



# STAPLEHURST PARISH COUNCIL

## PLANNING COMMITTEE

**19<sup>TH</sup> MAY 2025**

### **PUBLIC FORUM**

No residents present

**PRESENT:** Cllrs Farragher, Sharp, Arger, Pett and McLaughlin

**APOLOGIES:** Cllr Ash

**APPROVAL OF PLANNING COMMITTEE MINUTES:** Minute Pages **1804P-1807P** of 28<sup>th</sup> April 2025 available at: <http://www.staplehurst-pc.uk/community/staplehurst-parish-council-13607/planning-committee/>

Cllr McLaughlin proposed and Cllr Farragher seconded to approve the minutes of the 28<sup>th</sup> April 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:**

Planning Conference 20<sup>th</sup> June 2025 – all day location near Gravesend - Cllr Pett and Clerk to check if they can attend and feedback .

Land West of Lodge Rd, new fence has been installed with very large gate – Clerk to clarify with MBC Enforcement regarding planning permission.

Cllr Sharp attending Mathurst Solar Farm application at MBC Planning Committee, via zoom 22<sup>nd</sup> May 2025.

### **APPEAL NOTIFICATIONS:**

- 24/503424     **Land Rear Of Minton House High Street 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. MBC REFUSED, SPC Recommended REFUSAL (Min 1770P 1782P)

Following a discussion the Committees comments are:

We re-emphasise the points made 4<sup>th</sup> September 2024 and support MBC comments. We rebut the comment that the Parish Council did not fully consider the application – we considered it at length and raised valid planning reasons for recommending refusal. We note the applicants comment about similar properties, it mentions Vine House and Crown Cottages, which are not adjacent, but does not mention the adjoining main wall which is the historical context and links with Victoria Cottages. The main wall is of historic value and development would lose the rhythm and character and link to Victoria Cottage. We have concerns about the future of the trees, note a lack of an Arboricultural Report in the application, in addition concerns about the car parking and limited turning space in a very narrow, busy lane. – see photos attached.

### **FULL PLANNING APPLICATIONS:**

25/501751 **Cradducks Farm Goudhurst Road TN12 0HQ** Erection of a two-storey side extension, an orangery including 1no. roof light, and detached workshop, log store, and pole barn (retrospective).

Following a discussion Cllr Pett proposed and Cllr McLaughlin seconded the following comments - agreed unanimously

This is a large development within open countryside, it is very disappointing that it is retrospective, historically MBC have refused links between properties of this nature and we believe it is against MBC Local Plan Policy:

- LPRHOU11 – Development in the countryside
- LPRSP15 - Good design

Do not refer to MBC Planning Committee.

25/501773 **34 Slaney Road TN12 0SE** Installation of air source heat pump.

Following a debate; Cllr Sharp proposed and Cllr Pett seconded to recommend refusal it appears that it does not meet the Institute of Acoustics recommendations found that the top 5 air source heat pumps needed to be 4 metres from a neighbours door or window. As such, if approved a condition should be appropriate noise mitigation.

Do not refer to MBC Planning Committee

25/501875 **56 Bathurst Road TN12 0LQ** Erection of a first-floor side and rear extension and changes to fenestration.

Following a discussion Cllr Pett proposed and Cllr McLaughlin seconded to recommend refusal on the following grounds - agreed unanimously

MBC Local Plan policies

LPRHOU2 Residential extensions, conversions, annexes, and redevelopment within built up area it is an extension on and an existing extension

LPRHOU4 Residential garden land significant reduction in garden space

LPRSP15 Principles of Good Design - loss of light and overshadowing neighbouring property

MBC Residential Extensions - Supplementary Planning Document

4.10 – extensions at the rear should not project more than 3m

4.20 - corner extensions; distance from adjacent buildings, pedestrian and vehicle access plus loss of garden space

4.38 - should fit unobtrusively into area

4.39 - should not dominate original building and be subservient to the original building, over 50% extension on original building

Do not refer to MBC Planning Committee.

25/501360 **Bramleys Marden Road TN12 OPE** Erection of a single storey side extension.

Following a discussion Cllr Pett proposed and Cllr McLaughlin seconded the following comments - agreed unanimously

The extension does not affect anyone and the property has significant land surrounding it we note MBC Residential Extensions SPD preference not to have flat roofs, so suggest a condition from Residential Extensions SPD – 4.28 - ... "the roof should match the roof of the original house in style and order to complement the existing building and the character of the area."

**DECISIONS: NOTED**

**25/500744 2 Marian Square TN12 OSQ** Lawful Development Certificate for proposed single storey rear extension. MBC REFUSED SPC Noted (min 1799P)

**25/500773 12 Hurst Close TN12 OBX** Lawful Development Certificate for proposed garage conversion into an habitable room. MBC APPROVED, SPC Noted (min 1799P)

**25/500939 Staplehurst Nurseries, Clapper Lane, TN12 OJT** Section 73 Application for removal of condition 5 (By reference to the 'planning tests' it was not 'necessary' when consent was given. Please see supporting statement.) pursuant to application 23/502688/FULL for Installation of 8no. rapid electric vehicle charging stations within the existing car park, with associated lighting, substation, feeder pillar and metering box, and equipment. MBC APPROVED, SPC Recommended APPROVAL (min 1801P)

Meeting closed.....8.30pm.....