



Parish Office
Staplehurst Village Centre
High Street, Staplehurst
TONBRIDGE, Kent

TN12 0BJ

Parish Clerk
Mr Richard Griffiths

Tel
01580 891761

email
clerk@staplehurst-pc.gov.uk

website
www.staplehurst-pc.gov.uk

AGENDA

PLANNING COMMITTEE

Monday 3rd November 2025 7.30pm

South Hall, Staplehurst Community Centre

PUBLIC FORUM – Before and after the meeting the Chairman will invite members of the public to speak for a maximum of 3 minutes each, relating to issues on the agenda or about planning issues of local concern. Please state name and address prior to speaking. Attendees are requested to notify the Chairman of any intention to film, photograph or record during the meeting **PUBLIC FORUM**

Civility and Respect - All attendees are reminded that this meeting is to be conducted in a spirit of mutual respect and civility. Please ensure that all comments and contributions are made respectfully and considerately.

APOLOGIES: Cllr

APPROVAL OF PLANNING COMMITTEE MINUTES: Minute Pages 1825P-1826P of 22nd September 2025 available at: <http://www.staplehurst-pc.uk/community/staplehurst-parish-council-13607/planning-committee/>

COUNCILLOR DECLARATIONS regarding items on the Agenda: -

1. Declarations of Lobbying.
2. Declarations of Changes to the Register of Interests.
3. Declarations of Interest in Items on the Agenda.
4. Requests for Dispensation

CLERK'S PLANNING REPORT:

FULL PLANNING APPLICATIONS: (for comment/recommendation)

25/503992 **Iden Manor Nursing Home, Cranbrook Road TN12 0ER** - Section 73 - Application for minor material amendment to approved plans condition 2 (to allow alterations to layout of the nursing home, including increase in floorspace and height of the building, reduction of roof pitch, alterations to fenestration and changes to external landscaping)

pursuant to 23/505361/FULL for - Erection of a four storey 70 bedroom nursing home (use Class C2) with 18 parking spaces, sustainable urban drainage and associated works.

- 25/504127 **Land West of Lodge Road** – Erection of temporary boundary fencing and retention of an existing access gate (retrospective).
- 25/504250 **Copp William Farm, Marden Road TN12 OPB** - Erection of a 1.5 storey side and rear extension. (resubmission of application ref. 25/502561/FULL).
- 25/504310 **11 Little Field TN12 OSZ** - Conversion of integral garage to habitable room and alterations to fenestration.

LAWFUL DEVELOPMENT CERTIFICATE: (for information only)

- 25/504326 **56 Jeffery Close TN12 OTH** - for the existing erection of a front porch.

TREE PRESERVATION ORDER APPLICATION: (for comment/recommendation)

- 25/504237 **Leonard Cheshire Disability, Sobell Lodge, High Street TN12 OBJ** - to reduce the branch of one Oak to the red cutline - as indicated on 'photo - cutline' (5007/2025/TPO).

DECISIONS: (for noting)

- 23/502352 **Land West of Lodge Road** - Hybrid Planning Application consisting of: Full application for the erection of 81no. residential dwellings, ancillary structures, new access road from Lodge Road, internal roads, car parking, landscaping and public open space, drainage features, and associated works. Outline application for the erection of a commercial unit of up to 1000sqm (Use classes B2 and/or B8) and associated access and parking (all matters reserved apart from access). MBC REFUSED. SPC had recommended Refusal (Min 2111, 1739P).
- 24/502740 **Jubilee Sports Ground, Headcorn Road TN12 ODS** - Creation of a 3G Artificial Grass Pitch (AGP) with perimeter fencing, hardstanding areas, overspill parking for a total of 44 vehicles, storage container, floodlights and access footpath. MBC GRANTED with 15 conditions. SPC had made no comment (Min 1766P).
- 25/503083 **Hill View, Grave Lane TN12 OJP** - for proposed siting of caravan for ancillary residential use. MBC LAWFUL. SPC had Noted (Min 1820P).
- 25/503120 **9 Chestnut Avenue TN12 ONJ** – Demolition of existing garage and porch. Erection of a single storey front and side extension. MBC GRANTED with 4 conditions. SPC had recommended Approval (Min 1820P).
- 25/503362 **Tumblers Couchman Green Lane TN12 ORT** - Erection of a garage and detached annexe. MBC GRANTED with 7 conditions SPC Commented (Min 1822P)
- 25/503516 **Mathurst Oast, Goudhurst Road TN12 OHQ** - to application 17/501054/FULL for alterations to window and door placements, removal of balcony to first floor, and internal alterations. MBC SATISFIED. SPC had Noted (Min 1826P).
- 25/503525 **Orchard Cottage, Frittenden Road TN12 ODH** - to do proposed works as per "tree works info" MBC Raises No Objection. SPC had Noted (Min 1826P).
- 25/503667 **Loddenden Manor, High Street TN12 OBH** - to reduce 3no. Conifer trees by 50% from a height of 12m-15m to a height of 6m-7m. MBC Raises No Objection. SPC had Noted (Min 1826P).

APPEAL DECISION: (for noting)

24/503424 **Land Rear of Minton House, High Street TN12 0AS** - Erection of self-build three-bedroom dwelling and part demolition of boundary wall to facilitate new access to Chapel Lane with bike and bin store and associated parking. MBC REFUSED. SPC had recommended Refusal (Min 1770P). APPEAL ALLOWED.

Councillors are respectfully reminded that should they be unable to attend any Parish Council meeting, of which this Agenda is a formal summons, they should notify the Parish Clerk with their apology and reason for non-attendance. Failure to do so for a continuous period of six months will result in automatic disqualification from the Council. Deadline for such notification to the Parish Clerk is 4.00pm on the day of the meeting.

Mr Richard Griffiths
Parish Clerk
29/10/2025

All planning applications are listed on MBC website at www.maidstone.gov.uk. Follow the links to search for and view any application you choose or check to see what has been registered on a weekly or daily basis. Comment online on individual planning applications too.

Planning Committee

Councillor Catherine Farragher
Councillor Adele Sharp

Planning Chairman Margaret Arger
Councillor Bill Mc Laughlin
Councillor Mike Wakeford

Councillor Richard Ash
Parish Councillor Alan Pett

Copied also to: -

Borough & Parish Councillor Paddy Riordan

County Councillor Brian Black

Borough & Parish Councillor John Perry

STAPLEHURST PARISH COUNCIL PLANNING COMMITTEE NEXT MEETING
24th November 2025 7.30 pm