



STAPLEHURST PARISH COUNCIL

PLANNING COMMITTEE

MINUTES

24TH FEBRUARY 2025

PUBLIC FORUM

A resident raised the issue of the need for the access in application 25/500387

A resident raised issue regarding 24/502154, that the previous owner rented out the agricultural workers dwelling.

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

APOLOGIES: Cllr Wakeford

APPROVAL OF PLANNING COMMITTEE MINUTES: Minute Pages 1790P-1791P of 3rd February 2025 available at: <http://www.staplehurst-pc.uk/community/staplehurst-parish-council-13607/planning-committee/>

Cllr Pett proposed and Cllr Mclaughlin seconded to approve the minutes of the 3rd February 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

CLERK'S PLANNING REPORT:

Chilmington Water Treatment Plant – impact on River Beult. Following a debate it was very frustrating that we, and others, have been kept in the dark by the applicant. We understand Maidstone Borough Council were aware.

Cllr Sharp proposed and Cllr Mclaughlin seconded to write a letter of complaint to Maidstone Borough Council, the Water Company, Planning Inspectorate and Environment Agency, especially regarding the discharge permits.

Staplehurst Cricket & Tennis Club requested to meet regarding the extension of Conservation Area As it now includes the Cricket and Tennis Club – Cllr Sharp to contact

Station Approach Garage – work to put back to car showroom taking place – as per planning permission – but work is encroaching the footpath which is on a dangerous corner. Clerk to report

APPEAL NOTIFICATIONS:

24/502154 **Merrymaids Farm Couchman Green Lane TN12 ORR** - Section 73 Application for removal of condition 7 (occupation of the Dwelling be limited to a person solely or mainly working in agriculture) pursuant to application MA/05/1408 for Outline planning application for the erection of a cattle yard and a new agricultural dwelling, with means of access to be considered at this stage and all other matters reserved for future consideration as shown on A4 site location plan and A3 block plan received on 15/07/05. MBC REFUSED. SPC Recommended REFUSAL (Min 1751)

Following a debate that emphasised that the dwelling was only permitted as it was required for an agricultural worker and the site is still an agricultural site. Cllr Mclaughlin proposed and Cllr Farragher seconded to recommend resolution below – agreed unanimously

To stand by previous comments and emphasise the site is good agricultural land and the permitted house was on the condition that it was for agricultural workers only, we are keen to ensure that this land remains as agricultural land and does not become deemed brown land ripe for housing development due to the agricultural nature of the site.

FULL PLANNING APPLICATIONS: (for comment/recommendation)

25/500387 **5 The Quarter Cranbrook Road TN12 OEP** - Creation of new driveway with block paving for the provision of 2no. parking spaces, a vehicle crossover and a dropped kerb (Part Retrospective).

Following a debate that highlighted the need for mitigation at the loss of hedge row and permeable surface to assist drainage Cllr Sharp proposed and Cllr Ash seconded to recommend resolution below – agreed unanimously

To approve the application and **DO NOT REQUEST** the application is reported to Planning Committee.

LISTED BUILDING CONSENT: (for comment/recommendation)

25/500471 **Chickenden Barn, Chickenden Lane TN12 ODP** - Conversion of existing barn to residential dwelling and alterations to fenestration.

Following a debate which highlighted the need for a Bio-Diversity Plan and the need to notify Upper Medway Internal Drainage Board Cllr Ash proposed and Cllr Pett seconded to recommend resolution below – agreed unanimously

Wish to see the application **APPROVED** with conditions that a Bio-Diversity Plan is proved and the need to notify Upper Medway Internal Drainage Board and refer to the Conservation Officer for comment but **DO NOT REQUEST** the application is reported to Planning Committee.

25/500484 **1 Church Gate, Cottages High Street TN120AX** - Repairs to brick side wall to kitchen and shower room, including relocation of side window and replacement of back door.

Cllr Mclaughlin proposed and Cllr Ash seconded to recommend resolution below – agreed unanimously
Wish to see the application **APPROVED** as it appears a sympathy renovation to a property that requires renovation and refer to Conservation Officers for comments. **DO NOT REQUEST** the application to be reported to Planning Committee.

SUBMISSION OF DETAILS: (noted)

25/500440 **Land Off Headcorn Road** -Submission of details pursuant to condition 5- (biodiversity) subject to 14/505432/FULL

Cllr Sharp proposed and Cllr Ash seconded to recommend comment below – agreed unanimously “it is disappointing that the developer failed to install the approved condition and only now are now taking remedial work following escalation from ourselves and action from MBC Enforcement. This is not the only planning condition that the developer has failed to deliver on this site and we will continue to monitor these and work with MBC Enforcement to ensure they are held to deliver the site as agreed by MBC planning.”

DECISIONS: (for noting)

24/504256 **Land Adjoining Copp William Farm, Marden Road TN12 0PB** - (Retrospective) Use of existing residential annex (Building 1) as a self-contained dwelling (Use Class C3), with conversion of adjacent approved garage/store building (Building 2) as annexe to Building 1. MBC GRANTED with 8 conditions. SPC had recommend REFUSAL (Min 1780P).

24/505111 **Tumblers Couchman Green Lane TN12 0RT** - Change of use of land (part only) to residential garden and erection of 1(no) detached garage and 1(no) detached annexe (ancillary to main house). WITHDRAWN. SPC commented (Min 1791P)

25/500108 **Fuller Cottage, Cranbrook Road TN12 0EP** - Conservation area notification to complete tree works. MBC GRANTED. SPC Commented (Min 1793p)

24/505290 **Pets World, Cranbrook Road TN12 0EU** - Prior notification for the change of use of agricultural building to a flexible use falling within Class B8 (storage and distribution). MBC GRANTED. SPC noted (Min 1793P)

Close.....8:30pm.....