



# STAPLEHURST PARISH COUNCIL

## PLANNING COMMITTEE

**18<sup>TH</sup> MAY 2026**

## MINUTES

### **PUBLIC FORUM –**

No residents' questions

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

**APOLOGIES**: Cllr Ash.

Cllr Arger chaired the meeting in Cllr Ash's absence.

**APPROVAL OF PLANNING COMMITTEE MINUTES**: Minute Pages 1856p-1860p 27<sup>th</sup> April 2026 available at: <http://www.staplehurst-pc.uk/community/staplehurst-parish-council-13607/planning-committee/>

Cllr Mclaughlin proposed and Cllr Wakeford seconded to approve the minutes of the 27<sup>th</sup> April 2026 agreed by majority: 5 for, 0 against and 2 abstained.

**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 Hotson noted he was a near neighbour to application 26/501533/TCA
4. Requests for Dispensation - NA

### **CLERK'S PLANNING REPORT:**

The Clerk raised several points;

- Mathurst Solar Farm application going to MBC Planning Committee on Thursday 21<sup>st</sup> May 2026 – Cllr Arger speaking on behalf of the Parish Council and will reiterate the points made by the Planning Committee.
- Public meeting on Planning Issues in Staplehurst – 29<sup>th</sup> May 2026
- Clerk to circulate another speculative developer enquiry.

**FULL PLANNING APPLICATIONS:**

**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.**

Following a debate which emphasised that we supported this application in the past, MBC Conservation Officer notes existing windows beyond economic repair we can see no reason to object Cllr Pett proposed, and Cllr Wakeford seconded to recommend approval – agreed unanimously.

**Lawful Development Certificates - NA**

**Tree Preservation Orders**

**26/501657/TPO** - Staplehurst Manor Nursing Home Frittenden Road Staplehurst Kent TN12 0DG

TPO application to fell three (G13, T75, T76) to ground level, to reduce one (T50) Yew crown in height from 10m to 3m and to reduce lateral crown overhanging road by 3m and to one (T51) Austrian pine to Install cable brace to provide additional support to the union.

Following a debate which noted an exemplary Tree Survey report Cllr Pett proposed, and Cllr Wakeford seconded to recommend approval – agreed unanimously.

**26/501533/TCA** - 3 Surrenden Court High Street Staplehurst Kent TN12 0EZ

Conservation Area Notification to remove one (T1) Oak Tree

Following a debate which highlighted that the tree appears to be in good shape, it is a historic English Oak which helps shape the street scene and we can see no reason for it to be removed. In addition, the Tree Survey report lacks any detail.

Cllr Farragher proposed, and Cllr Wakeford seconded to recommend refusal and referred urgently to the Tree Officer - agreed unanimously.

**DECISIONS: Noted**

**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 / MBC Granted / SPC granted approval

**26/500854/SUB** - The Coach House Goudhurst Road Staplehurst Kent TN12 0HB

Submission of details pursuant to condition 3-(Site Development Scheme) subject to 25/501387/FULL MBC granted

**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. MBC granted with conditions / SPC approval with conditions.

Note the Council received a phone call querying the Parish Council comments – emphasised that we sympathised with the neighbour's comments, that the Planning Committee needs to focus on planning policy and recommend all applicants or residents that comment attend MBC Planning Committee.

Meeting Closed.....7.55pm.....