



STAPLEHURST PARISH COUNCIL PLANNING COMMITTEE

MINUTES

3RD NOVEMBER 2025

PUBLIC FORUM

A resident raised concerns about the runoff from application 25/503992 (Cllr Ash to meet up)

Present: Cllr Arger, Ash, Pett, Mclaughlin, Farragher and Clerk.

APOLOGIES: Cllr Sharp, unwell

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/>

Cllr Pett proposed, Cllr Ash seconded to approve the minutes of the 22nd September 2025 – agreed majority 5 for, 0 against and 1 abstained. Duly signed by the Cllr Ash.

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:

Noted that the footpath diversion KM311 (part) has been formerly confirmed.
"Earthworks at Duckhurst Farm," former Motorcross circuit, the work has been put on hold, and a planning application is expected soon.

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

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.

Following a debate which highlighted that only minor amendments were proposed. Cllr Ash proposed, Cllr Farragher seconded to approve the application - agreed unanimously.

- 25/504127 **Land West of Lodge Road** – Erection of temporary boundary fencing and retention of an existing access gate (retrospective).

Following a debate Cllr Ash proposed, Cllr Pett seconded to refuse the application on the following grounds – agreed unanimously.

- Insufficient information
- Proposed Heras fencing allows pedestrian access and does not cover the whole boundary i.e. Pearson Drive which currently allows public accesses on to the site.
- That the gate is inappropriate for the site

- 25/504250 **Copp William Farm, Marden Road TN12 0PB** - Erection of a 1.5 storey side and rear extension. (resubmission of application ref. 25/502561/FULL).

Following a debate which highlighted amendments have addressed planning officer comments raised on previously refused application. Cllr Ash proposed, Cllr Wakeford seconded to approve the application – agreed unanimously.

- 25/504310 **11 Little Field TN12 0SZ** - Conversion of integral garage to habitable room and alterations to fenestration.

Following a debate Cllr Farragher proposed, Cllr Wakeford seconded to approve the application – agreed unanimously.

LAWFUL DEVELOPMENT CERTIFICATE: (for information only)

- 25/504326 **56 Jeffery Close TN12 0TH** - 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 0BJ** - to reduce the branch of one Oak to the red cutline - as indicated on 'photo - cutline' (5007/2025/TPO). Refer to the Tree officer.

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

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

matters reserved apart from access). MBC REFUSED. SPC had recommended Refusal (Min 2111, 1739P).

- 24/502740 **Jubilee Sports Ground, Headcorn Road TN12 0DS** - 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 0JP** - for proposed siting of caravan for ancillary residential use. MBC LAWFUL. SPC had Noted (Min 1820P).
- 25/503120 **9 Chestnut Avenue TN12 0NJ** – 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 0RT** - Erection of a garage and detached annexe. MBC GRANTED with 7 conditions SPC Commented (Min 1822P)
- 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. MBC SATISFIED. SPC had Noted (Min 1826P).
- 25/503525 **Orchard Cottage, Frittenden Road TN12 0DH** - 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 0BH** - 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.

Meeting closed 8.30pm.

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