



Minutes agreed and signed at the meeting on 2<sup>nd</sup> April 2019

**MINUTES OF THE MEETING OF THE MARDEN PARISH COUNCIL PLANNING COMMITTEE ON 19<sup>TH</sup> MARCH 2019 HELD IN THE PARISH OFFICE MEETING ROOM, MARDEN MEMORIAL HALL, GOUDHURST ROAD, MARDEN COMMENCING AT 7.30 PM**

**238/19 PRESENT**

Cllr Adam, Brown, Mannington (in the Chair), Newton, Robertson, Tippen and Turner. The Clerk was also in attendance.

**239/19 APOLOGIES**

Cllr Stevens gave his apologies

**240/19 APPROVAL OF PREVIOUS PLANNING COMMITTEE MINUTES**

The Minutes of the previous meeting held on 5<sup>th</sup> March 2019 were agreed and signed as a true record.

**241/19 DECLARATIONS OF INTEREST**

There were no declarations of interest

**242/19 GRANTING OF DISPENSATION**

There were no requests for dispensation of any item on this agenda

**243/19 IDENTIFICATION OF ITEMS INVOLVING PUBLIC SPEAKING**

There were no members of the public in attendance.

**244/19 PLANNING APPLICATIONS WITHIN MARDEN PARISH  
19/500849/FULL – Broad Forstal Farm, Tilden Lane, Marden**

Erection of a new detached garage

Cllrs asked for clarification as to whether the garage is associated with Broad Forstal Farm as per the description or with the Oast (which already has two car parking spaces) which is within the red line. Cllrs were in agreement to review this application once this clarification had been received.

**19/500948/FULL – Hambleton, Albion Road, Marden**

Demolition of existing conservatory and erection of single storey pitched roof, rear extension. No objection.

**247/19 11/1948 – Monks Lakes, Staplehurst Road, Marden**

Part retrospective planning application for the retention of two lakes known as Bridges and Puma and works to create 3 additional lakes all for recreational fishing, erection of clubhouse building and associated works and landscaping

Updated Environmental Statement received – *main application was discussed by Planning Committee in September 2017.*

Cllrs wished to reiterate their comments from previous meetings as follows:

2011: “Cllrs wished to see refusal of the 3 new lakes due to the adverse impact upon visual amenity, residential amenity and the wider countryside. Particular concern was raised regarding the flooding risk due to the loss of storage in the flood plain and the potentially contaminated soil already on site and consequently the absence of any justification for the further importation of potentially contaminated matter. This has led to further concerns

regarding the potential and/or existing ground and surface water contamination. It is also noted that any Environmental Statement should relate to the site BEFORE the potentially contaminated soil was imported – this is thought to be 2003. Any EIA must include an assessment of the soils that have already been imported into the site not just those the applicant might want to import.”

(in regard to the 2 below ground lakes ‘Bridges’ and ‘Puma’) “Cllrs have concerns about possible loss of storage in the flood plain and potential escape of non-native species into the river. We ask that the Borough Council gets specialist advice from the Environment Agency and Natural England. The Clubhouse and car park need to be commensurate in size with the development they have to serve and this remains undetermined. If it is approved then a shop should be allowed only to sell products relating to recreational angling”

21<sup>st</sup> May 2012: “Councillors would like clarification on how the applicant proposes to fill the new raised lakes and wonder whether the Environment Agency is content with any extraction from the river Beult in this period of drought?”

21<sup>st</sup> August 2015: “Cllrs have no further objection provided that the Council is satisfied with the response given by the applicant in relation to our three previous grounds of objection and that the Council is also satisfied that the applicant’s response to the grounds of the successful judicial review have also been overcome.”

#### **245/19 PLANNING APPLICATIONS OUTSIDE MARDEN PARISH**

There were no applications outside of the parish which were relevant to Marden

#### **246/19 MBC DECISIONS & APPEALS**

##### **Decisions**

Decision updates received from MBC since last planning committee meeting:

18/505700/SUB: Marden Cricket & Hockey Club, Stanley Road: Approved

18/506509/OUT: White Hart, Claygate: Refused

18/506597/FULL: Wanshurst Barn, Battle Lane: Approved

##### **Appeals**

APP/U2235/D/19/3219683: Tumbleweed, Dairy Lane: Appeal allowed

#### **247/19 OTHER PLANNING ISSUES**

##### **MBC Planning meeting**

4<sup>th</sup> April 2019. It was understood that 19/500271/FULL: Oakhurst, Stilebridge Lane may be on the agenda for this meeting. If this was the case the Clerk was asked to submit a written report of the Parish Council’s comments from the Planning meeting held on 19<sup>th</sup> February.

##### **Parish Infrastructure Spend Plan (ISP)**

Cllr Brown had updated MPC Policy No. 3 (Developer Contributions/S106) and this would now be incorporated into one document for the Parish Infrastructure Spend Plan in line with the Community Infrastructure Levy.

##### **Assets of Community Value (ACV)**

The Clerk was asked to contact Parish Clerks who have undertaken an ACV. Following a response Cllrs Adam, Boswell, Brown and Mannington would form a Sub-Committee and would meet following the Finance Meeting on 30<sup>th</sup> April.

#### **248/19 NEIGHBOURHOOD PLAN**

##### **Update**

The final draft had been received from the typesetter today and Cllr Tippen would proof read – it will be sent back asap if any further amendments were required. The Consultation and Conditions Statements along with the checklist had been finalised and final amendments were required on two of the maps before submission to Maidstone Borough Council for Regulation 16.

**249/19 INVOICES FOR PAYMENT****Electronic Payments**

Castle Water – Changing Rooms water supply £40.62

Castle Water – cemetery water supply £47.49

Kent County Supplies – Photocopier/printer rental £319.26

Postage by phone – Office/Newsletter postage £100.00

Pitney Bowes – Franking machine rental £15.54

Total: £522.91

Invoices agreed and Cllrs Mannington and Newton would authorise payments.

**I PROPOSE THAT PURSUANT TO PUBLIC BODIES (ADMISSION TO MEETINGS) ACT 1960, THE PUBLIC BE EXCLUDED FROM THE MEETING BECAUSE OF THE CONFIDENTIAL NATURE OF THE FOLLOWING BUSINESS TO BE TRANSACTED:**

**Part I of the meeting was closed and all the following was discussed under Part II Confidential meeting.**

**250/19 Enforcement**

No enforcement reported

There being no further business the meeting closed 9.20pm

Date: 2<sup>nd</sup> April 2019

Signed:

Planning Committee Chairman

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