



# STAPLEHURST PARISH COUNCIL PLANNING COMMITTEE

## 7<sup>TH</sup> APRIL 2025

### MINUTES

#### **PUBLIC FORUM**

A member of the public spoke about application 25/500725 and raised a number of concerns;

- i. Over intensification
- ii. An extension upon an extension
- iii. Reduction of garden space
- iv. Reduction of light on neighbours
- v. Increase in traffic on busy road
- vi. Access to neighbours – plan goes underneath neighbours roof hang space so limits access
- vii. Application mentions precedent but also recent similar applications refused

A member of the public spoke about application 25/500939 and raised a number of points;

- i. This application refers to a “quirk of planning” as condition 5 was not necessary when application 23/502688 approved
- ii. The site open and operational since October 2024
- iii. The operating hours “6am to 10pm” will not change

**PRESENT:** Cllr Sharp, Arger, Pett, Farragher, Ash, and Mclaughlin plus the Clerk

**APOLOGIES:** NA but Cllr Wakeford absent

**APPROVAL OF PLANNING COMMITTEE MINUTES:** Minute Pages **1797P-1799P** of 17<sup>th</sup> March 2025 available at: <http://www.staplehurst-pc.uk/community/staplehurst-parish-council-13607/planning-committee/>

Cllr Pett proposed and Cllr Ash seconded to approve the minutes of the 17<sup>th</sup> March 2025, agreed majority 5 for, 0 against and 1 abstained.

**COUNCILLOR DECLARATIONS** regarding items on the Agenda: -

1. Declarations of Lobbying – All Cllrs application 25/500725
2. Declarations of Changes to the Register of Interests – NA
3. Declarations of Interest in Items on the Agenda – Cllr Sharp application 25/500725 and will leave meeting when item discussed
4. Requests for Dispensation - None

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

**CLERK'S PLANNING REPORT:**

Churchill site – numerous public complaints about temporary traffic lights not working or phasing is out  
 – Clerk chasing contractor – work until 15<sup>th</sup> April 2025.

**FULL PLANNING APPLICATIONS:**

**25/500939 Staplehurst Nurseries Clapper Lane TN12 0JT** 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.

Following a discussion which highlighted that this references a planning test not required at the time of approval and as long as the opening hours remain the same (6am – 10pm) Cllr Ash proposed and Cllr Mclaughlin seconded to recommend approval of application **25/500939** agreed unanimously as long as the opening times remain 6am – 10pm

**Cllr Sharp left the room for this item, Cllr Arger took the Chair of the meeting for this item.**

**25/500725 60 Bathurst Road TN12 0LH** Sub-division and erection of front and side two-storey extensions to existing dwelling to form new attached two-storey, two-bedroomed dwelling. Changes to fenestration. Creation of two off road parking spaces for the new dwelling and widening the existing vehicular access onto Surrenden Road. Creation of two off-road parking spaces and new vehicular and pedestrian access for existing dwelling onto Bathurst Road. Installation of further 1.8m high close boarded fence to match existing. Removal of existing outbuilding and burnt-out garage.

Cllr Arger offered the opportunity for any Cllr to propose recommending approval, none came forward. Following a debate which highlighted;

1. Having recommended refusal to similar recent applications on Thatcher Rd and Jaggard Way – it would be wrong to be inconsistent.
2. Appears to have limited access from original property to the new garden
3. Reduction in green space – Biodiversity?
4. Extension boundary up to a neighbours wall, therefore limited access for the neighbours to maintain their property
5. increase in parking, close to corner and extra traffic onto road
6. It feels intrusive
7. Corner plot with side extension, design issues still apply

Cllr Pett proposed and Cllr Mclaughlin seconded to recommend refusal of application **25/500725** agreed unanimously on the following grounds;

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

- 4.20 - corner extensions; distance from adjacent buildings, pedestrian and vehicle access plus loss of garden space
- 4.38 - should fit unobtrusively into area

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

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

It was agreed not to forward to recommend Planning Committee.

**Cllr Sharp returned to the meeting and Chaired the remainder of the meeting.**

**PRIOR NOTIFICATION:**

**25/501092 The Old Dairy Lovehurst Manor Farm Lovehurst Lane TN12 0EY** Prior notification for the change of use of a building and any land within its curtilage from agricultural to 1 no. dwellinghouses and associated operational development. For its prior approval to: - Transport and Highways impacts of the development. - Noise impacts of the development. - Contamination risks on the site.- Flooding risks on the site. - Whether the location or siting of the building makes it otherwise impractical or undesirable for the use of the building to change from agricultural use to C3 (dwellinghouses). - Design and external appearance impacts on the building. - Provision of adequate natural light in all habitable rooms of the dwelling houses.

It was noted that the application had limited detail on issues such as access, sustainability, parking, design, drainage – which Upper Medway Internal Drainage Board have commented upon – that it should not set a precedent for the whole site, as many building on the site have Heritage Asset Status” although this building does not. In addition Q Class allows for conversion of up to 5 buildings on a farm.

The statement “change of use of a building and any land within its curtilage” – is unclear

Cllr McLaughlin proposed and Cllr Ash seconded to submit the following comments – agreed unanimously;

The application has limited detail on issues such as access, sustainability, parking, design, drainage – we support the comments of the Upper Medway Internal Drainage Board.

This application should not set a precedent for the whole site, as many building on the site have Heritage Asset Status” although this building does not.

**DECISIONS:** Noted

**24/504756 Land South of South Cottage High Street TN12 0BH** Erection of 1(no) 4-bedroom detached dwelling with associated amenity (resubmission of 20/500269/FULL). MBC REFUSED SPC had recommended refusal (Min 1785P 1791P)

**20/505751 Reed Court Farm Hunton Road TN12 9SX** Erection of a new free range egg farm consisting of 2 no. hen houses with extensive outdoor ranges and fencing, formal vehicle access from Hunton Road and associated parking, landscaping, woodland and tree planting, drainage and other associated works. MBC REFUSED SPC had recommended refusal (Min 1525P 1589P 1784P)

**25/500709 Baywood Headcorn Road TN12 0BU** Tree Preservation Order application - 1 x larger Oak tree - reduce by approximately 2 to meters and 1 x smaller oak tree by approximately 1 to 3 meters. MBC APPROVED, SPC had recommended approval (Min 1799)

**25/500811 Mathurst Farm Goudhurst Road TN12 0HQ** Non material amendment to 22/505902/FULL: Demolition of an existing agricultural building and erection of a single dwelling including access, garage, landscaping and associated works. - minor design changes to the approved carport plans. MBC APPROVED, SPC Noted (Min 1799)

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

**25/500387 5 The Quarter Cranbrook Road TN12 0EP** Creation of new driveway with block paving for the provision of 2no. parking spaces, a vehicle crossover and a dropped kerb (Part Retrospective). MBC APPROVED, SPC had recommended approval (Min 1795)

**The minutes are not verbatim but the recommendations are correct**

Meeting closed 8:20pm

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