



STAPLEHURST PARISH COUNCIL

PLANNING COMMITTEE MINUTES 1ST JULY 2024

Public Forum

A resident raised a number of points about 1 Old Bell Place – that it is a very compact development, because of this, there is a covenant to stop extensions and if this goes ahead it will have a negative the neighbours – noise etc

A resident raised a number of points on Land South of South Cottage, including;

- Urbanisation of Conservation area
- The appeal decision emphasized the concerns of the access / egress – dangers on to busy A229, environment public footpath etc
- Significant building works will be required – directly on to A229 – which has 10,000 vehicle movements per day
- The so called detailed plans, lack details
- Negative impact on the environment

Present: Cllrs Sharp, Ash, Pett, Mclaughlin and Hotson (substituting for Cllr Arger) plus Clerk

APOLOGIES: Cllr Arger

APPROVAL OF PLANNING COMMITTEE MINUTES: Minute Pages 1750P-1753P of 10th June 2024 available at: <http://www.staplehurst-pc.uk/community/staplehurst-parish-council-13607/planning-committee/>. Cllr Ash proposed and Cllr Pett seconded to approve the minutes of the 10th June 2024 – Agreed majority 4 for, 0 against and 1 abstained.

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 apologies original agenda had 8:30pm start, rectified straight away.

Signed Chairman.....Date.....

APPEAL NOTIFICATIONS:

23/505482 **Crabtree Oast, Cradducks Lane TN12 ODR** - Conversion of garage into 1no. dwelling, including erection of a part two storey, part three storey side extension. Erection of a first-floor rear and side extension to existing Oast House and changes to fenestration. Erection of 2no. detached dwellings and 4no. garages with associated access, drainage and landscaping. SPC had recommended REFUSAL (Min 1726P, 1735P). A letter of notification of the appeal has been received from MBC. Any new or modified comments, or withdrawal of previous representations, must be submitted to the Planning Inspectorate by 16th July 2024.

Cllr McLaughlin proposed and Cllr Hotson seconded – agreed unanimously - to recommend refusal for the planning reasons previously stated as set out below:

Staplehurst Parish Council supports the previous comments by Maidstone Borough Council and their reasons for refusal, in addition highlight the following;

National Planning Policy Framework

Section 9 Promoting Sustainable Transport site is car dependent

Section 11 Making effective use of the Land - Brownfield Except where this would conflict with other policies in this Framework, including causing harm to designated sites of importance for biodiversity (Low Weald will be conserved and enhanced as landscapes of local value.)

MBC Local Plan Strategic

Policy 17 Countryside

LPRSP15 Principle of Good Design

LPRQD1 Sustainable design

LPRSP14 Natural Environment

LPRENV1 -Development affecting designated and non-designated heritage impact on neighbouring Listed Building and its setting

LPRQD4 Design principles in the Countryside

Staplehurst NDP Policy

DW2 Countryside

Councillors also wish clarification on the following: surface water and foul water designs due to concerns that the water will flow into the pond of the neighbouring residence the protection of the established Oak Tree on boundary.

Councillors have no additional or modified comments to be sent to the Planning Inspectorate as the Inspector has previously received the above submission.

FULL PLANNING APPLICATIONS: (for comment/recommendation)

24/501863 **Land South of South Cottage, High Street TN12 OAD** - Creation of new vehicular access and associated landscaping (resubmission of 22/502233/FULL). SPC had recommended REFUSAL (Min 1607P,1622P,1671P).

Following a debate Cllr Ash proposed and Cllr Pett seconded – agreed unanimously - to recommended refusal and REQUEST that the application is reported to the Planning Committee for the planning reasons set out below.

Staplehurst Parish Council supports the comments by the Independent Inspector regarding the impact on the conservation area, access/ egress, environment and public benefit; namely

Signed Chairman.....Date.....

