



Minutes agreed and signed at the meeting on 20th November 2018

MINUTES FOR THE MEETING OF THE MARDEN PARISH COUNCIL PLANNING COMMITTEE ON 6th NOVEMBER 2018 TO BE HELD IN THE JOHN BANKS HALL, GOUDHURST ROAD, MARDEN COMMENCING AT 7.30 PM

137/18 PRESENT

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

138/18 APOLOGIES

Cllrs Brown & Tippen gave their apologies

139/18 APPROVAL OF PREVIOUS PLANNING COMMITTEE MINUTES

The minutes of the previous meeting held on 16th October 2018 were agreed and signed as a true record.

140/18 DECLARATIONS OF INTEREST

There were no declarations of interest.

141/18 GRANTING OF DISPENSATION

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

142/18 IDENTIFICATION OF ITEMS INVOLVING PUBLIC SPEAKING

3 members of the public were present with regard to 143/18 (The Orchard Copper Lane) which was taken first and 7 members of the public were present with regard to 143/18(Marden Primary School) which was discussed second.

Copper Lane

KCC has permission for a new footpath on the site on the other-side of the hedge bounding the site. The positioning of caravans has changed. It is reported that there has been no digging on the site and work to scrap cars stored on site causing a lot of noise.

There was a query regarding the children going to Staplehurst School, not Marden School

Marden Primary School

One member wishes to speak if this goes to Committee. Cllr Adam recommend that this person rings very quickly in order to be able to speak for 3 minutes.

A member of the public was very concerned about security on the site and the access to Bramley Court.

143/18 PLANNING APPLICATIONS WITHIN MARDEN PARISH

18/502143/FULL – G.G. Tomkinson Ltd, Pattenden Lane

Application for an amended scheme for phase 2 of previously part implemented planning permission MA/07/2485; for the demolition of an existing B8 warehouse building and erection of a new flexible B1 and B8 building with alterations to access and parking at the Willows Business Park. Phase 1 started and completed

Cllrs recommend approval, requesting this be conditioned to hours of working - 7.00 am – 7.00 pm on weekdays, 7.00 am – 1.00 pm on Saturdays, no working on Sundays and Bank Holidays.

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 - *Revised Details*

The Chairman read out a statement from the family. Cllrs recommend refusal on the basis that this does not appear to meet with the policy requirement in the Draft Marden Neighbourhood Plan, Policy No. H3 regarding links to Marden for Gypsy & Traveller housing. If MBC are satisfied that Gypsy & Traveller Status has been proven and are minded to approve the application, it should be conditioned to a maximum of 5 mobile homes with a personal condition relating to the named members of the Powell family and that the site should be returned to agriculture if no longer used for Gypsy & Traveller accommodation. Cllrs request that any landscape planting is in accordance with the requirements within the Draft Marden Neighbourhood Plan, Policies B1 & B2.

18/504728/FULL – Monk Lakes Fisheries, Staplehurst Road

Retrospective application for the retention of a log cabin for use by the Fishing Manager as Management Quarters.

Cllrs raise no objection provided that it is used purely for managerial and security operations and not as a permanent or semi-permanent residence.

18/505044/TPO – 1 Rookery Court

Tree Preservation Order application for 1 x Oak & 1 x Ash – Reduce lateral spread growing towards the property by 3m to allow more light and reduce leaf litter/falling branches onto roof/gutters

Cllrs noted and have no objection in principle to careful tree management, but it is not clear from the plan which trees are being referred to.

18/505073/FULL – Tumbleweeds, Dairy Lane

Remodelling of existing garage and new glazed link corridor (Resubmission of 18/500468/FULL)

Cllrs are pleased to see the removal of the closeboarded fencing and replacement with planting and, therefore, raise no objection

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)

Cllrs are pleased to note the reduction in scale from 4 to 3 dwellings and the reorientation of the units to provide a resemblance of frontage. Cllrs raise no objection

18/505430/FULL – Nash Oast, Marden Thorn

Partial conversion of garage into an Annexe

Cllrs raise no objection provided this is ancillary to the main building and not to be considered as a separate planning unit and not to be used for holiday lets.

