



# STAPLEHURST PARISH COUNCIL

## PLANNING COMMITTEE

**30<sup>TH</sup> JUNE 2025**

## MINUTES

### **Public Forum**

NA

**Present:** Cllr Ash, Hotson, Farragher and Sharp plus Clerk

**APOLOGIES:** Cllr Arger, Wakeford, Mclaughlin and Pett

Cllr Ash chaired the meeting in Cllr Arger's Absence.

**APPROVAL OF PLANNING COMMITTEE MINUTES:** Minute Pages **1811P-1813P** of 9<sup>th</sup> June 2025 available at: <http://www.staplehurst-pc.uk/community/staplehurst-parish-council-13607/planning-committee/>

Cllr Sharp proposed, and Cllr Farragher seconded to approve the minutes of the 9<sup>th</sup> June 2025, Agreed majority: 3 For, 0 against and 1 abstained.

**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:**

Circulated information from planning conference

1. Significant changes proposed by Govt– looking at Training for Planning Committee – autumn 2025.
2. More projects deemed strategic – (eventually new Mayoral role) and more delegated authority to Planning officers (eventually Unitary Planning officers) Therefore likely to be less applications to consider and more lawful development certificates.
3. Clamte change – impacting water resources – seeking to develop Broadoak Reservoir (near Canterbury) and start planning for desalination plants on Kent coast, in 30 years.
4. Housing – Rural Exception Sites – local affordable rented houses for people with a connection to the village – presentation on 22<sup>nd</sup> July 2025 NDP public meeting.

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

5. Also discussed importance of sending to MBC Planning Committee only items which we have a strong objection to, as government drive is to build more housing therefore MBC more likely to approve housing applications

**FULL PLANNING APPLICATIONS:** (for comment/recommendation)

25/502561 **Copp William Farm Marden Road TN12 0PB** Erection of a 1.5 storey side and rear extension and front porch.

This application is the concern that we raised regarding application 25/501360. The "building" was imported from France as a building of significance and is now being extended into a new dwelling. The site is of historical interest.

The design is in keeping with the area and will not be overlooked

Cllr Farragher proposed, and Cllr Hotson seconded to forward the following comments – agreed unanimously.

"could you take into account planning approval 24/504256 Condition 3) in regards implementing the approved ecology, external lighting and renewable or low carbon energy resources conditions and that this application is not in line with MBC Local Plan Policies – LPRHOU2, LPRHOU5 and LPRENV1"

**DECISIONS:** (Noted)

25/501092 **The Old Dairy, Lovehurst Manor Farm, Lovehurst Lane TN12 0EY** - Prior notification for the change of use of a building and any land within its curtilage from agricultural to 1no. dwellinghouses and associated operational development. For its prior approval to: - Transport and Highways impacts of the development. - Noise impacts of the development. - Contamination risks on the site. - Flooding risks on the site. - Whether the location or siting of the building makes it otherwise impractical or undesirable for the use of the building to change from agricultural use to C3 (dwellinghouses). - Design and external appearance impact on the building. - Provision of adequate natural light in all habitable rooms of the dwellinghouses. MBC GRANTED with 4 conditions. SPC had COMMENTED (Min 1802P).

25/501360 **Bramleys, Marden Road TN12 0PE** - Erection of a single storey side extension. MBC GRANTED with 4 conditions. SPC had COMMENTED (Min 1810P).

25/501450 **Copp William Farm, Marden Road TN12 0PB** - Submission of details pursuant to condition 3 - (Site Development Scheme) subject to 24/504256/FULL. MBC APPROVES. SPC had COMMENTED (Min 1807P).

25/501953 **All Saints C Of E Church, High Street TN12 0AX** - Conservation area notification to carry out tree works as detailed in tree survey. MBC RAISED NO OBJECTIONS.

25/502031 **Oaks Farm Barn, High Street TN12 0BH** - Conservation Area Notification: Removal of 9 x Conifer Trees. MBC RAISED NO OBJECTIONS. SPC had COMMENTED (Min 1813P).

Meeting closed.....8.pm.....

**These minutes are not verbatim, the decisions are accurate**

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