



STAPLEHURST PLANNING COMMITTEE

11TH AUGUST 2025

MINUTES

PUBLIC FORUM –

No residents spoke.

Present: Cllr Arger, Ash, Sharp, Pett, McLaughlin and Hotson as substitute plus Clerk

APOLOGIES: Cllrs Farragher and Wakeford

APPROVAL OF PLANNING COMMITTEE MINUTES: Minute Pages 1816P-1818P of 21st July 2025 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 21st July 2025, agreed unanimously.

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:

Cllr Perry at the Parish Council meeting noted the loss of MBC's five-year housing supply. This has major implications most notably the "tilted balance towards approval of housing applications"

Several Cllrs noted from similar experiences elsewhere or in the past have caused major issues as the presumption is in favour of granting planning permission for housing.

It was agreed that the Planning Committee should consider each application on merit and put forward recommendations to MBC, the Planning authority. This Committee must have **major planning concerns** before "calling in" a planning application to MBC.

With regards planning application 23/502352/Hybrid Staplehurst Land West Of Lodge Rd, documentation arrived and was circulated today to all Parish Councillors with a request for comments by 29th August 2025 – prior to the next Planning Committee.

Therefore, agreed to refer to the Council meeting on 26th August 2025 which gives time for Planning Committee and other Parish Councillors to reflect and make an informed recommendation to MBC in a timely manner.

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

In simple terms the developers are claiming that the site is not viable with the amount of s106 to Education and the number of affordable housing. MBC have asked for two independent viability assessments.

FULL PLANNING APPLICATIONS: (for comment/recommendation)

25/502722 **Pets World, Cranbrook Road TN12 0EU** - Change of use of existing mixed-use commercial site to a storage and distribution use (self-storage) (Use Class B8), including retention of storage containers and addition of composite cladding to existing glasshouse.

Following a debate Cllr Ash proposed and Cllr Sharp to recommend APPROVAL but note that this is a rural area and there is an accumulation of industrialisation on both sides of the road – agreed unanimously.

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.

Following a debate, in which the Chairman closed the meeting to allow a resident to explain that MBC planning have added in “west End Cottage” – which has not in this application. Cllr Ash proposed and Cllr Sharp to recommend APPROVAL – agreed unanimously

25/503120 **9 Chestnut Avenue TN12 0NJ** - Demolition of existing garage and porch. Erection of a single storey front and side extension.

Following a debate Cllr Ash proposed and Cllr Sharp to recommend APPROVAL but request that Electric Vehicle Charging point, solar panels and permeable car parking surface are considered – agreed unanimously.

LAWFUL DEVELOPMENT CERTIFICATE: - Noted

25/502808 **2 Laurel Cottages, Five Oak Lane TN12 0HT** - for proposed erection of single storey garage.

25/503083 **Hill View, Grave Lane TN12 0JP** - for proposed siting of caravan for ancillary residential use.

TREES IN A CONSERVATION AREA: - Noted

25/502984 **Sobell Lodge, Leonard Cheshire Disability, High Street TN12 0BJ** - T1 English Oak - Fell to near ground level.

25/503136 **All Saints C Of E Church, High Street TN12 0AX** - Common Ash (1575) - reduce the north-eastern sub-stem by approximately 3.5m in height from 19m to 15.5m. Chip brushwood and remove all arisings including the wood, unless otherwise instructed.

25/503193 **Westwood, High Street TN12 0BH** - to fell one sycamore tree to ground (Previously pollarded, see application 25/500941/TCA)

25/503202 **Westwood, High Street TN12 0BH** - to fell one Ash tree to ground level.

TREE PRESERVATION ORDER APPLICATION: (for comment/recommendation)

25/502868 **1 Surrenden Court, High Street TN12 0EZ** - to fell one Red Oak that is in severe decline and to flush stump close to ground level. Chip and remove all arisings, to leave

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

a clean and tidy site and to fell one Macrocarpa tree to flush stump close to ground level. Chip and remove all arisings, to leave a clean and tidy site.

The Planning Committee support this application, in addition could the applicant also cut down dead branches from other Trees on their property that are overhanging Nicholson Walk, a public walkway. Refer to the Tree Officer.

25/503087 **6 Marian Square TN12 0SQ** - to reduce two (T1, T2) Oak Trees, to reduce T1 from 8m canopy width to 6m canopy width and to reduce T2 from 9m to 7m after canopy reduction.

The Planning Committee support this application and refer to the Tree Officer.

DECISIONS: Noted

25/501282 **33 Hanmer Way TN12 0NR** - Erection of two-storey front extension and single storey rear extension with 3no. roof lights. Garage conversion into a habitable space. Loft conversion with full width rear dormer. MBC GRANTED with 4 conditions. SPC had recommended REFUSAL (Min 1805P).

25/501751 **Cradducks Farm, Goudhurst Road TN12 0HQ** - Erection of a two-storey side extension, an orangery including 1no. roof light, and detached workshop, log store, and pole barn (retrospective). MBC GRANTED with 1 condition. SPC had COMMENTED (Min 1809P).

Meeting closed ..8:30pm....

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