



STAPLEHURST PARISH COUNCIL

PLANNING COMMITTEE

2ND FEBRUARY 2026

MINUTES

PUBLIC FORUM

No points raised by residents.

Presentation – Proposed Residential Development to Land to the South of Marden Road

Fernham Homes did a presentation – circulated and on website.

Key points proposed 62 homes, 40% of which are affordable, retain significant woodland on site and enhanced surface water management in an area known for surface water flooding.

Access

Why not an additional spur to the mini roundabout – KCC advice to do separate access.

Note footpath link to existing pavement.

What are the impacts on the crossroads – KCC have allegedly reviewed their analysis from 10 years ago, now considered acceptable.

Surface water – Area known for problems.

Remove existing pipe and replace with 51 metres wide stretch of open space including swale and additional ditches and attention tanks.

Controlled release at green field rates to the west.

Foul drainage – area known for problems.

We know the local water treatment plan is up to capacity, what are you doing about it?

We accept that Southern Water can't cope but will deliver on site, pay for the connection fees and then down to Southern Water to connect and increase capacity.

Playground – provide on site, natural play with focus on younger age range.

BNG – 20% uplift – some on site some off site, potentially within Staplehurst

Ongoing site management - Resident Management Company will be set up to manage open space, drainage ditches playground etc- This means residents on the site will be Council Tax and additional "management fee."

CIL – applied to site

Signed byDate.....

Present: Cllr Arger, Wakeford, Ash, Mclaughlin, Pett, Sharp, Farragher and the Clerk

APOLOGIES: None

APPROVAL OF PLANNING COMMITTEE MINUTES: Minute Pages 1835P-1840P of 12th January 2026 available at: <http://www.staplehurst-pc.uk/community/staplehurst-parish-council-13607/planning-committee/>

Cllr Pett proposed, and Cllr Ash seconded to approve the minutes of the 12th January 2026 agreed; 5 For, 0 Against 2 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 – Cllr Wakeford, application 26/500113/FULL
4. Requests for Dispensation - NA

CLERK'S PLANNING REPORT:

Nothing to report.

FULL PLANNING APPLICATIONS:

25/505125/FULL - Land At Cross-at-Hand Maidstone Road Staplehurst Kent
Erection of 8no. terraced dwellings with associated parking (18no. spaces) and landscaping.
Following a debate, which highlighted;

- Architecturally, whilst they maybe in the perceived local style of brick and tile they look a poor 'copy' against the row of cottages opposite.
- The sound levels are deemed appropriate however we notice in the sound report it says "Alternative ventilation is recommended to avoid the need for relying on open windows for ventilation. Any ventilation measures installed must be of a type that do not increase the internal sound levels above the design range guidelines given in BS8233:2014."
Not sure how good that would be in a long hot summer?
- The surface water report states in section 6.1 *"The construction of a new building within the floodplain has the potential to displace water and to increase the risk elsewhere by raising flood levels. A compensatory flood storage scheme can be used to mitigate this impact, ensuring the volume of water displaced is minimised. The proposed development has been shown to remain unaffected under design flood conditions and is not at significant risk of flooding from any source. Consequently, the development will not displace floodwater, and compensatory flood storage will not be necessary."*

The conclusion is the risk is low but should include some mitigating factors:

The finished floor levels of the buildings should be raised a minimum of 150mm above the ground level. The flood resilience measures outlined in Section 7.3 of this report are to be incorporated into the design of the building where possible. The owner and occupants of the proposed dwelling should sign up to the EA's floodline warnings.

The flood warnings provide residents with the opportunity to evacuate in the unlikely event than an exceedance event should occur."

KCC Flood and Water Management don't comment as it's not classed as a major development so falls outside of their consultee remit. It's not within the boundary of UMIDB.

- Resident comments say the site does occasionally flood.
- Resident comments are also a worry regarding the foul water pumping station and flooding on the eastern side.

Signed byDate.....

- For Biodiversity we believe it's going to be off-site. "The site is very constrained with regards to areas; thus, off-site BU will be needed to reach 20%BNG in line with local policy." Never like this as we lose some green space and someone somewhere gets the benefit?
That said can't they even but some bird and bat boxes up!
- The site plan shows various new trees planned around the site, but we can't see a landscape plan.
- There is a number of oak and other trees either on the site or adjacent. It would be good to see the comments from the MBC Tree Officer regarding the site and any possible protection put in place where necessary.
We are assuming the 'overgrown hedge' fronting the site will be retained, even if it's correctly cut back to regenerate it especially as this will help with the road noise.
- Environmental issues - we might have missed it but is there anything about heat pumps, solar panels etc.? It does state there will be EV charging for each property.
- In addition, it's not accessible to amenities unless you have a car, building in the countryside etc.
- General view a poorly design submission, if problem with noise why not move the properties back from the road?

Cllr Sharp proposed, and Cllr Mclaughlin seconded to recommend refusal – agreed unanimously on the following planning grounds:

We appreciate it is a brownfield site and the "titled balance" in favour, but this is a poorly designed application and needs a complete redesign.

LPRQDA – Design principles in the countryside

LPRQD1 – Sustainable design

Lack of a landscape management plan

Lack of a surface water drainage plan

Lack of foul water drainage plan.

26/500113/FULL - 1 King Road Staplehurst Kent TN12 0GU.

Conversion of existing roof storage within detached double garage into home office habitable space including 2no. front dormers and external staircase.

Cllr Mclaughlin proposed, and Cllr Pett seconded to recommend approval, with the condition that the application is tied to the main property – agreed unanimously.

26/500247/FULL 2 Husheath Cottages Husheath Hill Staplehurst Kent TN17 2NG

Erection of a two storey side extension.

Following a debate, which highlighted very limited impact on neighbours.

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

Lawful Development Certificate - NA

Tree Preservation Orders - NA

DECISIONS: Noted

25/503361 – Oak View, Marden Rd, Staplehurst Kent TN12 0JG

Erection of a detached timber frame garage./ Refused / SPC commented.

25/503992/FULL - Iden Manor Nursing Home Cranbrook Road Staplehurst Kent TN12 0ER

Section 73 - Application for minor material amendment to approved plans condition 2.

MBC Granted with conditions / SPC recommended approval.

Signed byDate.....

25/504694/LBC - Sorrento Station Road Staplehurst Kent TN12 0PZ

Listed Building Consent for replacement of single glazed windows with like-for-like design sash windows. in the original boxes, with slimline heritage double glazing
MBC Refused listed Building Consent / SPC recommended approval.

25/505262/TPOA 2 Hurst Close, Staplehurst TN12 0BX

TPO application to cut the over hanging roof limb of one Oak (T7) back by 3m to appropriate branch. unions (TPO 14 of 1997) MBC granted TPO / SPC deferred to Tree Officer.

Closed.....8.40pm.....