



**MINUTES FOR THE MEETING OF THE MARDEN PARISH COUNCIL PLANNING COMMITTEE  
ON 18<sup>th</sup> OCTOBER 2016 TO BE HELD IN THE PARISH MEETING ROOM, GOUDHURST ROAD,  
MARDEN COMMENCING AT 7.30 PM**

**Min No**

- 110/16 PRESENT:** Cllrs Adam, Brown, Childs (Chair), Mannington, Newton, Robertson, Tippen, Turner and the Assistant Clerk were in attendance. Cllr Cowin was also in attendance
- 111/16 APOLOGIES:** There were no apologies for absence.
- 112/16 APPROVAL OF PREVIOUS PLANNING COMMITTEE MINUTES:**  
The minutes of the meeting held on 4<sup>th</sup> October 2016 were agreed and signed as a true record
- 113/16 DECLARATIONS OF INTEREST:** There were no declarations of interest.
- 114/16 GRANTING OF DISPENSATION:**  
There were no requests for dispensation
- 115/16 IDENTIFICATION OF ITEMS INVOLVING PUBLIC SPEAKING:**  
There were no members of the public in attendance.
- 116/16 PLANNING APPLICATIONS WITHIN MARDEN PARISH:**
- (a) **16/505780/FULL – Mote Cottage, Howland Road**  
Demolition of existing kennel building to side of property and front porch. Construction of new single storey side extension, extended gravel driveway and two rooflights to existing two storey extension – AMENDED PLANS received  
Cllrs noted
- (b) **16/507026/SUB – Widehurst Farm, Thorn Road**  
Submission of details pursuant to Condition 9 – Crime Prevention and Condition 10 – Landscaping Scheme of planning permission 15/505971/FULL – *Marden Parish Council is not a statutory consultee for submission of details however Cllrs will view the application and only these conditions will be discussed under this application*  
Cllrs noted
- (c) **16/507027/SUB – Widehurst Farm, Thorn Road**  
Submission of details pursuant to Condition 10 – Landscaping Scheme; Condition 13 – Biodiversity Management Plan and Condition 14 – Construction Environment Management Plan of planning permission 15/505971/FULL – *Marden Parish Council is not a statutory consultee for submission of details however Cllrs will view the application and only these conditions will be discussed under this application*  
Cllrs noted
- (d) **16/507110/SUB – Widehurst Farm, Thorn Road**  
Submission of details pursuant to Condition 18 – Details of Plant or Ducting Systems; Condition 19 – Noise Assessment and Condition 20 – Acoustic Report of Planning Permission 15/505971/FULL - *Marden Parish Council is not a statutory consultee for submission of details however Cllrs will view the application and only these conditions will be discussed under this application*

Cllrs noted

- (e) **16/507199/SUB – Widehurst Farm, Thorn Road**  
 Submission of details pursuant to Conditions 15, 16 and 17 – Surface Water Drainage Strategy of Planning Permission 15/505971/FULL - *Marden Parish Council is not a statutory consultee for submission of details however Cllrs will view the application and only these conditions will be discussed under this application*  
 Cllrs noted
- (f) **16/506945/LBC – Reed Court Farm, Hunton Road**  
 Listed building consent – alteration to existing windows  
 Cllrs welcome the changes made
- (g) **16/507044/NMAMD – Reed Court Farm, Hunton Road**  
 Non-material amendment – Alterations to all windows relating to application 15/509286/FULL  
*Marden Parish Council is not a statutory consultee for Non-Material Amendments but Cllrs will view the application.*  
 Cllrs welcome the changes made
- (h) **16/507124/FULL – Applecroft, Dairy Lane**  
 Demolition of existing single storey rear extension, with erection of replacement single storey rear extension with insertion of light lantern and internal alternations  
 Although the Council would normally object to the extension of a converted agricultural building in the countryside, in this case, this is a replacement extension, albeit slightly larger, that does not fundamentally alter the existing character of the building.
- (i) **16/507213/TPO – 4 Lime Close**  
 Re-pollard 1 Lime Tree  
 Cllrs noted
- (j) **16/507145/TPO – 5 Lime Close**  
 Re-pollard 3 Lime Trees at previous pruning points  
 Cllrs noted
- (k) **16/507160/TPO – 6 Lime Close**  
 Re-pollard 2 Lime Trees at previous pruning points  
 Cllrs noted
- (l) **16/507197/FULL – Thorn Cottage, Marden Thorn**  
 Removal of existing garden office, construction of single storey side extension with lightweight glazed link, internal and external alterations and moving of vehicular access along with change of use of land to residential use.  
 Cllrs are of the opinion that the linked addition would have an adverse impact on the character and the setting of the listed building. Cllrs on balance recommend refusal but do not wish it to go to Committee. Cllrs feel that insufficient evidence has been provided to support an assertion that there has been a lawful change of use of the agricultural land for a 10 year period

(m) **16/507198/LBC – Thorn Cottage, Marden Thorn**  
 Listed Building Consent for the removal of existing garden office, construction of single storey side extension with lightweight glazed link, internal and external alterations and moving of vehicular access along with change of use of land to residential use  
 Cllrs are of the opinion that the linked addition would have an adverse impact on the character and the setting of the listed building. Cllrs on balance recommend refusal but do not wish it to go to Committee. Cllrs feel that insufficient evidence has been provided to support an assertion that there has been a lawful change of use of the agricultural land for a 10 year period

(n) **16/507234/FULL – 4 Medway Cottages, Pattenden Lane**  
 Dropped Kerb  
 Cllrs raise no objection with the application provided MBC is satisfied that vehicles are able to park wholly on the site and not obstruct the footway

117/16 **PLANNING APPLICATIONS OUTSIDE MARDEN PARISH – for information:**  
 No applications relating to outside of the Parish are listed which should be brought to the attention of Marden Parish Council.

118/16 **MBC CORRESPONDENCE:**

(a) Decisions – Decision updates received from MBC since last planning committee meeting

15/509707/SUB – The Parsonage – Approved

15/510439/SUB – The Parsonage – Approved

16/505748/FULL – Marden Medical Centre – Granted

16/505909/FULL – Merzie Meadows – Granted

16/506086/FULL – 20 The Old Market - Granted

(b) MBC Agendas/Report received

(c) MBC Planning Committee – next meeting 27<sup>th</sup> October 2016

(d) MBC – Local Plan Examination

119/16 **OTHER PLANNING ISSUES:**

(a) Kent County Council – Marden Primary School Education Consultation – consultation expires 21<sup>st</sup> October 2016.

Cllrs welcome the proposals for the expansion. Cllrs continue to hold major concerns over the existing traffic and parking problems during drop-off and pick-up times at the school and are concerned that this expansion will exacerbate these existing problems if not dealt with in an appropriate manner.

120/16 **NEIGHBOURHOOD PLAN:** On-going

121/16 **INVOICES FOR PAYMENT:** There were no invoices for payment

There being no further business the meeting closed at 9.00 pm

**Signed: .....** **Date: 1<sup>st</sup> November 2016**  
**Chairman, Marden Parish Council Planning Committee**