



Minutes agreed and signed at the meeting on 15th January 2019

MINUTES FOR THE MEETING OF THE MARDEN PARISH COUNCIL PLANNING COMMITTEE HELD ON 18th DECEMBER 2018 IN THE PARISH MEETING ROOM, GOUDHURST ROAD, MARDEN COMMENCING AT 7.30 PM

175/18 PRESENT

Cllrs Adam, Brown, Mannington (Chair), Newton, Robertson, Tippen, Turner and the Assistant Clerk were present

176/18 APOLOGIES

Cllr Stevens gave his apologies

177/18 APPROVAL OF PREVIOUS PLANNING COMMITTEE MINUTES

The minutes of the meeting held on 4th December 2018 were agreed and signed as a true record

178/18 DECLARATIONS OF INTEREST

Cllr Mannington declared an interest in 181/18 (Tanner Farm Caravan Park) (two applications) as a previous owner of the property and would withdraw during the discussion.

179/18 GRANTING OF DISPENSATION

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

180/18 IDENTIFICATION OF ITEMS INVOLVING PUBLIC SPEAKING

There were no members of the public present.

181/18 PLANNING APPLICATIONS WITHIN MARDEN PARISH

19.39 Cllr Mannington left the room

18/505846/LDCEX – Tanner Farm Caravan Park, Goudhurst Road

Lawful Development Certificate (Existing) to establish the existing use of land as a caravan park

The description omits the word “touring” from Caravan Park. Not all the elements of the description started to be used more than 10 years before the date of the application. Similarly some of the building works were not substantially completed more than 4 years before the date of the application. Cllrs, therefore, recommend that the application be refused.

Please note that Tanner Farm Park is a touring caravan, campsite and pod facility and not used or intended to be used for permanent residential purposes.

18/505849/LDCEX – Tanner Farm Caravan Park, Goudhurst Road

Lawful Development Certificate (Existing) to establish that it is lawful not to comply with aged planning conditions at Tanner Farm Caravan Park

No grounds have been given in for accepting that any aged planning conditions have been breached for more than 10 years, or at all. The existing planning conditions were all imposed for very good reason and in the absence of any evidence to the contrary, should still apply.

Cllrs, therefore, recommend refusal. Please note that Tanner Farm Park is a touring caravan, campsite and pod facility and not used or intended to be used for permanent residential purposes.

20.21 Cllr Mannington returned to the meeting

18/505918/FULL – 10 Barnes Walk

Erection of a single storey rear extension

Cllrs raise no objection

18/506043/LAWPRO – 3 Lucks Way

Lawful Development Certificate for proposed demolition of existing conservatory and erection of a single storey rear extension on the same footprint

Cllrs noted

18/506094/FULL – Marden Post Office, High Street

Minor Material Amendment to Condition 10 of 17/504389/FULL to amend the roof paviours to a composite timber decking with metal balustrade around.

Cllrs raise no objection

18/506121/SUB – 2 Cedar Cottages, Sheephurst Lane

Submission of details pursuant to Condition 4: Drainage details (original application ref: 18/501130/FULL)

Cllrs noted but would question the efficacy of soakaways on the Wealden Clay substrata. The matter will be dealt with under the Building Control regime.

18/506140/FULL – Fieldgate House, Pattenden Lane

Erection of two storey rear extension revised design from approved application

17/504029/FULL (Part retrospective)

Cllrs note that the bulk and scale has been reduced.

18/506199/FULL – 2 Manor Farm Cottages, Battle Lane

Demolition of rear single-storey extension and erection of a two-storey rear/side extension and porch extension

Cllrs raise no objection.

18/506300/FULL – The Clovers, Goudhurst Road

Creation of two rear dormers and front rooflight

Cllrs raise no objection

18/506315/FULL – Maple Lodge, Goudhurst Road

Extension to existing garage

Cllrs raise no objection

182/18 PLANNING APPLICATIONS OUTSIDE MARDEN PARISH

There were no planning applications of current interest to the Parish Council

183/18 MBC CORRESPONDENCE

Decisions

Decision updates received from MBC since the last Planning Committee meeting:

18/504649/FULL – Five Oak Stables, Stilebridge Lane - Change of use from agricultural to commercial equine business including new storage barn, horse walker and extension to stables – GRANTED

18/505044/TPO – 1 Rookery Court – Tree preservation order application 1 x Ash – reduce lateral spread on the northern side of the crown by 3m leaving approx. 4 m. 1 x Oak reduce the lateral spread on the northern side of the crown to clear the southern elevation of the building by a maximum of 3m – GRANTED

18/505209/OUT – Westfield Villas, Goudhurst Road – Outline application (some matters reserved) for terrace of 3 dwellings and car parking using existing access. Access, appearance, layout and scale being sought (resubmission of 17/505940/OUT) – Details - REFUSED

Appeals

No appeals had been received since the last meeting.

MBC Agendas/Reports received

No reports or agendas had been received since the last meeting.

MBC Planning Committee

Meeting held on 13th December – Marden Primary School mini pitch was discussed. Cllr Mannington attended and had given a report on the meeting
Next meeting 10th January 2019

184/18 OTHER PLANNING ISSUES**Planning Conditions/Section 106**

A meeting was held with Borough Councillor David Burton earlier today regarding concerns over planning decisions and responses and Cllrs proposed that their first priority is to document all the issues and then decide on what the next course of action should be. Another item raised was in regard to MBC GDPR Policies as concern had been raised over the names and addresses of residents commenting on planning applications not being redacted. The Clerk would be asked to raise the issue with the Parish Council DPO. Once a response is received Cllrs would then discuss on how to proceed.

Maidstone Local Plan

Further at the meeting Cllr Burton informed the Parish Council that the Call for Sites Consultation with landowners and developers was due to commence in February for six weeks however he was unsure of the details regarding the public consultation.

185/18 NEIGHBOURHOOD PLAN

Several members of the Steering Group had met with Richard Wells who would be typesetting the Neighbourhood Plan document and it was hoped that this would be received back mid-January for review. The Chairman of the Neighbourhood Plan thanked those members who met with Richard Wells. An email had also been received from Sue Whiteside of Maidstone Borough Council who offered to read through all the documents, informally, before they are officially sent under Regulation 15.

Cllr Burton had made some comments in regard to future development and for the Steering Group to consider amending the plan. Cllrs felt that this would constitute a bigger change than what was consulted on at Regulation 14 and therefore would not make further amendments. This would form part of the consultation regarding the Call for Sites process.

186/18 INVOICES FOR PAYMENT

There were no invoices for payment.

The Chairman then read out the following statement for the Confidential Meeting

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.

187/18 Enforcement**Agree minutes of previous Confidential meeting**

Minutes were circulated, agreed and signed as a true record.

New/reported Enforcement

no new enforcement to report or any updates received from MBC since the last meeting.

Assets of Community Value

to be deferred until a future meeting.

There being no further business the meeting closed 9.25pm

Date: 15th January 2019

Signed:

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