



STAPLEHURST PARISH COUNCIL

PLANNING COMMITTEE MINUTES

21ST SEPTEMBER 2026

PUBLIC FORUM – No resident questions

Present Cllrs Ash, Arger, Farragher, Sharp, Pett, Wakefield and the Clerk

APOLOGIES: Cllr McLaughlin

APPROVAL OF PLANNING COMMITTEE MINUTES: Minute Pages 1871P - 1873P of 10th August 2026 available at: <http://www.staplehurst-pc.uk/community/staplehurst-parish-council-13607/planning-committee/>

Cllr Sharp proposed and Cllr Arger seconded to approve the minutes of the meeting held on the 10th August 2026 – agreed by majority 5 for, 0 against and 1 abstained. Duly signed the chairman of the meeting.

COUNCILLOR DECLARATIONS regarding items on the Agenda: -

1. Declarations of Lobbying – Cllr Sharp applications 26/503065 and 26/503101
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:

Changes in Planning process – Starts 31st October 2026

- New NPPF – even more developer led
- Focus on increased Delegated Authority to Head of Planning at MBC
- Higher thresholds for Planning Committee, less to Planning Committee
- Training required for MBC planning Committee and it is certified training
- No Call in by Staplehurst Parish Council or MBC Ward Cllrs
- SPC still comment on all planning applications

The Committee felt that local involvement has been watered down and very little influence on Planning matters by SPC or even MBC Councillors as power has been Delegated to MBC Officers – little or no democratic scrutiny. We need to clarify;

- Outline planning permission in new process
- Gypsy, Traveller and Show people Policy or lack of one
- Impact on affordable housing
- Clerk still chasing presentation, will circulate when received

Signed by

Chairman.....Dated.....

FULL PLANNING APPLICATIONS:

26/502772/FULL – Iden Manor Nursing Home Cranbrook Road Staplehurst Kent TN12 0ER
Changes to fenestration including blocking up of existing windows and doors on north and east elevation, installation of new external fire escape door to front elevations, replacement of existing window and door with a larger patio door from garden room, new raised deck area and access ramp within the courtyard area. Cutting back of eaves overhang and creation of valley gutter, installation of a roof lantern and 6no. sun pipes.

Following a debate Cllr Wakeford proposed and Cllr Farragher seconded to recommend approval – agreed unanimously.

26/503065/FULL - 20 Iden Crescent Staplehurst Kent TN12 0NU
Demolition of existing conservatory. Erection of single-story rear extension, removal of 1no. window and addition of 1no. door on side elevation.

Following a debate which highlighted that the neighbours had a Party Wall Agreement Cllr Arger proposed and Cllr Wakeford seconded to recommend approval – agreed unanimously.

26/503083/FULL - 1 Little Acre Marden Road Staplehurst Kent TN12 0JH
Alteration to existing layout including siting of four static caravans and one touring caravan, provision of 8.no parking spaces, associated soft and hardstanding, water treatment plant and associated infrastructure for traveller use. (part retrospective).

Following a debate which highlighted that the quality of the application was poor; such as no dimensions, no sewage plan, no sustainability plan, in fact very few details at all.

Cllr Pett proposed, and Cllr Wakefield seconded to comment that the poor quality of the application means that the Committee could not assess the application and cannot believe that MBC would be able to make an informed decision. Therefore, suggest asking the applicant to re-submit a comprehensive application for consideration - agreed unanimously.

26/503101/FULL - The Stables High Street Staplehurst Kent TN12 0BH
Erection of single storey detached garage.

Following a debate which highlighted there is no where else for a garage, would a car port be suitable but recognised the proposal was sympathetic to the main building.

Cllr Ash proposed, and Cllr Farragher seconded to recommend approval on the condition it is tied to the main dwelling – agreed unanimously.

26/503429/FULL - 12 Hallwards Staplehurst Kent TN12 0NT
Demolition of the detached garage and erection of a single-storey side extension including 2no. rooflights and a front porch.

Following a debate Cllr Sharp proposed and Cllr Farragher seconded to recommend approval - agreed unanimously

26/502858/FULL - 7 Woodford Park Staplehurst Kent TN12 0FX
Erection of a single storey rear extension

Following a debate Cllr Arger proposed and Cllr Pett seconded to recommend approval – agreed unanimously

Signed by Chairman.....Dated.....

SUBMISSION OF DETAILS: (for noting)

26/503066/SUB - Copp William Farm Marden Road Staplehurst Kent TN12 0PB

Submission of details pursuant to conditions 2 (ecological enhancement), 3 (hedgerow planting) and 4 (landscaping scheme) subject to application 25/504250/FULL.

Lawful Development Certificates - NA

Tree Preservation Orders- NA

DECISIONS: (for noting)

26/503015/AGRIC - Maplehurst Farm Frittenden Road Staplehurst Kent TN12 0DL

Prior notification for upgrading an existing woodland track to provide a durable and clearly defined route for forestry machinery to enable safe and efficient woodland management throughout the year. For its prior approval to: Siting, design and external appearance. MBC Granted / SPC recommended refusal

25/505125/FULL - Land at Cross-at-Hand Maidstone Road Staplehurst Kent

Erection of 6no. semi-detached dwellings (3 pairs) with associated parking and landscaping.
MBC Granted with 21 conditions / SPC recommended refusal

26/502419/FULL - 31 Reeves Close Staplehurst Kent TN12 0NN

Erection of a single storey side extension MBC Granted with 4 conditions / SPC approved

Meeting closed....8.05pm....

Signed by Chairman.....Dated.....