



**MINUTES FOR THE MEETING OF THE MARDEN PARISH COUNCIL PLANNING COMMITTEE
ON 3rd OCTOBER 2017 TO BE HELD IN THE PARISH MEETING ROOM, GOUDHURST ROAD,
MARDEN COMMENCING AT 7.30 PM**

Min No

- 125//17 PRESENT:** Cllrs Mannington (Chair), Newton, Robertson and Tippen. The Clerk, Graham Simpkin and two members of the public were also in attendance.
- 126/17 APOLOGIES:** Cllrs Adam, Brown and Turner were not in attendance. The Assistant Clerk also gave her apologies.
- 127/17 APPROVAL OF PREVIOUS PLANNING COMMITTEE MINUTES:**
The minutes of the previous meeting held on 19th September 2017 were agreed and signed as a true record.
- 128/17 DECLARATIONS OF INTEREST:** There were no declarations of interest. Several Parish Councillors had held an informal meeting with the applicant of 132/17(a) prior to the application being submitted.
- 129/17 GRANTING OF DISPENSATION:**
There were no requests for dispensation.
- 130/17 IDENTIFICATION OF ITEMS INVOLVING PUBLIC SPEAKING:** Two members of the public were in attendance with Mr Simpkin and would be taking part in the informal discussion at item 131/17.
- 131/17 INFORMAL DISCUSSION WITH GRAHAM SIMPKIN PLANNING REGARDING CHANGE OF USE FROM TOURING CARAVANS TO HOLIDAY LODGES:** The proposed site at Oakhurst, Stilebridge Lane is currently used for touring caravans. Mr Simpkin reported that informal discussions had been held with Planning Officers at MBC and he felt that they had been fairly supportive. The existing access to the site is to remain with a roadway through the site with 20 lodges to be erected on .8 hectare (approx. 2 acres). Independent sewage unit for site and clean water would be discharged into the ditch. All units would be purchased and a ground rent would be paid. Current residents at Oakhurst envisage that they would manage the site. Land adjacent to site is also in the same ownership to provide green space. Owners are aware that the area is close to the river and flooding has occurred on land neighbouring the site but not on the land in question. The applicants and Mr Simpkin were thanked for attending the meeting. Following this item all three left the meeting.

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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132/17

PLANNING APPLICATIONS WITHIN MARDEN PARISH:

- (a) **17/504389/FULL – Marden Post Office, High Street**
Change of use of existing redundant post and sorting office to café and shop, including the demolition of existing outbuilding and erection of a single storey rear extension and erection of a second floor extension to adjacent house to create a self-contained flat:

Cllrs approved the proposals in principle. However they felt that zinc was not a material in keeping with the rest of the High Street especially with the original building being brick and tile along with all other properties in the vicinity. They wished it noted that the library was some distance away from this application site. Cllrs would therefore wish tiles to be used on the proposed pitch roof.

- (b) **17/504530/FULL – The Beech House, Plain Road**
Erection of free-standing greenhouse to rear

No objection

- (c) **17/504697/FULL – Duck Pond Cottage, Pattenden Lane**
Erection of two storey rear extension. Internal and external alterations, demolition of existing garage and erection of replacement garage

Cllrs discussed the application and had no objection with the replacement garage. However they felt the proposal for the extension was overlarge and therefore contrary to Policy ENV28. With this in mind they recommended refusal.

133/17

PLANNING APPLICATIONS OUTSIDE MARDEN PARISH – for information:

There are no applications outside of the Parish which are relevant to Marden.

134/17

MBC CORRESPONDENCE:

- (a) **Decisions** – Decision updates received from MBC since last planning committee meeting:
 17/504029/FULL – Fieldgate House, Pattenden Lane - Granted
- (b) **Appeals** – Land West of Maidstone Road and Land off Tippen Way were both still with the Planning Inspectorate.
- (c) **MBC Agendas/Reports received:** No reports received relevant to Marden
- (d) **MBC Planning Committee** – next meeting 19th October 2017

135/17

OTHER PLANNING ISSUES:

- (a) **Affordable/Local Needs Housing:** Maidstone Road affordable housing was hoping to commence early in 2018. Cllr Tippen and the Clerk had put together information on 1 and 2 bedroom flats on the new developments. The Clerk would circulate the information for Cllrs and write to the Housing Officer at MBC with concerns that there is a large number of 1 bed flats already proposed and therefore asking them to reconsider the allocation when the application for the extension to The Parsonage was submitted.
- (b) **DCLG Planning Consultation:** The document had been circulated and Cllr Tippen recommended that if Cllrs were unable to read the whole document they should read the section on Neighbourhood Plans. This was on the Full Council agenda and would be discussed for a response at that meeting.

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136/17 **NEIGHBOURHOOD PLAN:** Update: The last draft had been submitted to the publisher and this was due back shortly.

137/17 **INVOICES FOR PAYMENT:** There were no invoices for payment.

There was no confidential enforcement information to be reported therefore the meeting was not closed to the public.

There being no further business the meeting closed at 8.40pm

Signed:
Chairman, Planning Committee
Marden Parish Council

Date: 17th October 2017

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