



**MINUTES FOR THE MEETING OF THE MARDEN PARISH COUNCIL PLANNING COMMITTEE
ON 21st MARCH 2017 TO BE HELD IN THE JOHN BANKS HALL, GOUDHURST ROAD, MARDEN
COMMENCING AT 7.30 PM**

Min No

218/17 **PRESENT:** Cllrs Adam, Mannington (Chair), Newton, Robertson, Tippen and the Assistant Clerk were present. One member of the public was also present.

219/17 **APOLOGIES:** Apologies were received from Cllrs Brown, Childs & Turner
7.35 pm Cllr Adam arrived

220/17 **APPROVAL OF PREVIOUS PLANNING COMMITTEE MINUTES:**
The minutes of the previous meeting held on 7th March 2017 were agreed and signed as a true record

221/17 **DECLARATIONS OF INTEREST:** There were no declarations of interest

222/17 **GRANTING OF DISPENSATION:**
There were no requests for dispensation
29.35 Cllr Adam arrived

223/17 **IDENTIFICATION OF ITEMS INVOLVING PUBLIC SPEAKING:** The member of the public wished to speak on items 224/17 (i) & (j)
It was agreed to adjourn the meeting to the Parish Meeting Room in order to access the wifi.

18.45 Cllr Newton left the meeting to set up the wifi.

224/17 **PLANNING APPLICATIONS WITHIN MARDEN PARISH:**

(a) **16/507848/FULL – Greenfields, Stanley Road**

Revised details – Detached two-storey dwelling and parking area.
The proposed alteration to the roof line does nothing to alter Cllrs previous comments and Cllrs, therefore, recommend refusal. If MBC are minded to approve this application Cllrs wish it to go to Committee.

(b) **16/508134/FULL – Orchard View, Pattenden Lane**

Revised details – Extension of residential curtilage and creation of new vehicular access and parking area.
Cllrs queries the accuracy of the visibility splays shown on the amended drawing, which are claimed to be 43 metres plus on both sides but which appear to be 26 metres on the north side and 33 metres on the south side, which suggests that the proposed access has inadequate visibility.

20.05 Cllrs adjourned to the Parish Meeting Room

(c) **17/500883/REM – Land at Stanley Farms, Plain Road**

Approval of reserved matters – Appearance, Landscaping Layout and Scale being sought pursuant to Outline Permission MA/13/1585 – landscaping being sought.
On Plan 5 Cllrs feel it is unclear how the planting on the north edge of the site relates to the existing ditch and pond between footpath KM280 and top north west corner of the site.

(d) **17/500915/FULL – Monk Lakes Fisheries, Staplehurst Road**

Log cabin for use as a dwelling by the Fishery Manager (Retrospective)
Cllrs wish to object to this application for the reasons given in the email from The Environment Agency dated 4th August 2016 attached to the Flood Risk Assessment.

(e) **17/500970/FULL – 2 Chantry Place, Church Green**

Proposed garage extension
Cllrs have no objection

(f) **17/500978/PNQCLA – Far Acre Farm, Goudhurst Road**

Prior Notification for proposed change of use of Agricultural Building to one Dwelling House. For it's prior approval to: - Transport and Highways impacts of the development
- Contamination risks on site – Flooding risks on site – Noise impacts of the development
- Whether the location or siting of the building make it otherwise impractical or

undesirable for the use of the building to change as proposed – Design and external appearance impacts on the building.

Cllrs noted

(g) **17/501020/LAWPRO – Oak Cottage, Maidstone Road**

Lawful Development Certificate for proposed loft conversion with 3 velux windows to rear elevation.

Cllrs are unable to comment as document 747-03, elevations as proposed, drawing is missing from the website.

(h) **17/501029/TCA – The Cottage, High Street**

Conservation Area: 1 no. semi-mature Holm Oak to be reduced in height and spread by 3 metres, thin crown by 10% and crown lift to provide 5 metres clearance from the ground

Cllrs have no objection.

(i) **17/501135/SUB – Land North of Howland Road**

Submission of details pursuant to Condition 1 (Materials) for planning permission 16/506090/REM (13/1291)

Cllrs are disappointed that none of their previous comments regarding materials, particularly on the rear facades facing the existing properties, have been taken into account.

(j) **17/501136/SUB – Land North of Howland Road**

Submission of details pursuant to Condition 2 (Landscaping), Condition 3 (Layout), Condition 4 (Storey Height), Condition 5 (LEMP), Conditions 6, 7, 8 (Ecology), Condition 9 & 10 (Materials), Condition 11 (Surface Drainage), Condition 12 (Foul Drainage), Condition 13 (Archaeology), Conditions 16 & 21 (Transport) for planning permission MA/13/1291

Cllrs are disappointed that none of their previous comments have been noted and that there is no footpath indicated on the open space layout to the east of the site although this is shown on other plans e.g. the storey height plan.

225/17 **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.

226/17 **MBC CORRESPONDENCE:**

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

Appeal – Sibery Oast, Blue House, Battle Lane

16/507746/TPO – Rookery Court – Part refused/part approved

16/507717/NMAMD – Land at Stanley Farms, Plain Road – Withdrawn

16/508611/FULL – Thorn Cottage, Marden Thorn – Granted

16/508612/LBC – Thorn Cottage, Marden Thorn – Granted

17/500833/PNEXT – Little Underlyn, Maidstone Road – Not required

(b) MBC Agendas/Report received

(c) MBC Planning Committee – next meeting 6th April 2017

227/17 **OTHER PLANNING ISSUES:**

(a) Affordable/Local Needs Housing – Nothing to report

(b) Email from Pete Bland of Millwood Homes regarding variation for crossing upgrade at Goudhurst Road. Cllrs discussed this in detail and although they shared Mr Bland's frustration about the way MBC has handled Redrow's application, MPC remains very concerned about road safety outside Marden Primary School and would not support any deferment of the crossing upgrade. The Clerk would be asked to respond to Mr Bland.

228/17 **NEIGHBOURHOOD PLAN:** Update

229/17 **INVOICES FOR PAYMENT:** There were no invoices for payment

There being no further business the meeting closed at 21.40 pm

Signed:
Chairman, Marden Parish Council Planning Committee

Date: 4th April 2017

Parish Office, Goudhurst Road, Marden : 01622 832305 mardenpc@btconnect.com

Local electors and the press are entitled to listen to Parish Council Meetings but not to take part. An opportunity to speak will be given at the close of Council Business. The Parish Council acts as a planning consultee, who makes recommendations only. Maidstone Borough Council makes the final decision.



Approved and signed 4th April 2017

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