



STAPLEHURST PARISH COUNCIL

PLANNING COMMITTEE

29TH JUNE 2026

MINUTES

PUBLIC FORUM

A resident spoke regarding 26/501502 – The tents are temporary and seeking permanent planning permission plus extending a tent (for 2 to 3 tents) Have followed all planning conditions and are not seeking to extend usage. No reported problems in the past and a major employer in the Parish and take social responsibility seriously.

A resident spoke regarding 26/501502 – have objected due the concern surrounding extended usage

A resident spoke regarding 26/501990 – The application is about re-instating the motorcross circuit and major concerns about noise.

PRESENT: Cllrs Ash, Farragher, McLaughlin, Pett, Hotson, Sharp plus the Clerk

APOLOGIES: Cllr Arger and Wakeford

APPROVAL OF PLANNING COMMITTEE MINUTES: Minute Pages 1863P-1864P of 8th June 2026 available at: <http://www.staplehurst-pc.uk/community/staplehurst-parish-council-13607/planning-committee/>

Cllr Sharp proposed, Cllr McLaughlin seconded agreed with minor amendment by majority – 6 for, 0 against, 0 abstained. Duly Signed by 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 VERBAL REPORT:

Wimpey Field – Local Nature Reserve – WE call it a Local Nature Reserve but does not have official designation which offers legal protection and potential BNG site and raise funding towards maintenance

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

of the site. Cllr Sharp proposed and Cllr Farragher to ask the Clerk to investigate and report back to Council – agreed unanimously.

26/501940 Great Pagehurst Farm TN12 0JD – Prior Notification (which means within permitted development) seeking 3 small dwellings with farmstead. Aware of listed buildings in close proximity and also water supply issues in the area.

Cllr Sharp proposed and Cllr Farragher to ask the Clerk to liaise with Chairman respond on listed buildings and water supply issues - agreed unanimously.

26/500660 Land South of Marden Rd – Having reviewed the response with the Chairman still concerns about outlet of surface water into mixed drain which will cause flooding in the area surface / foul water.
Also, the hedge – previous application turned down due to MBC putting a hedge protection order on the hedge.

FULL PLANNING APPLICATIONS:

26/501990/FULL - Field North West Of Duckhurst Farm Clapper Lane Staplehurst Kent TN12 0JW
Restoration of parts of an existing horse grazing field to ground level using inert topsoil sourced from elsewhere within Duckhurst Farm, compacted to the level of the surrounding field; together with a temporary access track of imported inert hardcore to enable internal movement of topsoil, to be removed on completion of the restoration works (part retrospective)

Following a debate which highlighted;

- This is the site of the Motorcross circuit – which has lapsed since COVID – Motorcross has significant Environmental Health issues
- The work was stopped due to MBC enforcement – therefore this application has been submitted to gain permission for the work to reinstate motorcross circuit
- The application is not complete and does not fully explain the works and permission
- Does not explain the events (all day) or practise sessions which are just as noisy.
- Requires a transport plan – in and out of the site – during construction work
- Requires a car park traffic management plan for the Motor cross events practise.
- Major public sporting event – no information

Chairman closed the meeting

The noise can be horrendous – no noise mitigation on the bikes and hours of operation is unclear.
The practise sessions can be as bad as the events

Chairman reopened the meeting

Cllr Pett proposed, and Cllr McLaughlin seconded to recommend refusal on the following grounds.
Incomplete application – no transport plan for construction works no detail of the motorcross use and Environmental Health concerns.

If the MBC Planning Officer is minded to approve request called in to Planning Committee.

Agreed unanimously.

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

26/502073/FULL - 65 Corner Farm Road Staplehurst Kent TN12 0PR

Conversion of existing garage into a habitable room, alterations to existing roof and changes to fenestration.

Following a debate which highlighted no objections Cllr McLaughlin proposed, and Cllr Sharp seconded to recommend approval – agreed unanimously.

26/502114/FULL – Tudor Hurst Pagehurst Road Staplehurst Kent TN12 0JB

Erection of a single domestic ancillary outbuilding to replace an existing timber storage building and a secondary domestic garage, including associated replacement planting and ecological enhancements.

