



Staplehurst Parish Office

Planning Committee

Minutes

24th November 2025

PUBLIC FORUM –

A resident raised concerns regarding 25/504006 – the application is in the Staplehurst Conservation Area, the design is harmful to the setting of the Manor House, with no access and no drainage. The proposed 6 dwellings should be contained within the Manor House extension and it is 120 metres from the Manor House.

A resident raised concerns regarding 25/504006 – it mentions a dwelling near the application site – it has nothing to do with this application and MBC planning have confirmed no further action.

The Garden Shed is dilapidated 9 ½ ft by 6 ¾ ft. The proposed “replacement” is not consummate with the Garden Shed.

The area has a history of flooding, adding one dwelling providing accommodation for 6 without waste / foul drainage is not acceptable. Note a local pond is a catchment, has no exit and overflows after heavy rain. It is not suitable to be included in a drainage design.

PRESENT: Cllr Arger, Ash, Pett, Sharp and McLaughlin plus the Clerk

APOLOGIES: Cllrs Wakeford and Farragher

APPROVAL OF PLANNING COMMITTEE MINUTES: Minute Pages 1827P-1829P of 3rd November 2025 available at: <http://www.staplehurst-pc.uk/community/staplehurst-parish-council-13607/planning-committee/>

Cllr Sharp proposed and Cllr Ash seconded the minutes of the 3rd November 2025 – agreed unanimously.

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

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

CLERK'S PLANNING REPORT:

No further update on "earthworks" at Duckhurst Farm.
Circulated TWBC Local Plan consultation.

FULL PLANNING APPLICATIONS: (for comment/recommendation)

25/504006 **Iden Manor Nursing Home, Cranbrook Road TN12 0ER**- Demolition of existing shed and erection of single storey detached building, to provide temporary on-site staff living accommodation comprising 6no. bedrooms with communal facilities, for a period of 5 years.

Following a debate which included;

- The Garden Shed in planning terms is not relevant – this is a new development providing accommodation for 6 people in the Countryside in the Conservation Area.
- The area has a history of flooding, adding one dwelling providing accommodation for 6 without waste / foul drainage is not acceptable.
- A local pond already overflows during heavy rain and is not suitable to be included in a drainage design.
- South East Water were against the previous application ([23/505361](#)) to extend the Manor House as they had concerns on a number of surface water drainage issues.
- The permission application included two conditions 12 & 13, which have not been implemented.
- Access is also an issue in the area – there is no access in the design of this new development.
- The 5-year term is confusing.
- The application lacks detail and information.

Cllr Sharp proposed and Cllr McLaughlin seconded to recommend refusal the application and if the Planning Officer is minded approve, to call into Planning Committee, on the following grounds.

LPRHOU5 - At sites within or adjacent to the Rural Service Centres, Larger and Smaller Villages as defined under policies LPRSP1 to LPRSP8 new residential development will be expected to achieve a net density of 30 dwellings per hectare where that is compatible with the individual settings of those sites.

LPRCD3 - 2 Proposals for new agricultural buildings or structures on land in use for agricultural trade or business which meet the following criteria will be permitted – however this is NOT agricultural use and should not be permitted.

LPRS15 – Principles of good design, especially in a Conservation Area

LPRQD2 - external lighting

LPRQD4 – Design Principles in the Countryside

LPRQD7 – Private open space standards (120 metres form the main property)

AGRICULTURAL NOTIFICATION: (for noting)

25/504626 **Maplehurst Farm, Frittenden Road TN12 0DL** - Prior notification for a free draining farm road/track. For its prior approval to: - Siting, design and external appearance.

Note that track is already in place and this appears to be retrospective.

TREE PRESERVATION ORDER: (for comment/recommendation)

25/504457 **The Maples, Old Rectory Lane TN12 0AF** - (TPO 26 of 1988) T1 - Sycamore - Reduction of the top growth by approximately 4 meters and reduction of the photo tropic growth on one side by approximately 2 to 4 meters, bringing the Sycamore back into proportion. T2 - Yew - Reduce property side by approximately 1 to 2 meters, reduce the

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

height by 1 meter, reduce the photo tropic growth by 2 meters, bringing the Yew back into proportion, and 15% crown thin.

Defer to the Conservation and Tree Officers expertise.

DECISIONS: (for noting)

- 24/502574 **Holman House, Station Road TN12 0QQ** - Application for Minor Material Amendment for variations to approved plans condition 2 (to allow changes to the rear inset dormer (north elevation); changes to first and second floor windows (east elevation); and an additional rooflight (north elevation)); and to condition 3 (to reflect these proposed changes to the plans) pursuant to 20/502770/FULL - (Erection of single storey side extension, part single storey part two storey rear extension, new upper floor, together with external alterations and change of use of commercial to residential to form 10 No. residential units) MBC GRANTED with 14 conditions.. SPC had recommended Refusal (Min 1763P).
- 25/503294 **Fuller Cottage, Cranbrook Road TN12 0EP** – Installation of 8no. solar panels on the south facing roof of an outbuilding. MBC GRANTED with 4 conditions. SPC had recommended Approval (Min 1826P).
- 25/503690 **1 Fishers Close TN12 0RT** - Demolition of existing garage, removal of existing shed and erection of single storey side and rear wraparound extension including 1no. front dormer extension and 1no. rear dormer extension. MBC GRANTED with 4 conditions. SPC had recommended Approval (Min 1826P).

PUBLIC FOOTPATH DIVERSION: (for noting)

KENT COUNTY COUNCIL: (PUBLIC FOOTPATH KM311 (PART) STAPLEHURST)

Kent County Council has confirmed an order to divert part of Public Footpath KM311 at Staplehurst.

Closing ...8.15pm.....

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