



Minutes agreed and signed at the meeting on 5th February 2019

MINUTES FOR THE MEETING OF THE MARDEN PARISH COUNCIL PLANNING COMMITTEE ON 15th JANUARY 2019 TO BE HELD IN THE PARISH MEETING ROOM, GOUDHURST ROAD, MARDEN COMMENCING AT 7.30 PM

188/19 PRESENT

Cllrs Mannington (Chair), Newton, Robertson, Stevens and the Assistant Clerk were present

189/19 APOLOGIES

Cllrs Adam, Brown, Tippen and Turner gave their apologies

190/19 APPROVAL OF PREVIOUS PLANNING COMMITTEE MINUTES

The minutes of the previous meeting held on 18th December 2018 were agreed and signed as a true record

191/19 DECLARATIONS OF INTEREST

There were no declarations of interest

192/19 GRANTING OF DISPENSATION

There were no requests for dispensation on any item on the Agenda

193/19 IDENTIFICATION OF ITEMS INVOLVING PUBLIC SPEAKING

Three members of the public attended regarding 194/19 (Bassetts Bungalow) and the Chairman brought this forward to be discussed first

194/19 PLANNING APPLICATIONS WITHIN MARDEN PARISH

18/504473/FULL – Willows, Howland Road

Demolition of existing dwelling and erection of two semi-detached dwellings and accompanying hard and soft landscaping - *Revised plans for information only*

Cllrs noted

18/506344/SUB – The Limes, West End

Submission of details to Discharge Condition 2 – Demolition, Subject to 16/502865/LBC

Cllrs noted

18/506404/SUB – Widehurst Farm, Thorn Road

Submission of details pursuant to condition 2 (Materials) and condition 5 (Drainage) for planning permission 18/504613/FULL

Cllrs noted

18/506441/SUB – Marden Cricket & Hockey Club, Stanley Road

Submission of details to Discharge Condition 8 (Ecological Management and Enhancement).

Subject to 17/504754/FULL

Cllrs noted

18/506570/LBC – Cornwells, Shephurst Lane

Listed Building Consent for proposed replacement of 10 no. windows and doors to a white finish

Cllrs raise no objection

18/506597/FULL – Wanshurst Barn, Battle Lane

Change of use of part of residential garden and erection of 6 no. cat boarding pens

Cllrs raise no objection

18/506601/OUT – Land South East of Bassetts Bungalow, Staplehurst Road

Outline application (with some matters reserved) for the erection of two detached self-build chalet bungalows with two detached garages and associated parking, access and landscaping. Access being sought

In principle, although this could be considered a development in the countryside, it is a family self-build, for which we understand the MBC quota for self-build has not been met, Cllrs do not raise any objection. Additionally, Cllrs feel that the main access needs to be widened to allow for two vehicles to pass, particularly as the A229 is a busy major route.

18/506660/NMAMD – Spencers Field, Goudhurst Road

Non-material amendment to switch Harrogate and Harrogate Lifestyle units for Leamington Lifestyle units and switch Tavy 3 for Tavy mid unit subject to 17/505395/FULL
Cllrs noted

19/500053/FULL – New Barn Farm, Stilebridge Lane

Change of use of existing stable building and part of the surrounding land to use as a wedding ceremony and reception venue: and external alterations to stable building

Cllrs considered this application and wish to reiterate their previous comments relating to 18/500805/FULL. Cllrs also find the proposed parking plan questionable in respect of the functionality of the layout. Cllrs, therefore, do not recommend approval.

195/19 APPLICATIONS OUTSIDE MARDEN**18/506319/FULL – Land West of Longend Lane, Collier Street**

Change of use of part of the land to the siting of two Gypsy/Traveller residential pitches, with touring caravans; associated hard and soft landscaping. Alteration to existing access to increase depth in same position (Resubmission of 18/503836/FULL)

Cllrs noted

18/506342/FULL – The Orchard Place, Benover Road, Yalding

Change of use of the land for the siting of 2 static caravans for Gypsy/traveller occupation. Extension to that already approved under reference MA/14/0059/FULL (Resubmission of 18/503948/FULL)

Cllrs noted

196/19 MBC CORRESPONDENCE**Decisions**

Decision updates received from MBC since last planning committee meeting:

18/1869 Udene Barn Stud, Marden Road – Change of use of land from keeping on horses to a mixed use for the keeping of horses and as a residential caravan site for four gypsy families with a total of 8 no. caravans (of which no more than 4 shall be static caravans or mobile homes) including the laying of hard standings, erection of 2 no. amenity buildings and erection of fencing – Refused

