



**MINUTES FOR THE MEETING OF THE MARDEN PARISH COUNCIL PLANNING COMMITTEE  
ON 3<sup>RD</sup> NOVEMBER 2015 TO BE HELD IN THE PARISH MEETING ROOM, GOUDHURST ROAD,  
MARDEN COMMENCING AT 7.30 PM**

**Min No**

- 136/15 **PRESENT:** Cllrs Adam, Childs, Mannington (Chair), Newton and Tippen. The Assistant Clerk and three members of the public were also in attendance.
- 137/15 **APOLOGIES:** Cllrs Brown, Reed and Turner gave their apologies.
- 138/15 **APPROVAL OF PREVIOUS PLANNING COMMITTEE MINUTES:**  
The minutes of the previous meeting held on 20th October 2015 were approved and signed as a true copy
- 139/15 **DECLARATIONS OF INTEREST:** There were no declarations of interest.
- 140/15 **GRANTING OF DISPENSATION:** There were no requests for dispensation of any item on this Agenda
- 141/15 **IDENTIFICATION OF ITEMS INVOLVING PUBLIC SPEAKING:** Two members of the public wished to speak on item 15/508376/FULL and it was agreed to take this Agenda item first.
- 142/15 **PLANNING APPLICATIONS WITHIN MARDEN PARISH:**
- (a) **15/501519/SUB – Oak Lodge, Tilden Lane**  
Submission of details to discharge condition 2 (landscape) and condition 8 (foul drainage) pursuant to 14/501193  
Cllrs did not wish to comment.
- (b) **15/508009/FULL – 8 Napoleon Drive, Marden**  
Part retrospective application for the conversion of integral garage to play room with insertion of window  
Cllrs recommend refusal on the basis that the loss of any garage is likely to increase on-street parking which is already causing difficulties in this estate, particularly in this area which is near where children have to cross the road to reach the play area and playing fields and on their route to school
- (c) **15/508133/FULL – Riverfield Fish Farm, Staplehurst Road, Marden**  
Installation of floating solar pv panels on existing fish breeding pond.  
Due to the unusual nature of this application Cllrs would like to see comments from the Environment Agency before making any recommendation.
- (d) **15/508141/PNQCLA – Hartridge, Maidstone Road**  
Prior notification for the change of use of two agricultural buildings to two dwelling houses 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 Whether the location or siting of the building makes it otherwise impractical undesirable for the use of the building to change as proposed Design and external appearance impacts on the building  
*Parish Council not consulted*

Cllr reviewed the application and the relevant factors have been identified by MBC for its consideration

- (e) **15/508252/FULL – 3 New Lodge Cottages, Hunton Road, Marden**  
Single storey front extension to include rooms in roof with front rooflights and rear dormers.  
Cllrs have no objection.
- (f) **15/508272/FULL – Sunnyside Farm, Maidstone Road**  
Replacement of five rooflights with five dormer windows  
Although the Parish Council would normally recommend refusal of the replacement of roof lights with dormer windows on an elevation facing a street, the amount of screening on this site means that Cllrs have no objection at this particular location.
- (g) **15/508376/FULL – The Clovers, Goudhurst Road**  
Removal of condition 10 (agricultural occupancy restriction) of MA/03/1400 to outline application for the erection of an agricultural dwelling.  
Cllrs feel that the situation is one house with an agricultural tie and another property on the site being converted to residential under Prior Notification without an Agricultural Tie. The effect of the application would be to transfer the Agricultural Tie from one property to the other so there are no net changes to the number of properties on the site or the number of properties with an Agricultural Tie. In light of these particular circumstances the Council feel it would not be reasonable to object to the application despite the normal policy constraints regarding new residential properties in the countryside.
- 143/15 **PLANNING APPLICATIONS OUTSIDE MARDEN PARISH – for information:**  
144/15 **MBC CORRESPONDENCE:**
- (a) Decisions – Decision updates received from MBC since last planning committee meeting  
15/502923 – Stilebridge Cottage – Approved  
15/506225 – The Old Bakery – Granted
- (b) MBC Agendas/Report received
- (c) MBC Planning Committee – next meeting 12<sup>th</sup> November 2015
- 145/15 **OTHER PLANNING ISSUES:** None  
146/15 **NEIGHBOURHOOD PLAN:**
- (a) Update - The Clerk has circulated the draft neighbourhood plan to Cllrs
- 147/15 **INVOICES FOR PAYMENT:**  
Artisan Developments – Memorial Hall Roof - £85,500.00  
G Carey – Mowing & Strimming - £275.00

There being no further business the meeting closed at 8.50 pm

Signed ..... Date: 17<sup>th</sup> November 2015  
Chairman, Marden Parish Council Planning Committee