



STAPLEHURST PLANNING COMMITTEE

22ND SEPTEMBER 2025

MINUTES

Public Forum

No comments

PRESENT Cllrs Ash, Sharp, McLaughlin, Wakeford, Farragher, and Hotson (substitute) and Clerk.

APOLOGIES: Cllrs Arger (Note Cllr Ash Chaired the meeting)

APPROVAL OF PLANNING COMMITTEE MINUTES: Minute Pages 1822P-1824P of 1st September 2025 available at: <http://www.staplehurst-pc.uk/community/staplehurst-parish-council-13607/planning-committee/>

Cllr Pett proposed and Cllr Sharp seconded the minutes of the 1st September 2025; Agreed majority 5 for , 0 against and 2 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:

Note Planning training arranged for Wednesday 15th October 2025, 7:30pm - 9:0pm at Headcorn Village Hall. Cllrs Ash, Wakeford confirmed – Cllrs Pett, Hotson and McLaughlin double check and Cllrs Sharp and Farragher unavailable.

Secondly – pre-planning application consultation Wireless Infrastructure Group upgrade of existing Telecommunications master– Couchman Green

Several points raised;

1. What is the current range and what will the new range be
2. Will it improve the strength / reliability of mobile signals in the area
3. What is the changes in height / diameter of the mast
4. Will consider a planning application in due course.

FULL PLANNING APPLICATIONS: (for comment/recommendation)

25/503294 **Fuller Cottage, Cranbrook Road TN12 0EP** - Installation of 8no. solar panels on the south facing roof of an outbuilding.

Following a debate which supported the principle of solar panels Cllr McLaughlin proposed and Cllr Wakeford seconded to recommend approval Agreed unanimously

25/503690 **1 Fisher Close TN12 0DB** - Demolition of existing garage, removal of existing shed and erection of single storey side and rear wraparound extension including 1no. front dormer extension and 1no. rear dormer extension.

Following a debate, which raised the issue of street scene, Cllr Pett proposed and Cllr Farragher seconded to recommend approval; Agreed unanimously

NON-MATERIAL AMENDMENT: Noted

25/503516 **Mathurst Oast, Goudhurst Road TN12 0HQ** - to application 17/501054/FULL for alterations to window and door placements, removal of balcony to first floor, and internal alterations.

TREES IN A CONSERVATION AREA: Noted

25/503481 **Iden Lodge Frittenden Road TN12 0DH** - to reduce one Medium Oak (T2) to a height of 10m and a crown width of 4m on the North, East, West and 5m on the South. MBC raised NO OBJECTION.

25/503525 **Orchard Cottage, Frittenden Road TN12 0DH** - to do proposed works as per "tree works info"

25/503667 **Loddenden Manor, High Street TN12 0BH** - to reduce 3no. Conifer trees by 50% from a height of 12m-15m to a height of 6m-7m.

DECISIONS: Noted

25/502654 **1 Crown Cottages, High Street TN12 0AU** - Replacement of existing rear-facing crittal windows and door with new crittal window and door. MBC REFUSED. SPC had recommended Approval (Min 1817P).

25/502722 **Pets World, Cranbrook Road TN12 0EU** - Change of use of existing mixed-use commercial site to a storage and distribution use (self-storage) (Use Class B8), including retention of storage containers and addition of composite cladding to existing glasshouse. MBC GRANTED with 4 conditions. SPC had recommended Approval (Min 1820P).

25/502785 **Sainsburys Supermarkets Ltd, Station Road TN12 0QE** - Erection of an ancillary retail pod unit and associated advertisements. MBC GRANTED with 2 conditions. SPC had recommended Approval (Min 1817P).

25/502786 **Sainsburys Supermarkets Ltd, Station Road TN12 0QE** - Advertisement Consent for 3no. illuminated fascia signs and 10no. non illuminated wall signs to the proposed retail pod. MBC GRANTED with 6 conditions. SPC had recommended Approval (Min 1817P).

25/502808 **2 Laurel Cottages, Five Oak Lane TN12 0HT** - Lawful Development Certificate for proposed erection of single storey garage. MBC LAWFUL. SPC had Noted (Min 1820P).

25/503087 **6 Marian Square TN12 0SQ** - TPO 28 of 1983- application to reduce two (T1, T2) Oak Trees, to reduce T1 from 8m canopy width to 6m canopy width and to reduce T2 from 9m to 7m after canopy reduction. MBC GRANTED with 2 conditions. SPC had Noted (Min 1821P).

Meeting closed.....7.49pm.....