



STAPLEHURST PARISH COUNCIL PLANNING COMMITTEE MINUTES 17TH MARCH 2025

PUBLIC FORUM

No residents spoke.

Present: Cllr Sharp, Ash, Farragher, Mclaughlin, Pett and Cllr Hotson acting as substitute for Cllr Arger plus the Clerk

APOLOGIES: Cllr Arger
Absent Cllr Wakeford

APPROVAL OF PLANNING COMMITTEE MINUTES: Minute Pages **1794P-1796P** of 24th February 2025 available at: <http://www.staplehurst-pc.uk/community/staplehurst-parish-council-13607/planning-committee/>

Cllr Pett proposed and Cllr Farragher seconded to approve the minutes of the 24th February 2025. Agreed majority 5 for, 0 against, 1 abstained.

COUNCILLOR DECLARATIONS regarding items on the Agenda: -

1. Declarations of Lobbying – All Cllrs regarding application 25/500617
2. Declarations of Changes to the Register of Interests - NA
3. Declarations of Interest in Items on the Agenda – Cllr Farragher application 25/500709
4. Requests for Dispensation – It was agreed for Cllr Farragher to stay and be able to answer questions but not speak on behalf of or vote on application 25/500709.

CLERK'S PLANNING REPORT:

24/502154/FULL 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.

Public Hearing 29th April 2025 – venue to be confirmed – Note Cllr Arger happy to attend and speak. Clerk will chase venue and time, other Cllrs welcome.

Chairman signed.....Dated.....

New [Planning and Infrastructure Bill](#), introduced to parliament. Key measures include introducing a strategic planning system for England, a bill discount scheme for those closest to new electricity transmission infrastructure, guidance to developers on community funding, and reform to compulsory purchase powers.

Note proposed new scheme of delegation to modernise local planning committees, mandatory training for planning committee councillors, cost recovery of planning fees, and a more strategic approach to nature recovery, including enabling developers to fund restoration through a new Nature Restoration Fund.

KALC will be doing training late spring / summer 2025.

Cllr Sharp asked any update on the withdrawal of MBC emerging Design and Sustainability Development Plan, Clerk already chasing.

FULL PLANNING APPLICATIONS:

24/502235 **Mathurst Farm, Land West of Goudhurst Road** – The construction and operation of an 18MW solar photovoltaic (PV) farm and widened access to Goudhurst Road with associated infrastructure, including inverters, transformers, substations, security cameras, fencing, access tracks and landscaping. Amendments & additional details. (SPC had recommended Refusal Min 1762P 1777P).

Following a debate, Cllr Sharp proposed and Cllr Pett seconded, agreed unanimously to comment as follows; "Council to stand by previous comments of the 23rd July 2024, 3rd September 2024, 16th October 2024 and 14th November 2024 plus support the comments of Balfour Winery, neighbours and Alexis Campbell KC"

25/500617 **17 Thatcher Road TN12 0ND** Demolition of existing garage and side conservatory. Sub-division of existing dwelling with the erection of a two-storey side and rear extension to create a four-bedroom dwelling with 2no. parking spaces. Erection of a single-story rear extension to the existing dwelling.

Following a debate which highlighted that MBC had put the poster up outside 7 not 17 Thatcher Rd and that 2 existing parking spaces already exist Cllr Sharp proposed and Cllr Pett seconded to recommend to refuse the application due to the reasons outlined below – agreed unanimously

MBC Local Plan policies

- LPRHOU2 – Residential extensions, conversions, annexes, and redevelopment within built up area - Appears to be an extension on and an existing extension
- LPRHOU4 – Residential garden land – significant reduction
- LPRHOU9 – Custom and self-build (does this apply to an extension or new build only?)
- LPRSP15 – Design loss of light and overshadowing neighbouring property

Residential Extensions supplementary planning document

- 4.8 – size of rear extension must consider potential loss of light / privacy
- 4.9 - depth and height of rear extension
- 4.10 - should not be more than 3 metres from the rear of elevation
- 4.20 - corner extensions, extension to side will bring it in front of building line of neighbours
- 4.38 - should be fit unobtrusively into area
- 4.39 - should not dominate original building and be subservient to the original building

Do not refer to Planning Committee

Chairman signed.....Dated.....

LAWFUL DEVELOPMENT CERTIFICATE:

25/500542 **Woodside Wilden Park Road TN12 OHL** Erection of an outbuilding incidental to the enjoyment of the dwelling.
Noted and commented that outbuilding should be tied to the main property and used for its designated use.

25/500744 **2 Marian Square TN12 OSQ** Proposed single storey rear extension.
Noted

25/500802 **107 Great Threads TN12 OFJ** Proposed erection of a single storey rear flat roof extension with roof lantern.

Note this is actually retrospective not proposed.

25/500773 **12 Hurst Close TN12 OBX** Proposed garage conversion into a habitable room.

Noted

LISTED BUILDING CONSENT:

25/500678 **Green Court High Street TN12 OAP** proposed works including repairs to the roof and front wall to the existing outhouse.

Cllr McLaughlin proposed and Cllr Ash seconded to recommend support of the application and refer to the Conservation Officer – agreed unanimously

NON-MATERIAL AMENDMENT:

25/500811 **Mathurst Farm Goudhurst Road TN12 OHQ** 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. (SPC had recommended Approval Min1651P 1664P)

Noted

TREE PROTECTION ORDER

25/500709 **Baywood Headcorn Road TN12 OBU** 1 x larger Oak tree - reduce by approximately 2 to 3 meters and 1 x smaller oak tree by approximately 1 to 3 meters.

Cllr Sharp proposed and Cllr McLaughlin seconded to refer to the Tree officer – agreed majority 5 for, 0 against and 1 abstained.

DECISIONS: Noted

24/505145 **2 Crown Cottages High Street TN12 OAU** Erection of a single storey garden building to be used as a home office ancillary to the main building. Erection of a 6ft (1.83m) fence built on 50cm concrete plinth at the rear of the garden. Removal of existing garage and greenhouse. MBC GRANTED with 9 conditions SPC Commented (Min 1793P)

Meeting closed 8:30pm

Chairman signed.....Dated.....