Following a debate which highlighted the need to tie the new building to the main property Cllr Farragher proposed, and Cllr Sharp seconded to recommend approval with the condition that the new building is tied to the main property on the site.

26/502001/FULL – Cocklewood Yard Five Oak Lane Staplehurst Kent TN12 0HT

Demolition of existing outbuildings and erection of a self-build three bedroom dwelling with the provision of 2 no. parking spaces, alterations to curtilage and associated landscaping. Conversion of existing store into an 'office'.

Following a debate which highlighted;

- Note the concerns of the Woodland Trust / Forestry Commission
- Need a clear definition on the site of the boundary with the ancient woodland
- That the development would tidy up the site
- To tie the new building to the main property
- Sustainability and development in the Countryside – but already in place
- Limited opportunities for BNG on the site

Cllr Pett proposed, and Cllr McLaughlin seconded to recommend approval with following conditions

- The buildings on the site should be tied
- The boundary with the Ancient Woodland should be clear and the building should not have an adverse effect on the ancient woodland
- Any off site BNG should be invested in Woodland Trust or Ancient Woodland sites

26/502212/FULL - Brattle Farm Five Oak Lane Staplehurst Kent TN12 0HE

Removal of 2no. existing light industrial/ storage buildings from site. Erection of replacement unit for flexible business use and siting of replacement container.

Following a debate which highlighted no objections Cllr Pett proposed, and Cllr Sharp seconded to recommend approval – agreed unanimously.

26/501502/FULL - Balfour Winery Five Oak Lane Staplehurst Kent TN12 0HT

Siting of 3no. stretch tent/canopies on existing decked area for shade and shelter for visitors (part retrospective)

Following a debate which highlighted;

- the residents' comments circulated by the Clerk regarding potential increased use.
- That Usage / hours are controlled by the licensing conditions rather than Planning
- There are light / noise issues with events but in the past three years these appear to have been managed
- The focus is on a winery rather than a pub
- Balance between supporting local business and genuine concerns from local residents

Cllr Farragher proposed, and Cllr McLaughlin seconded to recommend approval – agreed unanimously.

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

Lawful Development Certificate - NA

Tree Preservation Orders - NA

26/502175/TPOA – Sobell Lodge High Street Staplehurst Kent TN12 0BJ

TPO application to fell one (T1) English Oak due to being considered to be responsible for root induced clay shrinkage subsidence damage to Sobell Lodge

Following a debate which highlighted

- Oak Trees have a major Bio-Diversity value, they support 2,300 species, 326 directly and 229 species are only found on Oak Trees.
- The Oak Trees in the area were mature before the building was built
- The consultant's report highlights the inadequate foundations – for the building and extension
- The tree roots found were only 1.5cm, not significant
- Why should the tree be cut down due to the incompetence of the design and construction of a building?
- The site is within the Conservation Area
- Previous applications regarding TPO's in the area was refused – nothing has changed

Cllr McLaughlin proposed, and Cllr Sharp seconded to recommend refusal on the following grounds that the previous requests to fell TPO's in the area were turned down – nothing has changed – plus the consultant's report highlights the inadequate foundation design and construction of the building on variable ground conditions and this is the issue that should be addressed – not the tree.

Agreed unanimously.

DECISIONS: Noted

26/501351/FULL - 8 Fletcher Road Staplehurst Kent TN12 0LP

Erection of a single storey side and rear extension – MBC Decision Approved with conditions – SPC recommended approval.

26/501392/FULL 9 Chestnut Avenue Staplehurst Kent TN12 0NJ

Removal of existing garage and porch. Erection of a two storey side extension, ground floor front extension and changes to fenestration. MBC Decision Approved with conditions – SPC recommended approval.

26/501364/LBC 1 Crown Cottages High Street Staplehurst Kent TN12 0AU

Listed building Consent for the removal of 20th Century windows and door to rear part of property and replacement with Crittal double glazed windows and door. MBC Decision Approved with conditions – SPC recommended approval.

Meeting Closed9.00pm.....

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