



Minutes agreed and signed at the meeting on 5th March 2019

MINUTES FOR THE MEETING OF THE MARDEN PARISH COUNCIL PLANNING COMMITTEE ON 19TH FEBRUARY 2019 HELD IN THE JOHN BANKS HALL, GOUDHURST ROAD, MARDEN COMMENCING AT 7.30 PM

213/20 PRESENT

Cllrs Brown, Mannington (in the Chair), Newton, Robertson, Stevens and Turner. Cllr Boswell, the Clerk and 7 members of the public were also in attendance.

214/19 APOLOGIES

Apologies were received from Cllrs Adam and Tippen.

215/19 APPROVAL OF PREVIOUS PLANNING COMMITTEE MINUTES

The Minutes of the Planning Committee meeting held on 5th February 2019 had previously been circulated. Cllrs agreed the minutes and the Chairman duly signed them as a true record.

216/19 DECLARATIONS OF INTEREST

There were no declarations of interest.

217/19 GRANTING OF DISPENSATION

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

218/19 IDENTIFICATION OF ITEMS INVOLVING PUBLIC SPEAKING

6 members of the public wished to speak in regard to item 219/19(Oakhurst).

219/19 PLANNING APPLICATIONS WITHIN MARDEN PARISH

19/500271/FULL: Oakhurst, Stilebridge Lane, Marden

Change of use of land for the stationing of 20 holiday caravans with associated works including laying of hardstanding and bin store.

The Chairman opened the meeting to the members of the public for comments (see Appendix A for a breakdown of these).

Following receiving comments from residents Cllrs viewed the documents and discussed the application. Cllrs raised the following: Application did state that site encroaches into Flood Zone 2. However, Cllr Turner still expressed concerned over the flood assessment content; Kent Highways had not yet commented on the application, although unsure whether they are statutory consultees in this application; Reservation on flooding and water run off/sewage; questioned the viability of treatment plant; access splay from the site raised concern. Cllrs also referred to DM38 of Maidstone Borough Local Plan.

Recommendation: Refusal.

Cllrs recommended refusal for the following reasons:

EA raised objection – as it was an introduction of vulnerable usage in Flood Zone 2.

Whilst the introduction of 20 units might not in itself be considered to be a severe impact considering the narrowness of single track lane (Stilebridge Lane) it would result in a sufficiently adverse impact on highway safety to warrant a refusal.

In the absence of a detailed landscaping scheme there would be an adverse visual impact on the open countryside contrary to DM38.

Noise and light pollution resulting from the use which would be detrimental to the general amenity of the area again contrary to DM38.

If MBC are minded to approve Cllrs would wish it to be conditioned as follows:

- To prohibit any permanent occupancy;
- To provide a low level lighting scheme;
- Provide further information and mitigation of protected species;
- Provide specific and detailed method of foul water disposal;
- Provision of landscaping scheme;
- Provision of a fully detailed ecology assessment;
- Applicant to demonstrate adequate access arrangements and vision splays;

8.27pm - 6 members of the public left the meeting.

19/500453/LAWPRO: 27 Roundel Way, Marden

Lawful Development Certificate for proposed erection of a single storey rear extension and loft conversion including insertion of roof lights to the front and rear roof slope and insertion of a high level window to the ground floor.

MBC considered this lawful this prior to the meeting – noted

220/19 PLANNING APPLICATIONS OUTSIDE MARDEN PARISH

19/50020/FULL: Little Paddocks, Stilebridge Lane, Linton

Retrospective application for a change of use of land to be used as a gypsy/ traveller caravan site consisting of one pitch – noted

19/500399/FULL: Meadow View, Marden Road, Staplehurst

Proposed stationing of 4 additional mobile homes for extended Gypsy and Traveller family – noted

221/19 MBC DECISIONS & APPEALS

Decisions

Decision updates received from MBC since last planning committee meeting:

