



STAPLEHURST PARISH COUNCIL

PLANNING COMMITTEE MINUTES

1ST SEPTEMBER 2025

PUBLIC FORUM –

No residents spoke

Present: Cllrs Arger, Ash, Pett, Sharp Farragher, McLaughlin and the Clerk

APOLOGIES: NA

Absent Cllr Wakeford

APPROVAL OF PLANNING COMMITTEE MINUTES: Minute Pages 1819P-1821P of 11th August 2025 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 11th August 2025, agreed majority 5 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:

The Clerk raised to two points;

Enforcement issue raised regarding 24/500163 - response from MBC Planning enforcement below
I am writing to confirm the outcome of the recent investigation relating to a new outbuilding at The Paddocks, George Street. The investigation has established a previous outbuilding which had planning permission was knocked down and was then rebuilt within the same footprint. However, the building is slightly taller than previous building.

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

In this case, I have assessed the harm the building causes and have determined it would not be expedient for the council to pursue further as planning permission is likely to be granted

Secondly the issue of flags on streetlight posts is not a Parish Council planning issue, indeed a Parish Council issue, it is a KCC issue. Clerk circulated KCC statement.

It was agreed that despite rumours no Parish Councillors have been involved and asked the Clerk to put the KCC statement on the Parish Council website / social media.

FULL PLANNING APPLICATIONS:

25/503361 **Oak View, Marden Road TN12 0JG** - Erection of a detached timber frame garage.

Following a debate which highlighted that it is a new garage with storage space above but no habitable property near it. This is not a recognised Gypsy, Traveller and Travelling Showpeople site in the MBC Local Plan, concern that it would set a precedent, there is no drainage, electric, solar panels, Biodiversity Net Gain therefore just a garage with storage space.

Cllr Ash proposed and Cllr Sharp seconded to recommend the following comments, agreed unanimously that the garage should remain a garage.

25/503362 **Tumblers, Couchman Green Lane TN12 0RT** - Erection of a garage and detached annexe.

Following a debate which highlighted the application had previously been withdrawn Cllr Ash proposed and Cllr McLaughlin seconded to recommend the following comments, agreed unanimously:

Noted that there is no foul drainage in the design and the site is within Upper Medway Internal Drainage Board area

Need to protect adjacent Public Footpath

Request that development is tied main property

DECISIONS: (Noted)

25/501163 **Land South of South Cottage, High Street TN12 0AD** - Erection of 1(no) 4-bedroom detached dwelling with associated amenity (resubmission of 24/504756/FULL). MBC GRANTED with 18 conditions. SPC had recommended Refusal (Min 1805P).

25/502068 **Newstead Farmhouse, Couchman Green Lane TN12 0RT** - Lawful Development Certificate (Existing) to confirm that land has been used continuously as a garden to the main dwelling. MBC APPROVED. SPC had Commented (Min 1813P).

25/502561 **Copp William Farm, Marden Road TN12 0PB** - Erection of a 1.5 storey side and rear extension and front porch. MBC REFUSED. SPC had Commented (Min 1814P).

25/502655 **1 Crown Cottages, High Street TN12 0AU** - Listed Building Consent for replacement of existing rear-facing crittal windows and door with new crittal window and door. MBC REFUSED. SPC had recommended Approval (Min 1817P).

25/502868 **1 Surrenden Court, High Street TN12 0EZ** - TPO application to fell one Red Oak that is in severe decline and to flush stump close to ground level. Chip and remove all arisings, to leave a clean and tidy site and to fell one Macrocarpa tree to flush stump close to ground level. Chip and remove all arisings, to leave a clean and tidy site. MBC GRANTED with 1 condition. SPC had Supported (Min 1821P).

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

- 25/502984 **Sobell Lodge, Leonard Cheshire Disability, High Street TN12 0BJ** - T1 English Oak - Fell to near ground level. MBC raised an OBJECTION. TPO Served. SPC had Noted (Min 1820P).
- 25/503136 **All Saints C Of E Church, High Street TN12 0AX** - Common Ash (1575) - reduce the north-eastern sub-stem by approximately 3.5m in height from 19m to 15.5m. Chip brushwood and remove all arisings including the wood, unless otherwise instructed. MBC raised NO OBJECTION. SPC had Noted (Min 1820P).
- 25/503193 **Westwood, High Street TN12 0BH** - to fell one sycamore tree to ground (Previously pollarded, see application 25/500941/TCA). MBC raised NO OBJECTION. SPC had Noted (Min 1820P).
- 25/503202 **Westwood, High Street TN12 0BH** - to fell one Ash tree to ground level. MBC raised NO OBJECTION. SPC had Noted (Min 1820P).

Meeting closed.....8.00pm.....

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