



STAPLEHURST PARISH COUNCIL

PLANNING COMMITTEE

28TH APRIL 2025

MINUTES

PUBLIC FORUM –

A resident raised a number of concerns about application 25/501387 including;

- The application is misleading – Rural Planning document does not state the historical setting
- Factual errors – not overlooking neighbours, it does overlook neighbours
- Application is incomplete – no foul drainage design
- Already changed use to resident, without permission

A resident raised a number of points regarding application 25/501282 seeking to extend property for family reasons.

Present Cllrs Ash, Farragher, McLaughlin, Pett, Arger, Sharp plus the Clerk

APOLOGIES: NA

Absent Cllr Wakeford

APPROVAL OF PLANNING COMMITTEE MINUTES: Minute Pages **1800P-1803P** of 7th April 2025 available at: <http://www.staplehurst-pc.uk/community/staplehurst-parish-council-13607/planning-committee/>

Cllr Arger proposed and Cllr McLaughlin seconded to approve the minutes of the 7th April 2025, Agreed: unanimously.

COUNCILLOR DECLARATIONS regarding items on the Agenda: -

1. Declarations of Lobbying – Cllr McLaughlin application 25/501282
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: Nothing to add

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

FULL PLANNING APPLICATIONS:**25/501163 Land South of South Cottage High Street TN12 0AD**

Erection of 1(no) 4-bedroom detached dwelling with associated amenity (resubmission of 24/504756/FULL)

Following a debate which emphasised the previous points for recommending refusal still stand and that no corrections have been made

1. Car parking – main road has yellow lines and Parade parking / garage are private – not available
2. Access – there is no vehicle access to the site

The application does not meet MBC Biodiversity standards, Hedgerow planting density and the application is incomplete as no design for foul water

Cllr Sharp proposed and Cllr Pett seconded to recommend refusal of planning application 25/501163, on the following grounds, agreed: unanimously.

Failed previous application- Inspectors comments

Councillors felt that the Inspectors comments in dismissing an appeal against a previous application (15/506419) remained valid for this application: In environmental terms the scheme would result in harm to the setting of adjoining listed buildings (North and South Cottages and Nos 1 & 2 Little Loddenden) and it would fail to either preserve or enhance the character of the Staplehurst Conservation Area. The proposals would fail to protect or enhance the historic environment; access from the highway to the former garden land would not be of a standard that met requirements of Local Plan policy

MBC Local Plan

LPRsP15 Design The application did not follow the principles of good design set out in Local Plan Councillors commented that the proposed design and materials were unsympathetic to the setting; the proposed development would adversely affect the adjacent heritage assets, in contravention of Local Plan.

LPRHOU4; Residential Garden land – reduction of residential garden land

LPRSP14 – LPRENV1 – Development affecting heritage asset – especially in a conservation area

LPRTRA4 - Councillors have submitted photographic evidence of the difference in level between the highway and the property; the absence of adequate parking provision. The A229 has double yellow lines, the parade is private parking / garages- Councillors contested the availability of rented garages;

There is **no vehicle access** to the site for construction or if completed for occupants.

Staplehurst Neighbourhood Plan policy PW4; NEW DEVELOPMENTS WITHIN STAPLEHURST MUST HAVE REGARD TO THE HISTORIC ENVIRONMENT

Councillors commented that the application had not followed up the requirement for a survey of the pond area to the east of the site to identify Great Crested Newt activity, which had been set out in the Preliminary Ecological Appraisal attached to application 15/506419;

Councillors expressed concern about the impact that construction activity would have on access to and from the centre of the village, particularly as many people with limited mobility relied on the footpath adjacent to the sites western boundary.

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

The application does not meet MBC Biodiversity standards, Hedgerow planting density and the application is incomplete as no design for foul water

Councillors **REQUEST** that the application is reported to the Planning Committee if the Planning Officer is minded to approve for the planning reasons set out above. Agreed: unanimously

25/501282 **33 Hanmer Way TN12 0NR** Erection of two-storey front extension and single storey rear extension with 3no. roof lights. Garage conversion into a habitable space. Loft conversion with full width rear dormer.