18/500552/SUB – The Map Depot Site, Goudhurst Road – Submission of details pursuant to Conditions 9: Verification report demonstrating completion of works set out in approved remediation strategy, & 10: Revised remediation strategy (original application ref: 13/0115) – Refused

18/503101/LBC – Great Cheveney House, Goudhurst Road – Listed Building Consent for the remediation works to the North-West Cellar area (following on from an oil spill) – Granted

18/504473/FULL – Willows, Howland Road – Demolition of existing dwelling and erection of two –semi-detached dwellings and accompanying hard and soft landscaping - Granted

18/504591/FULL – Jasmine Cottage, Albion Road – Erection of a first floor and pitched roof to existing detached garage to provide office/storage room – Granted

18/504616/FULL – The Orchard, Copper Lane – Change of use of land for the siting of 5 mobile homes and 5 touring caravans, together with installation of cesspits – Granted

18/505073/FULL – Tumbleweeds, Dairy Lane – Remodelling of existing garage and new glazed link corridor (Resubmission of 18/500468/FULL) – Refused

18/505100/OUT – Land at George Street, Staplehurst – Outline application with all matters reserved for 80 extra care units with associated communal facilities: provision of vehicular

and cycle parking together with all necessary internal roads and footpaths; provision of open space and associated landscape works; and ancillary works and structures – Refused

18/505172/ADV – Millbrook Garden Centre Ltd, Highgrove, Staplehurst Road – Advertisement Consent for 1 no. company name sign, 4 no. roadside facility signs and 2 no. delivery signs on front lawn of premises (retrospective) – Granted

18/505430/FULL – Nash Oast, Marden Thorn – Partial conversion of garage into an Annex – Refused

18/505509/FULL – Marden Primary School, Goudhurst Road – Creation of Mini Pitch including installation of associated perimeter ball stop barrier and fencing, acoustic barrier and site-wide security fencing, floodlights, hard standing areas and prefabricated toilet unit and soft landscaping (resubmission of 18/502804/FULL) – Granted

18/505576/PNP – Oakhurst, Stilebridge Lane – Prior Notification for change of use of a storage building to 1 no. dwellinghouse. For its prior approval to: - Transport and Highways impacts of the development – Contamination risks on the site – Flooding risks on the site – Noise impacts of the development – Impacts of air quality on the intended occupiers of the development – Where the building is located in an area that is important for providing storage or distribution services on industrial services or a mix of those services, whether the introduction of, or an increase in, a residential use of premises in the area would have an adverse impact on the sustainability of the provision of those services – Granted

18/505578/FULL – Thorn Oast, Marden Thorn – Part demolition of existing conservatory and erection of single storey extension with traditional roof lantern – Withdrawn

18/505714/FULL – 1 & 2 Widehurst Cottages, Thorn Road – Conversion of two cottages to form a single dwelling together with the erection of a rear and side single storey extension.

The erection of a side facing projecting balcony at second floor level, together with the formation of front and rear facing dormer windows – Refused

18/505787/LBC – 1 West End Cottages, West End – Listed Building Consent to paint front, side and rear exterior elevations in a light shade of pink (Works completed) – Refused

18/505919/FULL – Poplar View, Maidstone Road – Erection of two storey side and rear extension, single storey rear extension and creation of chimney – Refused

18/506043/LAWPRO – 3 Lucks Way, Marden – Lawful Development Certificate for proposed demolition of existing conservatory and erection of a single storey rear extension on the same footprint - Approved

Appeals

None

MBC Agendas/Reports received

None received

MBC Planning Committee

Next meeting 31st January 2019

197/19 OTHER PLANNING ISSUES

Planning Conditions/Section 106

Nothing to report

Maidstone Local Plan

Nothing to report

198/19 NEIGHBOURHOOD PLAN

The Clerk has circulated the Proof for regulation 16 of the Marden Neighbourhood Plan which Cllrs were asked to peruse and comment.

199/19 INVOICES FOR PAYMENT

Electronic Payment

Cllrs Mannington and Stevens to authorise payments to the following:

KALC (Eventbrite) – Safeguarding Workshop - £72.00

KALC (Eventbrite) – Charity Trust/Law workshop (for Mem. Hall) - £72.00

Citizens Advice – Outreach session - £50

Cllrs Mannington and Stevens also authorised a transfer of £5,000.00 to Nat West Bank

There were no enforcement issues to discuss

There being no further business the meeting closed 8.50pm

Date: 5th February 2019

Signed:

Planning Committee Chairman

Marden Parish Council

Parish Office

Goudhurst Road

Marden

01622 832305

07376 287981

clerk@mardenkent-pc.gov.uk

www.mardenkent-pc.gov.uk