



**MINUTES FOR THE MEETING OF THE MARDEN PARISH COUNCIL PLANNING COMMITTEE
ON 5th DECEMBER 2017 TO BE HELD IN THE JOHN BANKS HALL, GOUDHURST ROAD, MARDEN
FOLLOWING THE EXTRAORDINARY FULL COUNCIL MEETING**

Min No

- 173//17 **PRESENT:** Cllrs Adam, Mannington (Chair), Robertson, Tippen, Turner and the Assistant Clerk were present.
- 174/17 **APOLOGIES:** Cllrs Brown and Newton gave their apologies
- 175/17 **APPROVAL OF PREVIOUS PLANNING COMMITTEE MINUTES:**
The Minutes of the previous meeting held on 21st November 2017 were agreed and signed as a true copy.
- 176/17 **DECLARATIONS OF INTEREST:** There were no declarations of interest.
- 177/17 **GRANTING OF DISPENSATION:**
There were no requests for dispensation.
- 178/17 **IDENTIFICATION OF ITEMS INVOLVING PUBLIC SPEAKING:** Two members of the public wish to discuss item 1879/17(f) and this was discussed first.
- 179/17 **PLANNING APPLICATIONS WITHIN MARDEN PARISH:**
- (a) **17/505340/FULL – Fairacres and Maple Lodge, Goudhurst Road**
Removal of dead conifer hedge and insertion of replacement timber fence and hedge
Cllrs requested that the Assistant Clerk asked for an extension until 19th December 2017 due to misunderstanding with one the applicants who wished to speak at the meeting.
- (b) **17/505508/FULL – Westfield House, Goudhurst Road**
Removal of two pairs of existing French doors and brick pier to be replaced with sliding aluminium doors
Cllrs have no objection
- (c) **17/505592/FULL – Broad Forstal Farm, Tilden Lane**
Proposed oast conversion to form a new two bedroom dwelling
Marden Parish Council strongly welcomes the removal of the windows in the conical roofs, however, Cllrs felt there is insufficient information on the reconstruction of the conical roofs and external materials.
- (d) **17/505679/FULL – Squirrels Oak, Maidstone Road**
Change of use of adjacent land to domestic garden land, partial removal of boundary hedge and installation of driveway to allow vehicle access to front of property, with pull-in area off road, including the erection of new fence and entrance gates.
Cllrs have no objection
- (e) **17/505733/FULL – Orchard Oast, Great Cheveney Farm, Goudhurst Road**
Erection of a detached artist's studio outbuilding located in the rear garden of Orchard Oast, Great Cheveney Farm
Cllrs have no objection but wish that this is conditioned for use as an artist's studio only and ancillary to the main dwelling.

(f) **17/505870/FULL – Hunton Lodge, Hunton Road**
Part demolition of existing building and erection of single storey rear extension, modification to existing structures and internal alterations (resubmission of 17/503300/FULL)
Cllrs recognise that whilst the development is close to the neighbouring property it is acknowledged that the revised design is an improvement on the previously withdrawn application (17/503300/FULL). However, Cllrs reiterate their original concerns that this is a disproportionate further extension of an already extended property within the countryside.
The two members left the meeting at 20.56 pm

(g) **17/505922/FULL – Segro House, Pattenden Lane**
Change of use from a B1 office use to a veterinary practice (Sui generis)
Cllrs support the application for change of use for Segro House as this is consistent with the emerging Marden Neighbourhood Plan. However, Cllrs seek clarification about whether the change of use is being applied to the whole building including the part known as Aspect House, as this is not obvious from the drawing and if so, what use is proposed for that part of the building. The Parish Council request a drawing clearly showing the part of the combined building that a change of use is being applied for because the description in the letter from Dentons PLD Pension Scheme Partnership is not considered sufficiently clear.

(h) **17/505994/FULL – 2 Longridge Villas, Thorn Road**
Removal of existing curtilage building and erection of a detached car barn
Cllrs have no objection

180/17 **PLANNING APPLICATIONS OUTSIDE MARDEN PARISH – for information:**
17/505888/FULL – Land North East to Stilebridge Stableyard and Stilebridge Lane, Linton
Cllrs noted

181/17 **MBC CORRESPONDENCE:**
(a) **Decisions** – 17/503061/FULL – Land South of Meadow Lark Cottage, Pristling Lane, Staplehurst – Withdrawn
(b) 17/504932/FULL – Polar Tree, Milebush Lane – Withdrawn
(c) 17/504238/FULL – Widehurst Farm, Thorn Road - Granted
(d) **Appeals**
MBC Agendas/Reports received
MBC Planning Committee – next meeting 19th December 2017

182/17 **OTHER PLANNING ISSUES:**
(a) Affordable/Local Needs Housing

183/17 **NEIGHBOURHOOD PLAN:** The Clerk is taking the draft Marden Neighbourhood Plan to Maidstone Borough Council on 7th December 2017.

184/17 **INVOICES FOR PAYMENT:** There were no invoices for payment.
There being no further business the meeting ended at 9.40 pm

Signed

Chairman, Planning Committee
Marden Parish Council

Dated : 19th November 2017