



STAPLEHURST PARISH COUNCIL

PLANNING COMMITTEE

MINUTES

3RD FEBRUARY 2025

PUBLIC FORUM

A resident raised a number of points regarding 24/505290 – the green house is an old horticultural building and is surplus space. The proposal is to bring it back into use as a storage unit for Pet World.

PRESENT: Cllrs Sharp, Arger, Ash, Farragher, Mclaughlin, Pett and Wakeford plus Clerk.

APOLOGIES: NA

APPROVAL OF PLANNING COMMITTEE MINUTES: Minute Pages [1790P-1791P](#) of 13th January 2025 available at: <http://www.staplehurst-pc.uk/community/staplehurst-parish-council-13607/planning-committee/>

Cllr Pett proposed and Cllr Arger seconded to approved the above minutes – 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

CLERK'S PLANNING REPORT:

Churchills Development – (Staplehurst Service Station)

1. Car parking in Cornforth Close – A local resident regularly reports parking – the Clerk pop's down and speak to the Site Manager – who is very prompt and asks the workmen to move the cars. No doubt an ongoing issue
2. Some parking on the corner of Cornforth Close – breaking the Highway Code, therefore report to Police.
3. An additional drop off / parking space at front has appeared (now covered with advertising hoarding) this means a reduction in landscaping / hedges as per design and increase in hardstanding – reported to MBC Planning Enforcement
4. Promotional directional signage – Following a debate the crossroads is already cluttered with signs, is very busy and a number of accidents have occurred, Therefore request that the signage is 30m, or more, away from the crossroads.

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

FULL PLANNING APPLICATIONS: (for comment/recommendation)

24/505145 **2 Crown Cottages, High Street TN12 0AU** - Erection of a single storey garden building to be used as a home office ancillary to the main building. Erection of a 6ft fence built on 50cm concrete plinth at the rear of the garden. Removal of existing garage and greenhouse. Additional details received. SPC Commented (Min 1791P).

Cllr Arger proposed and Cllr Pett seconded to note, previous comments still stand – agreed unanimously

PRIOR NOTIFICATION: (for comment/noting)

24/505290 **Pets World, Cranbrook Road TN12 0EU** - for the change of use of agricultural building to a flexible use falling within Class B8 (storage and distribution).

Cllr Sharp proposed and Cllr McLaughlin seconded to note, but application lack details – agreed unanimously

TREE WORKS: (for comment/noting)

25/500108 **Fuller Cottage, Cranbrook Road TN12 0EP** - Conservation area notification to complete tree works as per application form (received).

Cllr Sharp proposed and Cllr Pett seconded to refer to the Tree Officer – agreed unanimously

DECISIONS: (for noting)

23/504626 **Land at Headcorn Road TN12 0BU** - Outline application (with all matters reserved except access) for the demolition of existing outbuildings, erection of 3no. dwellings and 2no. car barns with associated parking. MBC REFUSED. SPC had REFUSED (Min 1718P 1728P 1766P). APPEAL DISMISSED.

24/504108 **Brattle Farm, Five Oak Lane TN12 0HE** - Change of use of agricultural building to a light industrial building (Class E) including alterations to fenestration. MBC GRANTED with 11 conditions. SPC had recommended Approval (Min 1784P).

24/504634 **Doves Funerals Ltd, Maxted House, High Street TN12 0AH** - Advertisement Consent for 1 x non illuminated fascia sign. MBC GRANTED with 3 conditions. SPC had Noted (Min 1789P).

24/504935 **Bletchingley Farm, Pristling Lane TN12 0HH** - Listed Building Consent for internal alterations to widen existing kitchen, including removal of pantry wall and creation of a structural opening. MBC REFUSED. SPC had referred the application to the Conservation Officer (Min 1789P).

24/504936 **1 Brookfield, Station Road TN12 0PY** - Existing carport conversion into entrance hallway for disability access including the erection of a front porch and a single storey pitched roof side/rear extension with insertion of 1no. roof light. MBC GRANTED with 4 conditions. SPC had recommended Approval (Min 1788P).

Close.....8pm.....

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