



MINUTES AGREED AT MEETING HELD ON 27TH AUGUST 2019 BUT NOT SIGNED

MINUTES OF THE MEETING OF THE MARDEN PARISH COUNCIL PLANNING COMMITTEE ON 20TH AUGUST 2019 HELD IN THE PARISH OFFICE MEETING ROOM, MARDEN MEMORIAL HALL, GOUDHURST ROAD, MARDEN COMMENCING AT 7.30 PM

80/19 PRESENT

Cllrs Brown, Mannington, Stevens (in the Chair), Tippen and Turner were present. Cllrs Barker and Boswell together with seven members of the public were also in attendance.

81/19 APOLOGIES:

Cllrs Adam and Robertson had given their apologies. The Clerk had also provided her apologies and in her absence Cllr Mannington took the minutes.

82/19 APPROVAL OF PREVIOUS PLANNING COMMITTEE MINUTES

Minutes of the previous meeting held on 6th August 2019 were agreed and signed as a true record.

83/19 DECLARATIONS OF INTEREST

There were no declarations of interest.

84/19 GRANTING OF DISPENSATION

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

85/19 IDENTIFICATION OF ITEMS INVOLVING PUBLIC SPEAKING

The members of the public wished to speak on item 089/19 regarding the MPC S106/CiL Policy and item 090/19 MBC Local Plan Review.

86/19 PLANNING APPLICATIONS WITHIN MARDEN PARISH

19/503303/FULL – 4A West End Villas, West End Marden

Demolition of existing attached dwellings and erection of a detached dwelling.

Cllrs noted an email from MBC stating that a Design and Access Statement was not required. Following consideration, Cllrs concluded that in the absence of sufficient further information they were minded to recommend refusal and re-iterate their comments submitted in the original application for a detached dwelling on the site (MA/07/1669) being: Cllrs raised concerns regarding: (a) the access (Cllrs wish to be ensured that highways will be consulted), although using the original access a higher volume of vehicle would be using it and it is on a bend on the B2079; (b) The property felt to be incongruous to the street scene because of its narrow width compared to its height; and (c) Rear dormers would be intrusive to neighbouring properties at the rear.

19/503540/FULL – 21 Roundel Way

Single storey rear extension with associated internal alterations

Cllrs raised no objections.

19/503829/SUB – Spencer's Field, Goudhurst Road

Submission of details to condition 3 (Surface Water Drainage System) subject to

17/505395/FULL.

Cllrs noted.

19/503849/SUB- Spencer's Field, Goudhurst Road

Submission of Details to Part Discharge Condition 12 (Details of Meter Cupboards, Vents, Pipes and Flues) subject to 17/505395/FULL
Cllrs noted.

19/503938/SUB – Great Thorn Farm, Marden Thorn

Submission of Details to Discharge Condition 2 (Sustainable Surface Water Drainage System), Condition 3 (Damp Proof Samples of Materials), Condition 4 (Landscape Proposal – (a) siting and specification of replacement native species hedgerow; (b) replacement hedgerow) and Condition 6 (Contamination Scheme (1) Preliminary risk assessment; (2) site investigation; (3) Remediation method statement and (4) Closure report) subject to 18/504236/FULL

Although Cllrs noted the various discharge of conditions submissions, they queried the inclusive of the Closure Report in the application. A Closure Report would not usually be available until the survey work had been completed and any mitigation work implemented. Cllrs also noted the objections raised by the Environment Agency and recommended refusal until such time that the EA are satisfied with the proposals.

19/503978 – Widehurst Farm, Thorn Road

Loft conversion, internal alterations and changes to fenestration

Cllrs raised no objection

87/19 PLANNING APPLICATIONS OUTSIDE MARDEN PARISH

There were no applications listed of interest to Marden parish.

88/19 MBC DECISIONS & APPEALS**Decisions**

No decisions were available at the time of the meeting.

Appeals

No appeals were reported

MBC Planning Committee Meeting Date

The next meeting is scheduled for 26th September.

89/19 OTHER PLANNING ISSUES**MPC S106/CiL Policy**

Cllr Tippen reported on a meeting which the Clerk had had the previously day with Cllr David Burton to clarify aspects of the Marden S106/CiL Policy which appeared confusing. Cllr Burton agreed to raise these with the Chief Executive of MBC, Alison Broom.

A member of the public raised issues regarding the amount of S106 funds available and the timing of the uptake. It was reported that Cllr Hotson had questioned the accuracy of the document displayed on the Parish website. The Clerk would be asked to investigate. It was also stated that the levels of S106 for certain areas was excessive and asked whether funds could be moved to more appropriate facilities for the village. Cllr Brown briefly explained the S106 process.

Cllr Tippen referred to the MPC CiL policy document being drafted, suggesting timing bands for the various category spends. Cllr Mannington agreed to look at the financial bandwidths for each category.

90/19 MAIDSTONE BOROUGH COUNCIL: LOCAL PLAN REVIEW**Regulation 18a: Scoping Themes and Issues – closing date 30th September**

Cllrs continued the review of questions within the Scoping Themes and Issues document, taking into account comments from the public. Cllr Tippen continued to note the MPC comments to the various questions posed in the document.

In view of the closing date for submission of responses to the extensive list of questions, Cllrs agreed to continue the exercise the following week, 27th August, and delay the Assets of Community Value meeting planned for that date, in order to ensure the Parish's response is detailed and robust. Cllr Brown invited the members of the public to continue to be involved

in the process. The meeting on 27th August would be held in the Old School Room at the Memorial Hall.

91/19 NEIGHBOURHOOD PLAN

An interim letter had been received from the Independent Examiner and Cllrs noted the excellent progress being made towards the examination of the Marden Neighbourhood Plan.

92/19 INVOICES FOR PAYMENT

A cheque for £30,000 was signed by three Cllrs to transfer funds from the Unity Revenue Account to the Nat West Revenue Account.

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.

093/19 ENFORCEMENT

There were no new enforcement issues to report nor any response back from MBC to the minutes of the previous Confidential meeting were deferred.

There being no further business the meeting closed at 9.15pm

Date: 27th August 2019

Signed:

Cllr T Stevens

Planning Chairman

Marden Parish Council

Parish Office

Goudhurst Road

Marden

01622 832305

07376 287981

clerk@mardenkent-pc.gov.uk

www.mardenkent-pc.gov.uk