbrook Road TN12 0ER** - Erection of a new red brick switch room and store with associated hard standing extended to provide access.

Following a debate, Cllr Eerdekenes proposed and Cllr McLaughlin seconded to recommend approval and request associated landscaping but DO NOT REQUEST that the application is reported to Planning Committee – agreed unanimously.

24/501175 **Lingbar, Station Road TN12 0QG** - Loft Conversion with rear dormer window. Following a debate, Cllr Ash proposed and Cllr Pett seconded to recommend approval but expressed concern about the aesthetic impact of the front window, but DO NOT REQUEST that the application is reported to Planning Committee – agreed unanimously.

24/501599 **1 Victoria Cottages, Chapel Lane TN12 0AN** - Alterations to approved single storey extension to include cat slide roof with dormer.

Following a debate, Cllr Sharp proposed and Cllr Pett seconded to recommend approval and DO NOT REQUEST that the application is reported to Planning Committee – agreed unanimously.

Signed by Chairman.....date.....

PRIOR NOTIFICATION: (for comment/noting)

24/501628 **Agricultural Barn at Newstead Farm, Couchman Green Lane TN12 ORT** - for change of use of building and any land within its curtilage from agricultural to 2(no) dwellinghouses and associated operation development.

A debate highlighted the following concerns;

National Planning Policy Framework – Section 9 – Sustainable transport
 MBC Local Plan LPRSP15 – Sustainable design
 MBC Local Plan LPRQD1 Sustainable design
 MBC Local Plan LPRQD4 - Design principles in the Countryside
 MBC Local Plan LPRQD5 – Conversion of rural buildings
 Staplehurst Neighbourhood Development Plan PW2 – New developments in the Countryside

In addition the applicant states the Agricultural Barn is currently being used – so where will this agricultural use go?

We support The Upper Medway Internal Drainage Board, who raise concerns about lack of a drainage plan and treatment of foul water.

TREE WORKS IN A CONSERVATION AREA: (for noting/comment)

24/501441 **46 Stanley Close TN12 OTA** - T1: Birch - reduce by 2m to height of 9m and spread of 4m T2: Norway Maple - reduce by 2m to height of 9m and spread of 4m.

Following a debate, which highlighted that the trees were the reason that a recent application for a new dwelling was refused – and now there is a request to reduce the size of the trees. The trees do not overhang a neighbours driveway or shade neighbours property as indicated. There would be a loss of biodiversity and the trees are an integral part of the street scene. We refer to the Tree Officer

24/501470 **Bly Court Manor, Chapel Lane TN12 OAN** - to remove one Arizona Cypress.

Following a debate, which highlighted general support and request a replacement native tree, refer to the Tree Officer

DECISIONS: NOTED

21/505021 **Land at George Street TN12 ORA** - Outline application for development of 61no. residential units, car parking, public realm and associated works (Access being sought). MBC WITHDRAWN. SPC had recommended Refusal (Min 1567P).

23/505027 **13 Fletcher Road TN12 OLP** - Dropped kerb and creation of new driveway. MBC GRANTED with 3 conditions. SPC had recommended Approval (Min 1730P).

24/500442 **2 Fleet Farm Cottages Chart Hill Road TN12 ORW** - Erection of a single storey rear and a two-storey side extension including changes to fenestration. MBC GRANTED with 5 conditions. SPC had recommend Refusal (Min 1730P).

24/500542 **14 Tyler Road TN12 OGY** - Erection of an Orangery to the rear of the property. MBC GRANTED with 4 conditions. SPC had recommended Approval (Min 1730P).

24/500660 **9 Benden Close TN12 OSD** - Lawful Development Certificate for proposed loft conversion with dormer window to rear elevation & 3no. rooflight windows to front elevation.). MBC APPROVED. SPC had Commented (Min 1730P).

Signed by Chairman.....date.....

- 24/500800 **Bell Oak, 17B Bell Lane TN12 OBB** - TPO application to reduce one Oak (T1) to a height of 15 metres and 17 metres spread, pruning to appropriate branch junctions and balancing the crown. MBC GRANTED with 1 condition. SPC had commented (Min 1735P).

- 24/501241 **All Saints C Of E Church, High Street TN12 OAX** - Conservation area notification - please see 'Tree Survey Report' for full schedule of works. MBC raises NO OBJECTION. SPC had Noted (Min 1742P).

Cllr Sharp thanked Cllrs Farragher and Eerdekenes for their input over the past year and wished them all the best as they are not standing again.

Cllr Sharp thanked Mrs Buller for being a “Non-Member, Non-Voting Advisor” in the past year plus her years and years of service a Councillor and wished her all the best in the future.

Meeting Closed at8.15pm.....

Signed by Chairman.....date.....