



STAPLEHURST PARISH COUNCIL

PLANNING COMMITTEE

MINUTES

2ND SEPTEMBER 2024

Public Forum:

A resident raised a number of points regarding application 24/503447

- Chapel Lane is already very congested; residents, visitors to churches and overspill shoppers from the Central Parade, all contributing to problems with MBC waste collection and road safety
- The design is out of keeping with a Conservation Area
- It is adjacent to 4 PROW
- Visibility / privacy issues with neighbours
- The site used to be the old village school and in 2009 an application for 2 dwellings was turned down

Present Cllrs Sharp, Arger, Ash, Pett and Mclaughlin

APOLOGIES: NA

APPROVAL OF PLANNING COMMITTEE MINUTES: Minute Pages 1765P-1767P of 12th August 2024 available at: <http://www.staplehurst-pc.uk/community/staplehurst-parish-council-13607/planning-committee/>

Cllr Arger proposed and Cllr Ash seconded to approve the minutes of the 12th August 2024. Duly signed by the Chairman.

COUNCILLOR DECLARATIONS regarding items on the Agenda: -

1. Declarations of Lobbying. All regarding 24/503447
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:

The Clerk raised the letter previously circulated to all Cllrs from Renewable Connections relating to Council comments on – Mathurst Solar Farm 24/502235

Following a debate agreed response was

1. We stand by our comments on negative impact on the local area plus negative impact on landscape and visual impact on local residents

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

2. We stand by our comments and note Renewable Connections' admission of a "encroachment"
3. We stand by our comments on impact on local residents – noise and glare issues included in the application
4. We acknowledge that Renewable Connections have now recognised the Tar Pits are present and that they will take steps to protect them through construction. However, we need confirmation the three Tar Pits will be protected for the duration of the proposed development and when land is returned to good quality "best and most versatile" agricultural land.
5. We acknowledge Transport Assessment dated February 2024 – but local knowledge means we stand by our comments plus concerns regarding damage to verges on rural roads
6. Noted, but no comment from Renewable Connections regarding protecting Lapwings, Loose Flowered Orchids and Great Crested Newts. Stand by comments and support Kent Wildlife Trust comments "direct loss of priority habitats traditional orchard and hedgerow, and indirect impacts to ancient woodland and Local Wildlife Site"
7. Cleaning / water runoff from Solar Panels - concerns this will drain into local ponds. We stand by our comments and note Kent Wildlife Trust comments.
8. Land classified as "Best and most versatile" South East and London Agricultural Classification maps – and mentioned in Alexis Campbell KC comments on behalf of residents.
9. Environment and Biodiversity – stand by comments and note comments by Kent Wildlife Trust and Alexis Campbell KC on behalf of the residents
10. Condition – noted, but concern that no comment on reinstatement to good quality "best and most versatile" agricultural land.

In addition, on review, we support many of the comments raised by Kent Wildlife Trust and Alexis Campbell KC on behalf of the residents.

FULL PLANNING APPLICATIONS: (for comment/recommendation)

24/503424 **Land Rear of Minton House, High Street TN12 0AS** - Erection of a self-build three-bedroom dwelling with access to Chapel Lane with bike and bin store and associated parking.

Following a debate that highlighted the following

- Questioned the Design and Access statement – quiet lane – as busy with users of Provident Baptist Chapel, United Reform Church, a hall, playgroup, Blue Restaurant, overspill from Central Parade shopping area as well as residents.
- Parked cars already causing issues for the MBC Waste Collection contractor
- Concern about "wall" is it a listed? (note reason for refusal of pervious application below)
- No local knowledge and no visual evidence of a previous access – so cannot be re-instating access
- Note previous application for two dwellings in 2009/09 refused by MBC
- This is a new dwelling, it can be sold as separate dwelling from main house
- New dwelling not in keeping with Conservation Area
- Loss of privacy
- Loss of garden space

Note car parking is not a planning issue.

