



STAPLEHURST PARISH COUNCIL

PLANNING COMMITTEE

MINUTES
9TH JUNE 2025

PUBLIC FORUM –

A Resident raised issue about application 25/501840

There is an old Oak tree with a TPO, and the tree roots are on the application site – seeking appropriate protection of tree roots from proposed building work.

Also, there is no tree survey of the trees that on the boundary of the application site.

Cllr Arger readout the following Civility and Respect Reminder:

All attendees are reminded that this meeting is to be conducted in a spirit of mutual respect and civility. Please ensure that all comments and contributions are made respectfully and considerately.

In future added to declarations

Present: Cllrs Arger, Ash, Mclaughlin, Sharp, Farragher and Non-Voting Cllr Wakeford plus the Clerk

APOLOGIES: Cllr Pett

APPROVAL OF PLANNING COMMITTEE MINUTES: Minute Pages **1808P-1810P** of 19th May 2025 available at: <http://www.staplehurst-pc.uk/community/staplehurst-parish-council-13607/planning-committee/>

Following a debate Cllr Mclaughlin proposed and Cllr Sharp seconded to approve the Minutes of 19th May 2025 – Majority for four, against 0, Abstain one

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. Cllr Arger on application 25/501887
4. Requests for Dispensation - NA

CLERK'S PLANNING REPORT:

Planning Conference on 20th June 2025 – Cllr Pett and Clerk attending, please forward any queries /questions by 18th June 2025

Concerns about a large new gate at "Dickens Gate / ransom strip," still chasing MBC for a response.

Aware that on the "Bovis site" a playground is still not completed after two years (three separate contractors) that residents are chasing Bovis and a fourth contractor is in place but no date for completion. Agree Clerk to raise with MBC Planning.

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

APPEAL NOTIFICATIONS: - NA

FULL PLANNING APPLICATIONS:

25/501840 Crabtree Oast, Cradducks Lane TN12 0DR Demolition of 2no. outbuildings. Refurbishment Crabtree Oast including the erection of a first-floor front and side extension, insertion of solar panels and changes to fenestration. Erection of a 4 bed detached two storeys dwelling and detached garage including upgrade to access driveway and the provision of new drainage system and landscaping.

Following a debate which included

- Environmental Protection should be enforcing about the car breakers year on the site, growing in size, since approximately 2017
- The application for the new dwelling is very large and would overwhelm the existing building.
- The application is in "The Low Weald National Character area "adjacent to a listed building and has a negative impact on the Biodiversity.
- We welcome solar panels on the application, question whether the number is sufficient
- The Drainage plan is not comprehensive – outfall to where? Refer to Upper Medway Internal Drainage Board
- Concerns about very narrow access, no footpath etc

Cllr Sharp proposed, and Cllr Ash seconded to recommend refusal on the following grounds – agreed unanimously.

NPPF

Section 9 Promoting Sustainable Transport

c) opportunities to promote walking, cycling and public transport use are identified and pursued. occupiers would be unlikely to be a to walk the route due lack of footpath and streetlighting"

MBC Local Plan

LPRSP14 – Environment LPRENV1 Development affecting heritage assets, the neighbouring property is listed and if the hedges are cut back in the future, it will be directly impacted by the proposal.

LPRSP15 – Design principles – scale and form "this would fail to harmonise with the prevailing rural qualities of the countryside"

LPRSP 15 - QD1 Sustainable design "occupiers would be unlikely to be a to walk the route to the village due lack of footpath and streetlighting"

LPRSP 15 – QD4 Design principles in the countryside

TPO 509/2024 requires appropriate tree root protection and a Tree Survey of trees affected by the application – Refer to Tree Officer

Request the drainage plan is referred to the Upper Medway Internal Drainage Board

Staplehurst Neighbourhood Plan

Policy PW2 – proposals for new development in the countryside

And that if the Planning Officer is minded to approve the application, request that the application goes to MBC Planning Committee.

Cllr Arger left the meeting for the next item.

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

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

rear extension to create a four-bedroom end of terrace dwelling with 2no. parking spaces.

Erection of a single-story rear extension to the existing dwelling.

Following a debate Cllr McLaughlin proposed, and Cllr Sharp seconded to recommend refusal on the following grounds – agreed majority For four, Against 0 Abstain one

Pursuant to our previous comments 25/500617 regarding the original application which created two dwellings. One dwelling could be exempt from Condition 10 as a self-build but two dwellings cannot be exempt from Condition 10.

Cllr Arger returned to the meeting.

25/502054 2 Marian Square TN12 0SQ Demolition of existing conservatory and erection of a single storey rear extension including 2no. rooflights.

Following a debate Cllr McLaughlin proposed, and Cllr Ash seconded to recommend approval – agreed unanimously.

25/502031 Oaks Farm Barn High Street Conservation Area Notification: Removal of 9 x Conifer Trees.

Following a debate Cllr Ash proposed, and Cllr McLaughlin seconded to refer to the Tree Officer and request the trees if removed are replaced with appropriate native trees – agreed unanimously.

LAWFUL DEVELOPMENT CERTIFICATE comment

25/502068 Newstead Farmhouse Couchman Green Lane TN12 0RT To confirm that land has been used continuously as a garden to the main dwelling.

Cllr McLaughlin proposed, and Cllr Ash seconded to request that the Garden is tied to the main dwelling – agreed unanimously.

DECISIONS: noted

23/505361 Iden Manor Nursing Home Cranbrook Road TN12 0ER Erection of a four storey 70-bedroom nursing home (use Class C2) with 18 parking spaces, sustainable urban drainage and associated works. MBC APPROVED SPC Recommended refusal 1718P

25/501364 Eric House Marden Road TN12 0PD Proposed detached garage MBC APPROVED SPC Recommended approval 1806P

25/501434 1 Marian Square TN12 0SQ Conversion of the garage to a habitable space (part retrospective). MBC APPROVED SPC Recommended approval 1806P

Meeting Closed.....8.40pm.....

These minutes are not verbatim, but the recommendations are accurate.

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