



STAPLEHURST PARISH COUNCIL

PLANNING COMMITTEE MINUTES

23RD FEBRUARY 2026

PUBLIC FORUM –

A resident spoke about application 26/500021. He was born in Staplehurst, is a longstanding resident, the caravans are residential for his family, not for rent. They have a foul water treatment plant already, they are not removing trees, and the access has been approved for 12 years by KCC highways.

They do not believe noise or light pollution are issues.

Present: Cllrs Arger, Pett, Sharp, Farragher, Ash plus the Clerk

APOLOGIES: Cllr Wakeford

APPROVAL OF PLANNING COMMITTEE MINUTES: Minute Pages 1841P-1844P of 2nd February 2026 available at: <http://www.staplehurst-pc.uk/community/staplehurst-parish-council-13607/planning-committee/>

Cllr Farragher proposed, and Cllr Pett seconded to approve the minutes of the 2nd February 2026; Agreed unanimously. Duly signed by the Chairman.

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:

Nothing to report.

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

FULL PLANNING APPLICATIONS:**26/500021/FULL** - Oakhurst Lodge Clapper Lane Staplehurst Kent TN12 0JS

Change of use of land for the siting of three residential caravans for gypsy and traveller use, together with ancillary works, 5no. parking spaces, hardstanding, and landscape enhancement.

Following a debate which highlighted that Councillors were sympathetic to the residents of Clapper Lane and highlighted;

- Clapper Lane and George Street were in very poor condition, no pavements, no streetlights and regularly floods and KCC should be ashamed of the state of the roads.
- Several residents have commented about noise, light pollution etc.
- Could not see TPO's on the site.
- Need to confirm that it is residential – a business would fall under a different planning policy.
- General concern about the flooding in the area, and flooding may increase due to increase in hard standing.
- Lack of foul water treatment plan

Cllr Farragher proposed, Cllr Sharp seconded to recommend approval, agreed unanimously, with the following conditions;

- i. That the application is residential and tied to the existing caravan
- ii. That a foul water treatment plant is provided.
- iii. Surface water treatment – SUDS etc are provided.
- iv. Ecology Report recommended conditions are implemented.
- v. That MBC add the site and caravans to their Gypsy, Traveller and Show people inventory.

In addition, Councillors reiterated the following observation;

Clapper Lane and George Street road surfaces are in very poor condition, no pavements, no streetlights and regularly floods. KCC should be ashamed of the state of Clapper Lane and George Street.

Planning applications are treated individually, but the accumulation of planning applications in the area over the years plus current proposed planning applications will make matters worse.

26/500480/FULL - 16 Gybbon Rise Staplehurst Kent TN12 0LT

Removal of existing shed and chimney. Erection of a two-storey side extension. Installation of new front porch with ramped access and retaining wall, enlarge and raise rear patio with erection of retaining wall including hard and soft landscaping and changes to fenestration.

Cllr Ash proposed, Cllr Faragher seconded to recommend approval – agreed unanimously – with the following conditions that the property is close to Staplehurst Primary School and construction traffic should avoid school drop off and pick up times.

26/500545/FULL - 1 Lovehurst Cottages Cork Lane Staplehurst Kent TN12 0HA

Demolition of existing single storey front elevation. Erection of a two storey side and a single storey front extension with a pitched roof and changes to fenestration.

Cllr Ash proposed, Cllr Mclaughlin seconded to recommend approval – agreed unanimously.

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

DECISIONS: - Noted

24/502793/FULL - Knoxbridge Farm Knoxbridge Frittenden Cranbrook Kent TN17 2BT. MBC Granted with conditions / SPC recommended refusal, major concerns about impact on the amenity especially transport

25/504354/FULL - Land South Of Udene Barn Stud Marden Road Staplehurst Kent TN12 0JQ. MBC Granted with conditions. / SPC recommended approval.

25/505144/FULL - 17 Gybbon Rise Staplehurst Kent TN12 0LT. MBC granted with conditions./ SPC recommended approval.

25/505117/FULL - 52 Iden Crescent Staplehurst Kent TN12 0NU – MBC granted with conditions. / SPC recommend approval.

Public Forum.

A resident asked should the applicant for 26/500021 re-emphasis to MBC that the caravans are residential, that they can put in foul water treatment, flood attenuation and they will follow the recommendations of the Ecology report.

Cllr Arger suggested that if they did it would give their application a better chance of success with MBC.

Meeting Closed.....8.00pm...

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