Note the application in 2008/099 was refused on the following grounds at the time "the proposals would result in significant harm to the character and appearance of the Conservation Area and the visual amenities of the area hereabouts and the setting of the Grade II listed dwelling"

Cllr Sharp proposed and Cllr McLaughlin seconded to recommend refusal on the on the following grounds – agreed majority 4 for, 0 against and 1 abstained.

LPRSP15.5 – Principles of Good Design – respect amenities of occupiers of neighbouring properties

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

- LPRSP15.11 – Principles of Good Design - Safely accommodate the vehicular and pedestrian movement generated by the development
- LPRQD7 - Loss of private open space
- LPRENV1 – Development affecting heritage assets
- LPRRSHOU 2 – Development in built up area, countryside
- LPRRSHOU 4.1 – Residential Garden land – should not cause significant harm
- LPRRSHOU 4.2 – Residential Garden land – no loss of privacy
- LPRRSHOU9 1.b – Self build - no evidence of need provided by applicant

Cllr Sharp proposed and Cllr McLaughlin seconded that if the Planning Officer is minded to approve that the application should be referred to Planning Committee – agreed Majority for 4, against 0 and 1 abstained.

- 24/503425 **Land Rear of Minton House, High Street TN12 0AS** – Listed Building Consent for the erection of a self-build three-bedroom dwelling with access to Chapel Lane with bike and bin store and associated parking.

Taken at same time as 24/503424 Following a debate Cllr Sharp proposed and Cllr Pett seconded to recommend refusal as above agreed majority; for 4, against 0 and abstained 1

CONSERVATION AREA NOTIFICATION: (for comment/noting)

- 24/503447 **Minton House, High Street TN12 0AS** - to remove two Apple trees (T1, T3), and remove one Thorn tree (T2).

Following a debate, that highlighted that if the proposed new dwelling is refused there would be no need to remove the trees, Cllr Arger proposed and Cllr Ash seconded to recommend refusal as the only reason to remove the trees is dependent upon a successful planning application for the proposed new dwelling - agreed unanimously

DECISIONS: (for noting)

- 24/501959 **Rabbit Farmhouse, Goudhurst Road TN12 0HQ** - Listed Building Consent for internal and external alterations and repairs to the structure of the timber frame and foundations, reduction of ground levels, reinstatement of brickwork using lime mortar (rather than cement), removal of side window and a small section of brick at the base of porch, as part of reducing the ground level back to original levels. MBC GRANTED with 6 conditions. SPC had Noted (Min 1752P).
- 24/502160 **Woodford Farm, Maidstone Road TN12 0RH** - Section 73 application for minor material amendment to approved plans condition 1 (to allow retrospective alterations to the access, parking, landscaping, and railings associated with Plot 10 and to show retention of existing Boat House) and variation of condition 6 (Landscaping) of 21/504744/FULL (being section 73 of 19/503170/FULL which was a s73 of 15/506037/FULL (Allowed appeal for Demolition of existing commercial buildings, hardstanding and Woodford Coach House and the erection of a replacement dwelling for Woodford Coach House and 9 dwellings with parking and landscaping). MBC GRANTED with 10 conditions. SPC had recommended Approval (Min 1751P).
- 24/502392 **1 Old Bell Place TN12 0FE** - Erection of detached outbuilding. MBC GRANTED with 4 conditions. SPC had recommended Refusal (Min 1756P, 1760P).
- 24/502464 **West View, Maidstone Road TN12 0RE** - Loft conversion involving raising of roof height, plus demolition of existing two-storey rear extension to be replaced by larger two-

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

storey rear extension with side dormer and roof terrace. MBC GRANTED with 4 conditions. SPC had Commented (Min 1757P).

24/502536 **Overbridge Farm, Marden Road TN12 0JH** - Prior notification for the change of use of a building and any land within its curtilage from agricultural to 1no. dwellinghouse and associated operation development. MBC GRANTED with 1 condition. SPC had Commented (Min 1764P).

Meeting closed.....

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