

# STAPLEHURST PARISH COUNCIL PLANNING COMMITTEE MINUTES 20<sup>TH</sup> MAY 2024

## **Public Forum**

A number of residents spoke;

- In support of Woodford farm, as MBC have requested this application and a separate application for access – to be submitted in the near future.
- In support of 70 Green Hill as the removal of the existing wall will increase the residents security and privacy
- Holman House – does not meet the MBC Criteria of a “Non-Material Amendment” as it is breaching a planning condition.
- Cradducks – the history is that the lodges were previously residential dwellings for nuns. Then changed to holiday lets and have been seeking change of use to residential as a number of residents have lived in the properties for over 40 years – two confirmed this at the meeting

**Present:** Cllrs Sharp, Ash, Arger and Pett

**APOLOGIES:** Cllr McLaughlin

**APPROVAL OF PLANNING COMMITTEE MINUTES:** Minute Pages 1743P-1745P of 29<sup>th</sup> April 2024 available at: <http://www.staplehurst-pc.uk/community/staplehurst-parish-council-13607/planning-committee/> Cllr Arger proposed and Cllr Pett seconded to approve the minutes of the 29<sup>th</sup> April 2024 – agreed unanimously. Duly Signed by the 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:**

Churchills Development – car parking banned in Cornforth Close – Note this condition will begin when they start erecting the ‘super structure’ – there need to monitor and keep MBC Planning Enforcement informed.

## **FULL PLANNING APPLICATIONS:** (for comment/recommendation)

23/505764 **Woodford Farm, Maidstone Road TN12 0RH** - Retention of the existing Coach House for use as an annex ancillary to the main dwelling. Amended and additional information received. SPC had recommended Approval (Min 1723P).

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

Following a debate which highlighted that the application had not really changed and the focus was on internal work Cllr Sharp proposed and Cllr Arger seconded to recommend approval of the application with the condition that it is tied to the main property and DO NOT REQUEST the application is reported to Planning Committee agreed unanimously

24/501415 **Brattle Farm, Five Oak Lane TN12 0HE** - Proposed agricultural track  
Following a debate which highlighted support and noted need to replace trees Cllr Sharp proposed and Cllr Ash seconded to recommend approval but DO NOT REQUEST the application is reported to Planning Committee – agreed unanimously

24/501416 **70 Greenhill TN12 0SU** - Removal of existing boundary garden wall and replace with the erection of an extended garden wall.  
Following a debate which highlighted that the wall would extend the garden about a metre but not impact on sight lines or the visual display as the hedging was remain at the front, Cllr Arger proposed and Cllr Sharp seconded to recommend approval but DO NOT REQUEST the application is reported to Planning Committee – agreed unanimously.

**LAWFUL DEVELOPMENT CERTIFICATE:** - noted

- 24/501682 **Anise, Cradducks Farm, Goudhurst Road TN12 0HQ** - for existing use as a residential property, which has been used for residential purposes for a period in excess of four years.
- 24/501706 **Basil, Cradducks Farm, Goudhurst Road TN12 0HQ** - for existing use as a residential property, which has been used for residential purposes for a period in excess of four years.
- 24/501708 **Dill, Cradducks Farm, Goudhurst Road TN12 0HQ** - for existing use as a residential property, which has been used for residential purposes for a period in excess of four years.
- 24/501712 **Fennel, Cradducks Farm, Goudhurst Road TN12 0HQ** - for existing use as a residential property, which has been used for residential purposes for a period in excess of four years.
- 24/501716 **Parsley, Cradducks Farm Goudhurst Road TN12 0HQ** - for existing use as a residential property, which has been used for residential purposes for a period in excess of four years.
- 24/501718 **Rosemary, Cradducks Farm Goudhurst Road TN12 0HQ** - for existing use as a residential property, which has been used for residential purposes for a period in excess of four years.
- 24/501720 **Thyme, Cradducks Farm Goudhurst Road TN12 0HQ** - for existing use as a residential property, which has been used for residential purposes for a period in excess of four years.

