



**MINUTES FOR THE MEETING OF THE MARDEN PARISH COUNCIL PLANNING COMMITTEE
ON 4th JULY 2017 TO BE HELD IN THE PARISH MEETING ROOM, GOUDHURST ROAD, MARDEN
COMMENCING AT 7.30 PM**

Min No

- 039/17 **PRESENT:** Cllrs Adam, Brown, Childs (Chair), Mannington, Newton, Robertson, Turner and the Assistant Clerk were present.
- 040/17 **APOLOGIES:** Cllr Tippen gave her apologies
- 041/17 **APPROVAL OF PREVIOUS PLANNING COMMITTEE MINUTES:**
The minutes of the previous meeting held on 20th June 2017 were approved and signed
- 042/17 **DECLARATIONS OF INTEREST:** There were no declarations of interest.
- 043/17 **GRANTING OF DISPENSATION:** There were no requests for dispensation
- 044/17 **IDENTIFICATION OF ITEMS INVOLVING PUBLIC SPEAKING:** There were no items involving public speaking
Cllr Brown arrived at 7.35 pm
- 045/17 **PLANNING APPLICATIONS WITHIN MARDEN PARISH:**
- (a) **17/502210/FULL – The Hollies, Maidstone Road**
Erection of single storey extension to square off rear of property and replace flat roof to existing kitchen with pitched roof to match new
Cllrs raise no objection
- (b) **17/502386/FULL – The Haven, Hunton Road**
Erection of annexe-garage with storage/games room above
The amended application does not address any of the Cllrs previous concerns.
Cllrs wish to reiterate their previous comments -
Cllrs recommend refusal on the grounds that the proposed annexe/garage is situated in Flood Zone 2 and therefore the ground floor sleeping arrangement is unsuitable; the proposed building is overlarge and the dormer windows are inappropriate and suburban in character. Therefore, siting, scale, mass and design is detrimental to the character of the countryside, contrary to Policy ENV28.
There are alleged issues of land ownership and Cllrs note that no Certificate B has been issued.
Cllrs would wish this to go to Committee if contrary to officer recommendation.
- (c) **17/502733/ADV – Crowhurst & Tompsett Stores, High Street**
Advert Application for 1 x fascia sign, 2 x fascia sign (Post Office), 10 x ACM direct print panels and 4 x poster frames
This is a missed opportunity to improve a prominent shop unit in a conservation area. However, Cllrs welcome the change of colour from yellow to white but the size of the pictures should be reduced to no larger than the existing and the external lighting should be conditioned to operate during shop opening hours only. The application as submitted will have a negative impact on the local and wider general amenity in a conservation area and adversely affect the setting of adjacent listed buildings.

Parish Office, Goudhurst Road, Marden : 01622 832305 / 07376 287981

Email: assistantclerk@mardenkent-pc.gov.uk Website: www.mardenkent-pc.gov.uk

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- (d) **17/502947/FULL – 4 Gatehouse Cottages, Hunton Road**
Proposed annexe
The cumulative affect of a third building on this site would be contrary to Policy ENV28. The applicant should consider conversion of the existing garage because, in their own words, there is more than adequate parking on the site. Cllrs would also seek confirmation whether the whole area within the red line is residential curtilage.
- (e) **17/503062/FULL – 1 Bumpers Hall Cottages, Maidstone Road**
Demolition of a rear single storey extension and erection of a two storey rear extension
Cllrs have no objections
- (f) **17/503182/SUB – Plain Road, Marden**
Submission of details pursuant to Condition 16: Sustainable Travel Statement (original application 13/1585)
Cllrs noted and would encourage the installation of electric vehicle charging points.
- (g) **17/503245/FULL – Bluebell Barn, Maidstone Road**
Construction of agricultural storage barn
Please clarify the relationship between 17/502896 Bridgehurst Barn and this application. The introduction of a single agricultural barn may be acceptable providing it is for genuine agricultural use, but not two on what appears to be the same land-holding. Cllrs are aware the existing barn has been converted under a Prior Notification and would resist the change of use of the land outlined in red to residential curtilage to serve the new converted dwelling.
- 046/17
(a) **PLANNING APPLICATIONS OUTSIDE MARDEN PARISH – for information:**
17/503061/FULL – Land South of Meadow Lark Cottage, Pristling Lane, Staplehurst
Temporary stationing of static caravan to provide a residential accommodation.
Cllrs noted
- (b) **17/503063/FULL – Meadow View, Marden Road, Staplehurst**
Variation of conditions 2 and 3 of application 15/507291/FULL (Retrospective application for the provision of an additional mobile home and the relocation of two mobile homes for extended gypsy families residential use) – to allow the site to be occupied by any Gypsy/Traveller family
Cllrs noted
- 047/17
(a) **MBC CORRESPONDENCE:**
Decisions – Decision updates received from MBC since last planning committee meeting
17/01812/FULL – The Parsonage, Land off East Goudhurst Road – Granted
17/502351/FULL – 8 Brooklyn Villas, Goudhurst Road - Granted
- (b) Appeals – There were no appeals
- (c) MBC Agendas/Reports received
- (d) MBC Planning Committee – next meeting 14th July 2017
- 048/17
(a) **OTHER PLANNING ISSUES:**
Affordable/Local Needs Housing – nothing to report
- (b) Land North of Tippen Way – nothing to report
- (c) Orchard View, Pattenden Lane - noted
- (d) Parsonage/Maynards Link – Cllrs requested that the Assistant Clerk write to case officer for Parsonage cc Borough Cllrs & Developers regarding issues with informal footpath. Talk to adjacent landowner, what details are for boundary for whole site, why close boarded fencing for the whole site, and why a locked gate at footpath
- (e) Medical Centre Sign – Cllrs noted

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049/17 **NEIGHBOURHOOD PLAN:** Cllr Brown requested that Cllrs read the draft plan that she has sent round.

050/17 **INVOICES FOR PAYMENT:** There were no invoices for payment

There being no further business the meeting closed at 21.10

Signed:
Chairman, Marden Parish Council Planning Committee

Date: 18th July 2017

Agreed and signed 18th July 2017

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