



PLANNING COMMITTEE

MINUTES

12TH AUGUST 2024

Public Forum

Residents did not comment

Present: Cllr Sharp, Ash, Arger Pett and Hotson – substitute for Cllr Mclaughlin
Plus the Clerk

APOLOGIES: Cllr Mclaughlin

APPROVAL OF PLANNING COMMITTEE MINUTES: Minute Pages 1759P-1764P of 22nd July 2024 available at: <http://www.staplehurst-pc.uk/community/staplehurst-parish-council-13607/planning-committee/>

Cllr Pett proposed and Cllr Ash seconded to approve the minutes of the 22nd July 2024 – agreed by majority: 4 for, 0 against 1 abstained, Duly signed by Chairman.

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

CLERK'S PLANNING REPORT:

Note 23/500326/SUB, Staplehurst Service Station High Street Staplehurst Kent TN12 0BN, enquired with MBC Planning Enforcement does the contractors parking restrictions now apply i.e. not on adjacent roads.

Note planning application **24/502042/FULL**

Location - Jubilee Playing Fields Headcorn Road Staplehurst Tonbridge Kent
Proposal - Erection of a club house with decking area, 1no. 50 person covered seating stand and 1no. 50 person covered standing area, including repositioning of existing 50 person covered standing area and ticket booth.

The Planning Committee previously supported but noted lack of detail on application – more detail now on the MBC Planning portal. Following a debate Cllr Sharp proposed and Cllr Pett seconded to add the following comments – agreed unanimously

We welcome the further detail and raise the following comments;

1. **Disability** – we welcome the disabled toilet in the clubhouse but still lack detail on disable access, especially as no detail of the decking surrounding the Clubhouse is available
2. **Car parking**
 - a) We support KCC Highways comments regarding the need for a Transport Assessment if private hires are taking place, the proposed opening hours 9am – 11pm seven days a week implies private hires
 - b) Note our concern that the car park is near capacity – in fact on the 10th August 2024 PM cars were parked on Headcorn Road and around Great Threads the adjacent roads. The clubhouse will increase usage of the site, is a car parking assessment required to clarify if additional car parking is required.
3. **Drainage** – there is mention of a soakaway – but detail is still lacking so we have a several concerns
 - a) Surface water – run off from roofs of Clubhouse, new stands? If so were and have KCC Environmental services been consulted as near culvert that feeds into River Beult
 - b) Foul water - from Clubhouse, if so were and what type? Have Environmental Agency been consulted as near culvert that feeds into River Beult
4. **Building** - Ensure built as plan

APPEAL NOTIFICATIONS:

23/504626 **Land at Headcorn Road TN12 OBU** - Outline application (with all matters reserved except access) for the demolition of existing outbuildings, erection of 3no. dwellings and 2no. car barns with associated parking. SPC had recommended REFUSAL (Min 1718P, 1728P). A Notification of Appeal has been received from MBC. Any new or modified comments, or withdrawal of previous representations, must be submitted to the Planning Inspectorate by 27th August 2024.

In 2010 The planning inspector refused an application for one property on the same site and concluded “the appeal scheme would be significantly harmful to the character and appearance of the area.” We do not believe the reasons have changed.

In addition MBC Local Plan 2021-2038 POLICY LPRSP9 – DEVELOPMENT IN THE COUNTRYSIDE “The distinctive landscape character of the Greensand Ridge, the Medway Valley, the Len Valley, the Loose Valley, and the Low Weald, as defined on the Policies Map, will be conserved and enhanced as landscapes of local value.” Note the site is partially in the Low Weald Landscape of Local Value.

Support MBC comments to refuse application.

FULL PLANNING APPLICATIONS: (for comment/recommendation)

24/502740 **Jubilee Sports Ground, Headcorn Road TN12 ODS** - Creation of a 3G Artificial Grass Pitch (AGP) with perimeter fencing, hardstanding areas, storage container, floodlights and access footpath.

Staplehurst Parish Council is the applicant. Therefore the Parish Council Planning Committee cannot comment. No residents made any comments at the meeting.

24/502982 **34 Hanmer Way TN12 OPA** - Erection of single storey rear extension. Following a debate Cllr Pett proposed and Cllr Arger seconded to **APPROVED** but **DO NOT REQUEST** the application is reported to Planning Committee – agreed unanimously

DECISIONS: noted

- 23/502956 **Cocklewood Farm, Five Oak Lane TN12 OHT** - Demolition of an existing dwelling within an ancient replanted woodland, and erection of a new replacement dwelling elsewhere on Cocklewood Farm (Resubmission 23/500231/FULL). MBC REFUSED. SPC had recommended Approval (Min 1683P, 1734P).
- 24/501530 **5 Church Hill Cottages, High Street TN12 OAX** - Listed Building Consent for internal alterations and material changes, including enlargement of first floor bathroom, addition of a timber floating floor, improvements to sound insulation, upgrading of ceilings and walls for fire resistance, insertion of secondary glazing, and replacement of fluorescent strip lighting with white down lighter and wall lights. MBC GRANTED with 2 conditions. SPC had recommended Approval (Min 1748P).
- 24/501617 **Bletchingley Farm, Pristling Lane TN12 OHH** - Listed Building Consent for regularisation of a single-storey rear link extension dating to around the 1970s. MBC GRANTED. SPC had recommended Approval (Min 1752P).
- 24/501863 **Land South of South Cottage, High Street TN12 OAD** - Creation of new vehicular access and associated landscaping (resubmission of 22/502233/FULL). MBC REFUSED. SPC had recommended Refusal (Min 1755P).
- 24/502154 **Merrymaids Farm, Couchman Green Lane TN12 ORR** - Section 73 Application for removal of condition 7 (occupation of the Dwelling be limited to a person solely or mainly working in agriculture) pursuant to application MA/05/1408 for Outline planning application for the erection of a cattle yard and a new agricultural dwelling, with means of access to be considered at this stage and all other matters reserved for future consideration as shown on A4 site location plan and A3 block plan received on 15/07/05. MBC REFUSED. SPC had recommended Refusal (Min 1751P).
- 24/502547 **The Hop Picking Machine Shed, Mathurst Farm, Goudhurst Road OHQ** – Non-Material Amendment of application 22/505902/FULL: Installation of Velux window. MBC SATISFIED. SPC had Noted (Min 1764P).

Meeting Closed.....8:30pm.....