- 18/504236/FULL – Great Thorn Farm, Thorn Road, Marden – approved
- 18/504533/SUB – Broad Forstal Farm, Tilden Lane, Marden – approved
- 18/506404/SUB – Widhurst Farm, Thorn Road, Marden – approved
- 18/506441/SUB – Marden Cricket and Hockey Club, Stanley Road, Marden – approved
- 18/506444/FULL – 2 Hillside Cottages, Goudhurst Road, Marden – approved
- 18/505591/SUB – The Cottage, High Street, Marden – approved
- 18/505604/SUB – The Cottage, High Street, Marden – approved
- 19/500453/LAWPRO – 27 Roundel Way, Marden – considered lawful

Appeals

18/500468/FULL: Tumbleweeds, Dairy Lane, Marden (Appeal Ref APP/U2235/D/19/3219683)

222/19 OTHER PLANNING ISSUES:

Next MBC Planning meeting

21st February 2019. No planning applications due to go to Committee.

Planning Conditions/Section 106

The Clerk proposed that the S106 developer contribution policy be updated. Cllrs to view and report back for amendment.

Maidstone Local Plan

No further information regarding the review was available on MBC's website. However Cllr Mannington and Tippen together with the Clerk were attending meetings with MBC next month in regard to this.

MBC Letter

Thin Planning Application Files – Volunteers Requested: MPC would volunteer to only receive plans with all other documentation being available to download from MBC's website

and either print off or project. The Clerk would also raise the question whether there was any funding for the purchase of a new projector and/or screen.

MPC Planning Policies

Additional Policy No. 5 (Guidance) – Marden Village Design Statement. Following a discussion by the Marden Neighbourhood Plan Steering Group it was put to Cllrs to have the Village Design Statement form part of MPC's Planning Policies. This was agreed and adopted as Policy No. 5.

223/19 NEIGHBOURHOOD PLAN

Update

The final amendments were being made to all the documents with the Neighbourhood Plan being sent to the publisher to update with MBC's comments. It was hoped that this would be able to be done by Friday this week. Steering Group were due to hold a workshop on Tuesday 26th February to look at the mapping and agree the Consultation & Conditions Statements and Checklist.

224/19 INVOICES FOR PAYMENT

Cheque Payment

Paddock Wood Community Advice Centre – Donation £125.00

Agreed at Full Council and signed by Cllrs Brown, Mannington and Turner

Electronic Payments

SSE – Changing Rooms electricity £83.88

SSE – Public Toilets electricity £46.72

Pitney Bowes – Franking Machine Rental £15.54

Agreed and Cllrs Mannington and Stevens would authorise.

Cllrs Newton and Turner would assist the Clerk regarding locating the meter for the water in relation to the high water bill from Business Stream.

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.

225/19 Enforcement

Agree minutes of previous Confidential meeting

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

New/reported Enforcement

Report received from MBC on recent alleged breach. Case closed.

Assets of Community Value

Information had been received and Cllrs agreed to look into the criteria for an ACV and report back to the next meeting.

There being no further business the meeting closed 9.10pm

Date: 5th March 2019

Signed:

Planning Committee Chairman

Marden Parish Council

Parish Office Goudhurst Road

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Appendix A
Planning Committee Meeting 19th February 2019

Item 219/19: 19/500271/FULL: Oakhurst, Stilebridge Lane, Marden

Change of use of land for the stationing of 20 holiday caravans with associated works including laying of hardstanding and bin store.

6 residents in attendance were representing a 20 resident strong group who are unanimous in objecting to the application with one resident giving a report on behalf of all the residents. All residents have sent the Parish Council letters of objection and copies of these have also been sent to MBC.

Residents noted that the Environment Agency had recommended refusal due to some of the site being within the Flood Plain.

MBC have outlined it as a major development and residents hope that MBC have investigated it thoroughly as a large development.

Application states it was a popular caravan and camping site. However all residents have no evidence of this.

Lane is used by agricultural vehicles, walkers and horse riders with no layby for vehicles to pull in to pass.

Huge implication to all users of the lane.

Junction - sight line is not very good and difficult to access onto Underlyn Lane.

No evidence of what is actually proposed (ie caravan, lodge or mobile home).

This is a long-term proposal and would blight the area.

Concern over the visual impact; noise; light pollution; flooding and access along Stilebridge Lane and into the site.

Substantial increase of hardstanding on the site – concern over the high level of run off surface water – where will it go?

Concern over treatment works for sewage plant and position of this.

No main drainage/public sewer in area.