



# STAPLEHURST PARISH COUNCIL

## PLANNING COMMITTEE

**15<sup>TH</sup> DECEMBER 2025**

## MINUTES

### **PUBLIC FORUM**

A resident spoke about application 25/504354; Ecology and BNG reports done, site is off the road with good existing access, fresh water already to site and foul water treatment will be provided. The day room required as touring caravans' accommodation is tight.

A resident spoke about application 25/504694 and the need for the external windows need replacing and this is proposing to keep in line with original windows, but for slim line double glazing to improve environmental efficiency.

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

**APOLOGIES:** Cllr McLaughlin

Absent Cllr Wakeford

**APPROVAL OF PLANNING COMMITTEE MINUTES:** Minute Pages 1830P-1832P of 24<sup>th</sup> November 2025 available at: <http://www.staplehurst-pc.uk/community/staplehurst-parish-council-13607/planning-committee/>

Proposed by Cllr Ash and seconded by Cllr Sharp to approve the minutes of the meeting 24<sup>th</sup> November 2025, agreed by majority – 4 For, 0 against and 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:**

PRE-PLANNING APPLICATION CONSULTATION FOR A MOBILE PHONE BASE  
STATION UPGRADE AT CS\_10865323, LAND AT HENHURST FARM, PINNOCK LANE, STAPLEHURST,  
TONBRIDGE, TN12 0HD (NGR: E577920 N142680)

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

Cllrs felt that we should support in principle, but without detailed technical knowledge.

Regulation 18C Local Plan Consultation of Gypsy, Traveller, and Showpeople.

Requested from MBC list of current sites/ addresses, number of plots and number of people living on the site in Staplehurst. Cllr Arger putting together a statement.

MBC – Biannual Neighbourhood Plan survey - completed.

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

25/504354 **Land South of Udene Barn Stud, Marden Road TN12 0JQ** - Change of use of land for the stationing of 2no. mobile homes and 2no. touring caravans, erection of day room, hard and soft landscaping, and 4no. car parking spaces.

Following a debate which highlighted the need for an improved planning statement, Cllr Pett proposed, and Cllr Farragher seconded to recommend approval, agreed by unanimously.

#### **LISTED BUILDING CONSENT:** (for comment/recommendation)

25/504694 **Sorrento, Station Road TN12 0PZ** - for replacement of single glazed windows with like-for-like design sash windows in the original boxes, with slimline heritage double glazing.

Following a debate Cllr Ash proposed by Cllr Pett seconded to recommend approval, agreed unanimously.

#### **DECISIONS:** Noted

24/501957 **1 Bower Walk TN12 0LU** - Erection of 1no. end of terrace dwelling with associated parking, landscaping, and refuse and cycle storage. MBC GRANTED with 14 conditions. SPC had recommended Refusal (Min 1756P).

25/501387 **The Coach House, Goudhurst Road TN12 0HB** - Change of Use of Farm Building into residential dwelling (retrospective). MBC GRANTED with 5 conditions. SPC had recommended Refusal (Min 1870P).

25/502813 **2 Laurel Cottages, Five Oak Lane TN12 0HT** - Change of use of land from agricultural to equestrian use, including erection of stable block and creation of a new vehicular access MBC GRANTED with 10 conditions. SPC had recommended Approval (Min 1820P).

25/504237 **Leonard Cheshire Disability, Sobell Lodge, High Street TN12 0BJ** – TPO application to reduce the branch of one Oak to the red cutline - as indicated on 'photo - cutline'. (5007/2025/TPO). MBC GRANTED with 2 conditions. SPC made no comment (Min 1828P).

#### **APPEAL DECISION:** (for noting)

24/504214 **Merrymaids Farm, Couchman Green Lane TN12 0RR** – Prior notification for the change of use of a building and any land within its curtilage from agricultural to 3no. dwellinghouses and associated operation development. MBC had Refused. SPC had recommended Refusal (Min 1788P, 1791P). APPEAL ALLOWED.

Meeting closed.....8.30pm.....

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