This verdant stretch of verge makes a positive contribution to the character and appearance of the CA. The proposed development would be highly visible from High Street, in both directions, introducing a vehicular crossover across part of the prominent grass verge. Moreover, further details would likely be required under a Section 278 Agreement, which sits outside of this appeal. From what I saw on site, significant engineering operations would inevitably be required to implement the scheme, mindful of the change in levels between High Street and the main part of the site and the position of the existing footpath. Overall, I conclude that the proposal would fail to preserve the character or appearance of the CA, contrary to the requirements of Section 72(1) of the Act and the relevant provisions of LP Policies SP18, DM1 and DM4, which seek to achieve high quality design and to conserve heritage assets. This is in a similar vein to the objectives of Policy PW4 of the Staplehurst Neighbourhood Plan (NP, 2016) and the Framework insofar as the protection of the historic environment is concerned.

Such an intervention would result in a harmful change to the appearance of the site and CA, at odds with the prevailing character of this part of the CA.

Public benefit - Overall, the weight that I ascribe to the public benefits that would accrue from the proposal, is not sufficient to outweigh the considerable importance and weight that I attach to the harm I have found. Accordingly, the proposed development would fail to preserve or enhance the character or appearance of the CA, contrary to the requirements of section 72(1) of the Act, LP Policies SP18, DM1 and DM4, NP Policy PW4 and the relevant provisions within the Framework which seek to conserve and enhance the historic environment.

In addition, Staplehurst Parish Council are concerned that:

- the designs are not scaled and do not reflect accurately the levels.
- the "bridge" will be significant engineering works and the route of the existing busy pathway to the village retail area, Church, Library and Medical Centre is not shown
- the existing historical listed properties in the area rely on the culvert as they are prone to storm flooding and there is no drainage / surface water scheme

The Staplehurst NDP Policy "seeks to retain and enhance the village Character of Staplehurst" – this application does not do that.

24/501957 **1 Bower Walk TN12 0LU** - Erection of 1no. end of terrace dwelling with associated parking, landscaping, and refuse and cycle storage.

Following a debate Cllr Ash proposed and Cllr Pett seconded – agreed unanimously - to recommend refusal and REQUEST that the application is reported to the Planning Committee for the planning reasons set out below.

Councillors were deeply concerned about safety as the application is adjacent to the drop off for Staplehurst Primary School. This is an dangerous area for pedestrians and Kent Highways have installed bollards and double yellow lines recently. MBC enforcement officers and Police have patrolled the area during school run times. This application could increase the practical problems of Health and Safety in the area as the proposed parking access / egress is right next to the school drop off zone.

In addition

LPRHOU2 – residential extensions in a built up area and a negative impact on the street scene.

LPRHOU5 – density of development

LPRrQD7 – Private open space standards

24/502392 **1 Old Bell Place TN12 0FE** - Erection of a single storey rear extension.

Following a debate, which noted that this is a very compact development with little garden access, Cllr Sharp proposed and Cllr Ash seconded - agreed unanimously - to recommend the application is REFUSED on the following grounds;

LPRHOU2 – residential extensions in a built up area

LPRHOU5 – density of development -

Signed Chairman.....Date.....

LPRRQD7 – Private open space standards

It was also noted that there is a restrictive covenant on the property which, whilst not a planning matter, but civil matter, should be considered.

The Parish Council DO NOT REQUEST the application is reported to the Planning Committee.

24/502464 **West View, Maidstone Road TN12 ORE** - Loft conversion involving raising of roof height, plus demolition of existing two-storey rear extension to be replaced by larger two-storey rear extension with side dormer and roof terrace.

Following a debate Cllr Pett proposed and Cllr Ash seconded to just submit the following comments by a majority of 4 for, 0 against and 1 abstained;

The application may change the roofline, character and appearance of the dwelling but it is in a relatively isolated position.

OUTLINE PLANNING APPLICATION: (for comment/noting)

24/502193 **Land at Headcorn Road TN12 OBU** - (with all matters reserved except access) for the demolition of existing outbuildings and the erection of 2no. dwellings and a car barn with associated parking.

