



STAPLEHURST PARISH COUNCIL

PLANNING COMMITTEE

MINUTES 10TH AUGUST 2026

Public forum

No questions from public.

Present Cllrs Arger, Wakeford, Hotson, Pett, Sharp, Farragher and McLaughlin plus the Clerk

APOLOGIES: Cllr Ash.

APPROVAL OF PLANNING COMMITTEE MINUTES: Minute Pages 1869p – 1870p of 20th July 2026 available at: <http://www.staplehurst-pc.uk/community/staplehurst-parish-council-13607/planning-committee/>

Cllr Sharp proposed, and Cllr McLaughlin seconded to approve the minutes of the 20th July 2026 – agreed majority 4 for, 0 against and 3 abstained.

COUNCILLOR DECLARATIONS regarding items on the Agenda: -

1. Declarations of Lobbying – email to all Cllrs regarding 26/500660/FULL
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:

MBC Gypsy, Traveller and Show People policy is being reviewed. We now have details of the number of sites / caravan / pitches in Staplehurst. Cllr Sharp proposed and Cllr Pett seconded to review and update details – agreed unanimously. Report back in September 2026.

Clerk noted link to Call for sites [New Local Plan - MBC Local Plan](#) closes 23rd August 2026 and will then be reviewed by NDP Review Group.

21/504832/FULL Iden Grange – MBC asked do we wish to still call in?

Following a debate a number of points were raised;

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

- Since Planning Inspectors decision on 15/506037 the bus service has greatly reduced, and further cuts are taking place in September 2026. This means sites such as this are completely unsustainable.
- The proposed access onto the busy A229 is dangerous
- Still no surface water treatment in the application

Cllr Sharp proposed, and Cllr Pett seconded to retain call in for 21/504832/FULL Iden Grange and reiterate previous comments and emphasis the above comments – agreed unanimously.

Cllr Hotson raised the national changes in the planning system, what will be the impact. Following a discussion Clerk was asked to seek clarification on the following

1. What will be the level of Delegated Authority to MBC planning officers? (size of development)
2. What will be the threshold for **not being** able to call in a planning application?
3. The changes are considered undemocratic and underhanded, both MBC Planning Committee (and the subsequent Unitary Authority Planning Committee) plus Staplehurst Parish Council Planning Committee will be rubber stamping potentially ill-informed planning decisions. What weight will be given to Neighbourhood Development Plan policies?
4. When will the changes be implemented in the Maidstone Area?
5. Is their going to be specific training for Parish Councillors on Planning Committees regarding the changes?

FULL PLANNING APPLICATIONS:

26/500660/FULL - Land South Of Marden Road Staplehurst Kent TN12 0PE

Residential development comprising 62 homes, new access onto Marden Road, public open space, SuDS and provision of a swale on the northern boundary to provide flood alleviation for Marden Road.

Following a debate which noted residents' comments and highlighted that the Council reiterate previous comments Cllr Sharp proposed and Cllr Arger seconded to recommend refusal and wish to further emphasis the following

- New access with mean car headlights directly into an existing bungalow – If the proposal is approved seek condition to link access to existing roundabout.
- Marden Road / A229 crossroads – KCC Highways report over capacity – have not seen any reports to confirm that it is **not over capacity**. Therefore 62 additional houses will only add to the existing problems.
- Surface water – still no clarity on where surface water will run off too – despite direct requests to applicant as this a major issue in the area
- Foul water – still no clarity if additional foul water will flow into shared drainage system – despite direct request to applicant as this is a major issue in the area
- MBC Protects the existing boundary hedge – Hedge Protection Order signed by R Jarman – why is it now okay to remove the hedge?
- KCC Ecology Report – applicant has not addressed the issues in this report
- BNG report – this report is completely wrong – based on the wrong number of houses. The BNG report needs to be re submitted based on the correct house numbers.
- This is an ill-conceived planning application; it is a flawed. If the Planning Officer is minded to recommended approval we request that it is Called in to MBC Planning Committee.

Agreed unanimously.

26/502706/FULL The Limes High Street Staplehurst Kent TN12 0BJ

Erection of a garden studio

Following a debate which highlighted the studio appears to be in front of the main house, that the construction is lightweight but the Conservation Area is listed as "Marden" not Staplehurst Cllr Farragher proposed and Cllr Pett seconded to recommend approval on the condition that the garden studio is tied to the main house.

Agreed majority 6 for, 0 against and 1 abstained.

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

26/501902/FULL Staplehurst Nurseries Clapper Lane Staplehurst Kent TN12 0JT
Demolition of an existing polytunnel and erection of a new glasshouse.

Following a debate which highlighted that the proposed Glasshouse is significantly bigger in square footage and height than the existing polytunnel and it would not be subservient to the main building, Cllr Sharp proposed and Cllr McLaughlin seconded to recommend approval - agreed unanimously.

SUBMISSION OF DETAILS:

Lawful Development Certificates - NA

Tree Preservation Orders- NA

DECISIONS: Noted

26/502073/FULL - 65 Corner Farm Road Staplehurst Kent TN12 0PR Conversion of existing garage into a habitable room, alterations to existing roof and changes to fenestration. – MBC Granted with conditions / SPC recommended approval

26/502114/FULL - Tudor Hurst Pagehurst Road Staplehurst Kent TN12 0JB
Erection of a single domestic ancillary outbuilding to replace an existing timber storage building and a secondary domestic garage, including associated replacement planting and ecological enhancements. MBC Granted with conditions / SPC recommend approval with the condition that the new building is tied to the main property on the site.

Meeting closed.....8.30pm.....

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

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