



STAPLEHURST PARISH COUNCIL PLANNING COMMITTEE MINUTES 8TH JUNE 2026

PUBLIC FORUM –

A resident raised a point about application 26/501560 – that the development already has Class Q permission – conversion of a rural building but time is lapsing therefore seeking Planning permission to deliver the same permission.

Present: Cllr Ash, Farragher, Mclaughlin, Sharp, Pett, Argar and Hotson (sub) plus The Clerk

APOLOGIES: Cllr Wakeford

APPROVAL OF PLANNING COMMITTEE MINUTES: Minute Pages 1861P-1862P of 18th May 2026 available at: <http://www.staplehurst-pc.uk/community/staplehurst-parish-council-13607/planning-committee/>

Cllr Argar proposed, and Cllr Pett seconded to approve minutes of the 18th May 2026 – Agreed majority 6 for, 0 against, 1 abstain. Duly signed by Cllr Argar Chairman of the last meeting.

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 VERBAL REPORT:

Note appeal by 23/5022352 Land West of Lodge Rd – do the Council wish to add any comments to existing ones? Stand by previous comment, 14 polices quoted especially lack of affordable housing. Agreed to review and forward any further comments to the Clerk who will liaise with Chairman.

Note response from Fernham Homes – 26/500660 Land South of Marden Rd. Agreed to review and forward any further comments to the Clerk who will liaise with Chairman.

Dane Mead Villas – 25/504992 application – Note and support Network Rails comment regarding access to footpath "NR has concerns about increased use of New Town Public Footpath crossing over the railway and the proposed upgrades to the PROW which runs over the crossing, will aid this increased use."

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

FULL PLANNING APPLICATIONS: (for comment/recommendation)**26/501560 FULL** - Overbridge Farm Marden Road Staplehurst Kent TN12 0JH

Conversion of existing agricultural barn to residential dwelling

Following a debate which highlighted

- Confusing Class Q one turned down and one approved
- Access issues – sustainability
- Metal roof

Meeting closed

Applicant noted that this is in line with the Class Q and metal roofs are high quality and in keeping with the conversion of the barn. Two barns on the site one turned down.

Meeting reopened.

Cllr Sharp proposed and Cllr Pett seconded to recommend approval of application 26/501560 but note sustainability concerns and MBC Policy LPRQD5 – Agreed unanimously.

25/505125/FULL Land At Cross-at-Hand Maidstone Road Staplehurst Kent

Erection of 6no. semi-detached dwellings (3 pairs) with associated parking and landscaping

Following a debate which highlighted

- The geographical issues are still the same – outside the village envelope, dangerous road and no pedestrian crossing
- Note “sewer to be diverted” already foul water concerns in the area.
- Lacks landscape plan
- Junction becoming busier due to limitations of Hawkenbury Bridge

Cllr Sharp proposed and Cllr Pett seconded to recommend refusal of application 25/505125 on the following grounds: outside the Villag envelope, Foul water concerns dangerous road no pedestrian crossing lack of a Landscape Plan - Agreed unanimously.

26/501416/FULL Knoxbridge Farm Knoxbridge Frittenden Cranbrook Kent TN17 2BT

Erection of a single storey extension to the existing packing house.

Following a debate which highlighted no concerns

Cllr Farragher proposed, and Cllr Hotson seconded to recommend approval of application 26/501416

Lawful Development Certificate - NA**Tree Preservation Orders - NA****DECISIONS:** (for noting)**26/501273/FULL** - Rabbit Farmhouse Goudhurst Road Staplehurst Kent TN12 0HQ

Conversion of the existing barn to provide residential accommodation, construction of a link structure between the barn and main residential dwelling and alterations to fenestration. MBC Refused – SPC recommended approval

26/501533/TCA - 3 Surrenden Court High Street Staplehurst Kent TN12 0EZ

Conservation Area Notification to remove one (T1) Oak Tree – MBC objected and made A TPO SPC recommended refusal and add as TPO.

Meeting closed.....8.15pm

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

Signed by Chaiman.....Date.....