Staplehurst Parish Council

Planning Committee

2nd November 2026

Minutes

PUBLIC FORUM –
A resident supported the Kent Cottage application.

Present; Cllrs Ash, Wakeford, Pett, Sharp and Arger plus Clerk

APOLOGIES: Cllrs Farragher and Mclaughlin

APPROVAL OF PLANNING COMMITTEE MINUTES: Minute Pages 1877p – 1878p 12th October 2026 available at: http://www.staplehurst-pc.uk/community/staplehurst-parish-council-13607/planning-committee/ Cllr Pett proposed and Cllr Sharp seconded to approve the minutes of the 12th October 2026. Agreed by Majority 4 for, 0 against and 1 abstained. Duly signed by the Chairman.

COUNCILLOR DECLARATIONS regarding items on the Agenda: -
1. Declarations of Lobbying – Cllr Pett 26/503896
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:
Draft response to 26/504072/ENVSCR Request for a Screening Opinion – Henhurst Farm
- Following a debate the draft letter was tided up and following points added
- 2019 Call for Sites – refer to reasons for refusal
- Added in over intensification MBC policy DM12
- Add in Protection of locally significant views V12

Agreed for Clerk to submit and Cllr Ash forward some pictures as well.

Cllr Pett proposed, and Cllr Sharp seconded to distribute leaflets to those properties directly affected by the proposal – Agree unanimously.

Signed by
Chairman……..Dated……

FULL PLANNING APPLICATIONS:

26/503738 - Merchant House Station Road Staplehurst Kent TN12 0QH

Change of use of an existing dwellinghouse (Use Class C3) to a dental clinic (Use Class E(e)) with associated internal alterations and ancillary internal works, installation of solar PV on roof. Erection of a single storey rear extension on existing garage and widening of existing driveway for the provision of 7 car parking spaces and cycle storage.

Following a debate which highlighted the reference to a "Medway Policy" within the submitted documents. The disability access is only to ground floor, plus pedestrian access problems caused by the location of a Fibre Cabinet box on the pavement. The car park design does not work. Only 5 car parking spaces for patients – but potential 80 patients per day. Major concern about vehicular access as the site is very close the "Sainsbury Roundabout" where numerous near misses occur and several accidents. In addition, there are 2 bus stops close by which would add to the potential increased risk. The application would require reversing out onto the A229. Also, loss of some of the residential garden.

Cllr Sharp proposed, and Cllr Arger seconded to recommend refusal due highly dangerous access onto A229, MBC Polices LPRCD1 and LPRHOU4 Agreed unanimously

26/503896/FULL - Land Rear Of Minton House High Street Staplehurst Kent 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.

Following a debate which highlighted that very little had changed since the last application except the BNG calculation Cllr Arger proposed, and Cllr Wakeford seconded to recommend refusal on the following grounds

- LPRSP15.5 Principles of Good Design respect amenities of occupiers of neighbouring properties LPRSP15.11 Principles of Good Design - Safely accommodate the vehicular and pedestrian movement generated by the development
- LPRQD7 - Loss of private open space
- LPRENV1 Development affecting heritage assets
- LPRRSHOU 4.1 Residential Garden land should not cause significant harm
- LPRRSHOU 4.2 Residential Garden land no loss of privacy
- LPRRSHOU9 1.b Self build - no evidence of need provided by applicant

Agreed unanimously

If MBC Planning Officers are minded to approve, request the following conditions
That the property is tied to the main dwelling and that no additional access is provided onto Chapel Lane

26/503876/FUL - Kent Cottage High Street Staplehurst Kent TN12 0AY

Erection of a single storey rear extension with alterations to hard and soft landscaping. Alterations to existing fenestration.

Following a debate which highlighted need for clarification of the loss of garden space and the importance of the Conservation Officers views, - Cllr Arger proposed, and Cllr Pett seconded to recommend approval of the application Agreed unanimously.

26/503877/LBC - Kent Cottage High Street Staplehurst Kent TN12 0AY

Listed Building Consent for erection of a single storey rear extension with alterations to hard and soft landscaping. Alterations to existing fenestration.

Following a debate which once again highlighted the importance of the Conservation Officers views, - Cllr Arger proposed, and Cllr Pett seconded to recommend approval of the application Agreed unanimously.

26/503535/FULL - Thorford Hall Farm Goudhurst Road Staplehurst Kent TN12 0HQ

Change of use of land to residential curtilage and installation of ground mounted solar panels (part retrospective).

Signed by Chairman……..Dated……

Following a debate which noted little impact on neighbours and preference for a "mix of native species for hedge planting" Cllr Ash proposed, and Cllr Pett seconded to recommend approval of the application and request "mix of native species for hedge planting." Agreed unanimously.

Lawful Development Certificate – NA

Tree Preservation Orders

DECISIONS: - NOTED

26/502772/FULL -Iden Manor Nursing Home, Cranbrook Road, Staplehurst, Kent, TN12 0ER
Changes to fenerstration 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.
MBC Approved with Conditions/SPC recommended approval

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**.**
MBC Approved with Conditions/SPC recommended approval

26/503101/FULL The Stables High Street Staplehurst Kent TN12 0BH
Erection of single storey detached garage.
MBC refused (due to agricultural location) SPC recommended approval with conditions

26/502858/FULL - 7 Woodford Park Staplehurst Kent TN12 0FX
Erection of a single storey rear extension
MBC Approved with Conditions/SPC recommended

Meeting closed……8.30pm…….

These minutes are not verbatim, but the decisions are accurate

Signed by Chairman……..Dated……