Staplehurst Parish Council

Planning Committee Minutes

12th October 2026

PUBLIC FORUM – 26/503590 – resident spoke against having concerns regarding application. They live in a historical setting with a listed barn as a neighbour and original building they live in was also listed. Risk of flooding as they have a pond and are concerned the water level would be affected, there is no ecological assessment, no information regarding foul water impact, concerned about loss of dark skies due to light pollution and loss of quiet.

Resident spoke in support as the site has been tidied and looks much better.

Owner of the land spoke as seeking comments and concerns from residents, has gone for porous tarmac, area is Flood zone 1and historically this area does not flood, and looking at low lighting. No plan for selling land.

Present Cllrs. Arger, Ash, Hotson, Pett and Sharp.
(Cllr Arger took the minutes as the Clerk was unavailable)

APOLOGIES: Cllrs. Farragher, Mclaughlin and Wakefield.

APPROVAL OF PLANNING COMMITTEE MINUTES: Minute Pages 1874P - 1876P of 21st September 2026 available at: http://www.staplehurst-pc.uk/community/staplehurst-parish-council-13607/planning-committee/

Cllr. Pett proposed and Cllr. Sharp seconded to approve the minutes of the meeting held on the 21st September 2026 – agreed by majority 0f 4, 1 abstained. Duly signed by the chairman of the meeting.

COUNCILLOR DECLARATIONS regarding items on the Agenda: -

1. Declarations of Lobbying – all 26/503590.
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:

- 23/502352 – won at appeal. Not clear who is responsible for costs.
- 26/500660 Land south of Marden Road is at MBC Planning Committee on 15th October 2026.
- 26/503738 Merchant House Station Road Staplehurst Kent TN12 0QH - missed the deadline for this meeting but determination date 30th November 2026

Signed by Chairman……..Dated……..

FULL PLANNING APPLICATIONS:

26/503590/FULL – Land at Cross At Hand Chart Hill Road Staplehurst Kent TN12 0RW Change of use from Agricultural to Traveller's site including siting of 4 x day rooms, 4 x touring caravans, 4 x static units and parking.

Following a debate Cllr. Sharp proposed and Cllr. Arger seconded to recommend refusal. This is not an allocated site for Gypsy, Traveller and Show People and is at present agricultural land. Kent Highways has made no comment, but concern is expressed regarding the visual display from the site. The site is not sustainable with limited bus service and road safety issues for cyclists. There is no pavement to the busy road A229 junction. Concerns regarding the flood assessment on the whole site. Drainage and surface water issues not clarified in documents and should the septic tank go beside a pond. This is a rural heritage setting and a Heritage statement is required. An ecology report should also be provided. This site is not in the present MBC LP. MBC – Dark Skies policy ON7. Against LPRSP15, LPRHOU8, LPRSP9, LPRQD4 and LPRSP14(A). Against NPPF – due to flood risk and effect on local properties.

26/503506/FULL - 3 Sergison Crescent Staplehurst Kent TN12 0FP Partial conversion of existing detached garage to a study, with part of the building retained as storage space. Insertion of window and french doors.
Following a debate Cllr. Sharp proposed and Cllr. Pett seconded to approve - agreed unanimously

26/503516/FULL – Hen and Duckhurst Farm The Barn Marden Road Staplehurst Kent TN12 0PD Erection of a single storey double detached garage with carport. Existing outbuildings to be removed.
Following a debate Cllr. Sharp proposed and Cllr. Pett seconded to approve - agreed unanimously.

26/503603/FULL – Oak View Marden Road Staplehurst Kent TN12 0JG Siting of 1no. additional mobile home, 1no. touring caravan, and erection of a day room.
Following a debate Cllr. Pett proposed and Cllr. Hotson seconded to recommend refusal. Assumption this is an allocated site though not in LP. Concern expressed the this is another subdivision of the site and is now over intensification and is not sustainable.

LAWFUL DEVELOPMENT CERTIFICATES – N/A.

TREE PRESERVATION ORDERS – N/A.

DECISIONS: (for noting)
26/504992/FULL Land adjacent to Dane Mead Villas George Street Staplehurst Kent TN12 0RB Demolition of 4no. sheds. Erection of 6no. dwelling house (Use class C3), comprising 4 x 3 bed and 2 x 4 bed with access provided from George Street including

the repositioning of the kerb, provision of 16 car parking places, 20 cycle spaces and associated landscaping and hard standing. MBC granted with 22 conditions – SPC recommended refusal.

26/503066/SUB Copp William Farm Marden Road Staplehurst Kent TN12 0PB Submission of details pursuant to condition 2 (ecological enhancement), 3 (hedgerow planting) and 4 (landscaping scheme) subject to application 25/504250/FULL. MBC discharged a condition.

Meeting closed……8.15pm

Signed by Chairman……..Dated……..