The Planning Committee comments are with regards all of the Lawful Development Certificates – evidence shows use as residential properties for more than four years and we wish to support the local residents.

Cllr Sharp proposed and Cllr Ash seconded to support the Lawful Development Certificates on block – agreed unanimously

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

**LISTED BUILDING CONSENT:**

24/501530 **5 Church Hill Cottages, High Street TN12 OAX** - 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.

Cllr Sharp proposed and Cllr Arger seconded recommended support and to refer to the Conservation officer.

**NON-MATERIAL AMENDMENT:** (for comment/noting)

24/501811 **Holman House, Station Road TN12 OQQ** - Proposed substitution of two windows to the rear (East facing) elevation 1st and 2nd Floor level to form Juliet balconies and reduction of a box dormer to the North facing elevation to match the adjacent approved 1st floor window to application 20/502770/FULL

SPC consider that this should be considered a **material amendment**.

SPC also support the conditions that were made by MBC after much debate considering the existing neighbours right to privacy and are concerned about the developers apparent disregard of the MBC planning approved plans and conditions.

The proposed change of windows to become two "Juliet Balcony" mean's that this is larger glazing to look out of and will not be obscured glazing. We also note that it is potentially a door that will open onto a flat roof, or at least allow access.

We also note the developer has not installed the wall on the flat roof to protect neighbours privacy which was a planning condition.

The "reduction of a box dormer" is misleading as, when looking closely at the plans, it is actually an increase in size.

We also feel that the documents supplied seem almost deliberately complicated and add little to explain the 'amendments'.

As such, SPC do not regard this as a " non-material amendment" and we request that MBC Planning Department consider this at the MBC Planning Committee.

2009 MBC Residential Extensions Supplementary Document

Paragraphs 4.75 & 4.76 Overshadowing and loss of light 4.75 Outlook

Approved plans A054, P04B, P05B

Condition 5 1st floor windows on N elevation of existing building, new windows in rear annex 1st floor, Northern part of the 2nd floor East elevation window - to be obscure glazed.

Note Clerk to forward request to MBC Cllrs Riordan and Perry

**DECISIONS:** for noting

23/501635 **Chickenden Barn, Chickenden Lane TN12 ODP** - Conversion of existing barn to residential dwelling, including new entrance and access drive with associated parking (resubmission of 22/501591/FULL). MBC GRANTED with 24 conditions. SPC had recommended Approval (Min 1668P).

23/503396 **Houndshurst Barn, Grave Lane TN12 OJP** - Creation of seasonal wetland features including ponds and scrapes, to provide natural flood management and habitats. MBC GRANTED with 10 conditions. SPC had recommended Refusal (Min 1702P).

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

- 24/500978 **Mill House, Couchman Green Lane TN12 ORS** – Erection of a single storey rear extension. MBC GRANTED with 4 conditions. SPC had recommended Approval (Min 1735P).
  
- 24/501023 **Sorrento, Station Road TN12 OPZ** - TPO application to reduce one mixed species hedge (H1) to 12 inches beyond the kerb edge and trim height to tidy. Fell one Elder and Ivy Clad shrub (T1). Reduce one Confer hedge (H2) to cut line (please see supporting documents) and reduce face side back to path edge. MBC GRANTED with 2 conditions. SPC had Noted (Min 1742P).
  
- 24/501080 **110 Bathurst Road TN12 OLJ** - Erection of first floor hipped roof side extension and new pitched roof to single storey section of existing annexe and changes to fenestration. MBC GRANTED with 5 conditions. SPC had recommended Refusal (Min 1738P).
  
- 24/501470 **Bly Court Manor, Chapel Lane TN12 OAN** - MBC raised NO OBJECTION. SPC had Commented (Min 1744P).

Meeting finished.....10.05pm

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