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)

Cllrs felt that insufficient regard had been taken to the siting of the pitch and toilet facilities and that despite the reason of recent tree planting having been given, they would still request that the pitch be moved further west so that it is as far away as possible from neighbouring properties. The proposed reduction in hours is welcomed but there is still significant concern about parking and impact on the neighbourhood. Cllrs request this is referred to the Planning Committee.

18/505576/PNP – Oakhurst, Stilebridge Lane

Prior Notification for change of use of a storage building to 1 no. dwellinghouse. For it's 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 of 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.

Cllrs noted that the Flood Risk Assessment appears to be for a different application and, therefore, cannot comment until they view the correct Flood Risk Assessment.

18/505583/PNEXT – Jasmine Cottage, Albion Road

Prior notification for proposed single storey rear extension which: A) Extends by 3.510 metres beyond the rear wall of the original dwelling. B) Has a maximum height of 2.523 metres from the natural ground level. C) Has a height of 2.323 metres at the eaves from the natural ground level

Cllrs noted

18/505591/SUB – The Cottage, High Street

Submission of details to discharge Condition 3 written details of samples and Condition 4 a) new external joinery and b) rainwater goods subject to 17/506382/FULL

Cllrs noted

18/505604/SUB – The Cottage, High Street

Submission of details to discharge Condition 3 Written details of samples, Condition 4 a) new external joinery and b) rainwater goods and Condition 5 new internal doors and architraves details subject to 17/506403/LBC

Cllrs noted

144/18 PLANNING APPLICATIONS OUTSIDE MARDEN PARISH

There were no applications outside Marden

145/18 MBC CORRESPONDENCE

Decisions

18/503721/PQCLA – Prior Notification for proposed change of use of agricultural building to 3 no. dwellinghouses– GRANTED

18/504238/FULL – Marden Cricket & Hockey Club – Erection of a single storey gym – GRANTED

18/504279/PNP – Storage Yard, Great Thorn Farm – Prior Notification for change of use of 2 no. storage buildings (b8) to 6 no. Dwellinghouses (C3) – GRANTED

18/504396/FULL – Longridge Farm, Thorn Road – Partial demolition of existing rear extension and erection of new single storey rear extension, including a hipped roof with a hidden flat roof element, large flat roof light and internal alterations – GRANTED

18/504588/LAWPRO – Jasmine Cottage, Albion Road – Lawful Development Certificate for proposed single storey flat roof rear extension – REFUSED

18/504827/FULL – 1 Reubens Cottages, Battle Lane – Two storey side extension including internal alterations and alterations to fenestration – GRANTED

18/505099/SUB – The Limes, West End Submission of details pursuant to conditions 2 (materials); 4 (boundary treatments) and 5 (landscaping) of planning permission

16/502864/FULL – APPROVED

Appeals

Nothing to report

MBC Agendas/Reports received

Nothing to report

MBC Planning Committee

Next meeting 8th November 2018

146/18 OTHER PLANNING ISSUES

Planning Conditions/Section 106

Nothing to report

11/1948 Monks Lake, Staplehurst Road

Further request for information

147/18 NEIGHBOURHOOD PLAN

Cllr Turner to look at the Policy position with regard to 2½/3 storey dwellings.

148/18 INVOICES FOR PAYMENT

Viking – Miscellaneous stationery £58.86
 Citizens Advice- outreach session £50.00
 Custom Marketing Resources – Newsletter production £955.00
 Erika Lock – Christmas supplies £27.00
 Ian Jones – S/F and Public Conv. locking £200.00
 Alison Hooker – Miscellaneous £364.53
 Cllrs Mannington & Stevens to authorise

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.

149/18 Enforcement

**Agree minutes of previous Confidential meeting
 New/reported Enforcement
 Assets of Community Value**

There being no further business the meeting closed 9.45pm

Date: 20th November 2018

Signed:

Planning Committee Chairman

Marden Parish Council

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