



STAPLEHURST PARISH COUNCIL

PLANNING COMMITTEE

21ST JULY 2025

MINUTES

Public Forum

NA

Present: Cllrs Arger, Ash, Farragher, Hotson, McLaughlin, Pett and Wakeford plus Deputy Clerk

APOLOGIES: Cllr Sharp

APPROVAL OF PLANNING COMMITTEE MINUTES: Minute Pages **1814P-1815P** of 21st July 2025 available at: <http://www.staplehurst-pc.uk/community/staplehurst-parish-council-13607/planning-committee/>

Cllr Ash proposed, and Cllr Hotson seconded to approve the minutes of the 21st July 2025. Agreed by 3 votes with 4 abstentions.

Cllr Arger read out the Civility and Respect notice.

COUNCILLOR DECLARATIONS regarding items on the Agenda: -

1. Declarations of Lobbying – None.
2. Declarations of Changes to the Register of Interests – None.
3. Declarations of Interest in Items on the Agenda – None.
4. Requests for Dispensation – None.

CLERK'S PLANNING REPORT:

Nothing to report.

FULL PLANNING APPLICATIONS: (for comment/recommendation)

- | | |
|---------------|--|
| 25/502654 | 1 Crown Cottages, High Street TN12 0AU - Replacement of existing rear-facing crittal windows and door with new crittal window and door. |
| 25/502655/LBC | 1 Crown Cottages, High Street TN12 0AU - Listed Building Consent for replacement of existing rear-facing crittal windows and door with new crittal window and door. |

Signed Chairman.....Dated.....

It was agreed to discuss the applications as one and to comment on the LBC separately. Cllr Ash explained that having looked at the rear of the building, which is very different to the front, a neighbour had explained to him that a doodlebug had landed on it during WW2. The application is for a like for like replacement of Crittal windows.

It was proposed by Cllr McLaughlin, seconded by Cllr Ash and AGREED unanimously to recommend that the application be APPROVED subject to the Conservation Officers Approval in relation to the LBC.

25/502785 **Sainsburys Supermarkets Ltd, Station Road TN12 0QE** - Erection of an ancillary retail pod unit and associated advertisements.

25/502786/ADV **Sainsburys Supermarkets Ltd, Station Road TN12 0QE** - Advertisement Consent for 3no. illuminated fascia signs and 10no. non illuminated wall signs to the proposed retail pod.

Councillors were in favour of the erection of the retail pod which would offer services that were currently unavailable in the village, including dry cleaning and shoe repairs. Discussion regarding the advertising signage, which will be attached to the pod, ensued.

It was proposed by Cllr Ash, seconded by Cllr Pett and AGREED unanimously to recommend APPROVAL and to recommend a condition that the illuminated fascia signs are off outside of business opening hours.

Cllr Ash advised Councillors that the four electric charging points in the Sainsbury's car park had not been operational for nine months, and that the 14 dedicated staff parking spaces at the rear of the car park were generally unused as staff parked in the public parking area. Cllr Ash requested that a letter is written to Sainsbury's Head Office, and a copy sent to the Staplehurst branch, asking for the charging points to be repaired and a request to staff to park in the staff parking area. It was proposed by Cllr Ash, seconded by Cllr Farragher and AGREED unanimously to send a letter. Cllr Arger and the Deputy Clerk to confer in relation to the letter.

DECISIONS: (Noted)

25/500725 **60 Bathurst Road TN12 0LH** - Sub-division and erection of front and side two-storey extensions to existing dwelling to form new attached two-storey, two-bedroomed dwelling. Changes to fenestration. Creation of two off road parking spaces for the new dwelling and widening the existing vehicular access onto Surrenden Road. Creation of two off-road parking spaces and new vehicular and pedestrian access for existing dwelling onto Bathurst Road. Installation of further 1.8m high close boarded fence to match existing. Removal of existing outbuilding and burnt-out garage. MBC GRANTED with 15 conditions. SPC had recommended REFUSAL (Min 1801P).

25/501773 **34 Slaney Road TN12 0SE** - Installation of air source heat pump. MBC GRANTED with 4 conditions. SPC had recommended REFUSAL (Min 1809P).

25/501875 **56 Bathurst Road TN12 0LQ** - Erection of a first-floor side and rear extension and changes to fenestration. MBC GRANTED with 4 conditions. SPC had recommended REFUSAL (Min 1809P).

25/501887 **17 Thatcher Road TN12 0ND** - Section 73 -Application for Removal of Condition 10 (Biodiversity - the development is exempt as the dwelling is self-build) pursuant to 25/500617/FULL for Demolition of existing garage and side conservatory. Sub-division of existing dwelling with the erection of a two-storey front infill extension and two storey rear extension to create a four-bedroom end of terrace dwelling with 2no. parking spaces.

Signed Chairman.....Dated.....

Erection of a single-story rear extension to the existing dwelling. MBC GRANTED with 9 conditions. SPC had recommended REFUSAL (Min 1812P).

Cllr Farragher reported that Frankies Farmshop is advertising their electric charging points along the verge and on road signage along the A229. She asked if permission to do so is required. She did not currently have any photographic evidence of the signs but would obtain this. It was proposed by Cllr Farragher, seconded by Cllr Ash and AGREED unanimously to recommend to Full Council that a letter is sent to KCC Highways alerting them of the advertising signage on the highway.

Councillors were disappointed that the decisions recorded above were all approved by MBC despite the Parish Council's refusal. Cllr Ash reported that at the last MBC Planning Committee meeting, which he and Cllr Sharp had attended, he felt that all the applications discussed were being approved despite opposition from Parish Councils and/or residents. Cllr Arger believed that the Parish Council should still try and protect the open spaces in the village from development, but that SPC Planning Committee should be more discerning in which applications they refer to MBC Planning Committee. Councillor Hotson stated that building a new property attached to the end of a 1960's development was not only a county wide problem, but a countrywide issue.

Meeting closed.....8.02pm.....

These minutes are not verbatim, the decisions are accurate

Signed Chairman.....Dated.....