Following a debate Cllr Pett proposed and Cllr Ash seconded to submit the following comments, agreed unanimously;

Staplehurst Parish Council support the previous comments of MBC and notwithstanding the reduction by 1 dwelling the reasons for refusal still stand “The proposal, by reason of the quantum of built development, scale, design, plot coverage and location transitioning into open countryside, would represent a visually intrusive, over intensive, and dominant form of development that would be detrimental to the rural character and appearance of the area in the foreground of a designated Landscape of Local Value. The proposal is contrary to the aims of policies SP17, DM1, DM9, DM30 of the adopted Maidstone Borough Local Plan (2017), the advice in the Maidstone Landscape Character Assessment and paragraph 180 of the NPPF (2023).

The policies jointly require development to protect, conserve and where possible enhance landscape character, and to be complimentary to the locality.

In addition, we note that the property is outside the village envelope. We also understand that the enlarged gardens in the area have a restriction against building upon them and that the neighbours have commented that “road stone “on site is already impacting on drainage in the area potentially causing flooding in neighbouring gardens.

DECISIONS: (for noting)

23/505764 **Woodford Farm, Maidstone Road** - Retention of the existing Coach House for use as an annex ancillary to the main dwelling. MBC GRANTED with 6 conditions. SPC had recommended Approval (Min 1746P).

24/501175 **Lingbar, Station Road** - Loft Conversion with rear dormer window. MBC GRANTED with 3 conditions. SPC had recommended Approval (Min 1743P).

24/501599 **1 Victoria Cottages, Chapel Lane** – Alterations to approved single storey extension to include cat slide roof with dormer. MBC REFUSED. SPC had recommended Approval (Min 1743P).

24/501415 **Brattle Farm, Five Oak Lane** - Proposed agricultural track. MBC GRANTED with 7 conditions. SPC had recommended Approval (Min 1747P).

Signed Chairman.....Date.....

- 24/501628 **Agricultural Barn at Newstead Farm, Couchman Green Lane** - Prior notification for change of use of building and any land within its curtilage from agricultural to 2(no) dwellinghouses and associated operation development. MBC GRANTED with 5 conditions. SPC had Raised Concerns (Min 1744P).
- 24/501682 **Anise Cradducks Farm Goudhurst Road** - Lawful Development Certificate application for existing use as a residential property, which has been used for residential purposes for a period in excess of four years. MBC APPROVED. SPC had recommended Approval (Min 1747P).
- 24/501706 **Basil, Cradducks Farm, Goudhurst Road TN12 OHQ** - for existing use as a residential property, which has been used for residential purposes for a period in excess of four years. MBC APPROVED. SPC had recommended Approval (Min 1747P).
- 24/501708 **Dill, Cradducks Farm, Goudhurst Road TN12 OHQ** - for existing use as a residential property, which has been used for residential purposes for a period in excess of four years. MBC APPROVED. SPC had recommended Approval (Min 1747P).
- 24/501712 **Fennel, Cradducks Farm, Goudhurst Road TN12 OHQ** - for existing use as a residential property, which has been used for residential purposes for a period in excess of four years. MBC APPROVED. SPC had recommended Approval (Min 1747P).
- 24/501716 **Parsley, Cradducks Farm Goudhurst Road TN12 OHQ** - for existing use as a residential property, which has been used for residential purposes for a period in excess of four years. MBC APPROVED. SPC had recommended Approval (Min 1747P).
- 24/501718 **Rosemary, Cradducks Farm Goudhurst Road TN12 OHQ** - for existing use as a residential property, which has been used for residential purposes for a period in excess of four years. MBC APPROVED. SPC had recommended Approval (Min 1747P).
- 24/501720 **Thyme, Cradducks Farm Goudhurst Road TN12 OHQ** - for existing use as a residential property, which has been used for residential purposes for a period in excess of four years. MBC APPROVED. SPC had recommended Approval (Min 1747P).
- 24/500914 **Land at Woodside Place, Goudhurst Road, TN12 OHB** - Siting of 2(no) static caravans for residential occupation by Gypsy family and 2(no) touring caravans. MBC APPROVED. SPC had recommended Refusal (Min 1738)

Meeting closed9.05pm.....

Signed Chairman.....Date.....