Following a debate Cllr Sharp proposed and Cllr Ash seconded to recommend refusal of planning application 25/501282, on the following grounds;

NPPF

124,e – should be consistent with the prevailing height and form of neighbouring properties and the overall street scene – this design is **not** consistent.

MBC Local Plan

LPRHOU2 – Residential extensions, conversions, annexes, and redevelopment within a built up area –

- i. The scale, height, form, appearance and siting of the proposal would fit unobtrusively with the existing building were retained and the character of the street scene and/or its context;
- ii. The traditional boundary treatment of an area would be retained and, where feasible, reinforced;
- iii. Adjoining residents would avoid unacceptable loss of privacy, outlook or light and would avoid unacceptable intrusion from noise or odour; and
- iv. Sufficient parking would be provided within the curtilage of the dwelling without diminishing the character of the street scene.

LPRHOU4 – residential garden land - significant loss of garden, note already constructed driveway and removed lawn

LPRHOU5 - Density in a residential area – over intensification

LPRSP15 – Sustainable design – no environmental mitigation

Cllrs **REQUEST** that the application is reported to the Planning Committee if the Planning Officer is minded to approve for the planning reasons set out above, Agreed: unanimously

25/501364 **Eric House Marden Road TN12 0PD** Proposed detached garage.

Following a debate Cllr Arger proposed and Cllr Ash seconded to recommend approval of planning application 25/501364 Agreed: unanimously

25/501434 **1 Marian Square TN12 0SQ** Conversion of the garage to a habitable space (part retrospective).

Following a debate Cllr Ash proposed and Cllr McLaughlin seconded to recommend approval of planning application 25/501434 Agreed: unanimously.

25/501387 **The Coach House Goudhurst Road OHB** Change of Use of Farm Building into residential dwelling (retrospective).

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

Following a debate which highlighted the concerns raised by the resident – inaccurate documents, factual errors etc Cllr Pett proposed and Cllr Ash seconded to recommend refusal of planning application 25/501387, on the following grounds

LPRHOU4 – Residential garden land - reduction
 LPRQD1 – Sustainable design
 LPRENV1 – Development affecting heritage assets
 LPRQD4 – Design principles in the Countryside

An incomplete application without an foul water designs in addition wish to refer to the Conservation officer and **REQUEST** the application is reported to the Planning Committee if the Planning Officer is minded to approve for the planning reasons set out above, Agreed: unanimously

SUBMISSION OF DETAILS:

25/501450/SUB **Copp William Farm Marden Road TN12 OPB** Submission of details pursuant to condition 3 - (Site Development Scheme) subject to 24/504256/FULL

Following a debate Cllr Sharp proposed and Cllr Arger seconded the following comments – agreed unanimously “That the lighting scheme is not in keeping with a listed building and a more appropriate lighting scheme would be welcomed”

DECISIONS: Noted

25/500440/SUB **Land Off Headcorn Road TN12 ODT** Submission of details pursuant to condition 5- (biodiversity) subject to 14/505432/FULL MBC GRANTED SPC Commented (Min 1795P)

25/500542/LAWPRO **Woodside Wilden Park Road TN12 OHL** Lawful Development Certificate Proposed - Erection of an outbuilding incidental to the enjoyment of the dwelling. MBC GRANTED, SPC Commented (Min 1799P)

25/500678/LBC **Green Court High Street TN12 OAP** Listed Building Consent application for proposed works including repairs to the roof and front wall to the existing outhouse. MBC GRANTED, SPC Approved (Min 1799P)

25/500617 **17 Thatcher Road TN12 OND** Demolition of existing garage and side conservatory. Sub-division of existing dwelling with the erection of a two-storey front infill extension and two storey rear extension to create a four-bedroom end of terrace dwelling with 2no. parking spaces. Erection of a single-story rear extension to the existing dwelling. MBC GRANTED, SPC Refused (Min 1799P)

Public Forum

The Committee waited several minutes for a resident to comment but appeared they had left the meeting, therefore closed the meeting.

Meeting closed.....8.20pm.....

These minutes are not verbatim, but the decisions are accurate

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