



**MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 6TH JUNE 2017
IN THE PARISH MEETING ROOM, GOUDHURST ROAD, MARDEN
COMMENCING AT 7.30 PM**

- 015/17 **PRESENT:** Cllrs Adam, Brown, Mannington, Newton, Robertson, Tippen and Turner were present. The Clerk was also in attendance.
In the absence of Cllr Childs as Chairman Cllr Mannington took the Chair for this meeting.
- 016/17 **APOLOGIES:** Cllr Childs and the Assistant Clerk gave their apologies
- 017/17 **APPROVAL OF PREVIOUS PLANNING COMMITTEE MINUTES:**
The minutes of the meeting held on 23rd May were agreed and signed as a true record
- 018/17 **DECLARATIONS OF INTEREST:** There were no declarations of interest.
- 019/17 **GRANTING OF DISPENSATION:**
There were no requests for dispensation.
- 020/17 **IDENTIFICATION OF ITEMS INVOLVING PUBLIC SPEAKING:**
No member of the public in attendance.
- 021/17 **PLANNING APPLICATIONS WITHIN MARDEN PARISH**
- (a) **17/501685/TPO9 – The Guest Suite, Rookery Court**
TPO Application for 2 x Oak Trees – reduced in height and canopy reductions of 25% and remove dead wood.
This relates to TPO No.13 of 1999. Cllrs note from the plan with this TPO that the trees are within the boundary of Rookery Court and therefore have no objection to the proposals.
- (b) **17/502357/FULL – Appledore, Howland Road**
Erection of 2 storey rear extension
Cllrs recommended refusal due to loss of light to the first floor windows of the attached dwelling and overbearing impact.
- (c) **17/502386/FULL – The Haven, Hunton Road**
Erection of annexe/garage with storage/games room above
Cllrs recommended refusal on the following grounds: (1) Is situated in Flood Zone 2 and therefore ground floor sleeping arrangement is unsuitable, the proposed building is overlarge, dormer windows are inappropriate and suburban in character. Therefore siting, scale, mass and design is detrimental to the character of the countryside, contrary to ENV28. There are alleged issues of land ownership and note that no Certificate B has been issued. Cllrs would wish this to go to Committee if contrary to officer recommendation.
- (d) **17/502436/FULL – Great Thorn Farm, Marden Thorn**
Conversion of two buildings to form two pairs of semi-detached dwellings (previously permitted), to include associated building works
Cllrs recommended refusal as it was felt that the proposed dwellings were in an unsustainable location and the current buildings are not worthy of conversion. So much work would have to be undertaken to the current structures to bring them up to a residential standard that Cllrs considered that the prior notification argument cannot reasonably be applied in this situation.

(e) 17/502456/LBC – Reeves Cottage, Battle Lane

Listed Building Consent for repair of existing chimney stack to replace old eroded cement with lime mortar. Remove a redundant metal boiler flue from the catslide roof.
Cllrs had no objection to this application.

**022/17 PLANNING APPLICATIONS OUTSIDE MARDEN PARISH – for information:
17/500611/FULL – White Hart, Claygate**

Change of use from public house with letting rooms to include A3 restaurant use; demolition of existing single storey side extension and erection of replacement 2 storey side extension with single storey element to provide restaurant and ancillary space to the main use; and re-cladding of exterior with render and horizontal boarding

Revised Details

Cllrs felt that these revised amendments addressed the previous concerns

023/17 MBC CORRESPONDENCE:

- (a) Decisions – Decision updates received from MBC since last planning committee meeting
17/500793/FULL – Howland House, Howland Road – APPROVED
17/501563/FULL - Crowhurst & Tompsett Stores, High Street – APPROVED
- (b) 17/501672/SUB – Unit 6, Rear of Pattenden Lane - APPROVED
- (c) Not on agenda: for information only - Notification had been received that an Appeal for land at Maidstone Road had been lodged by Gladman developers. This would be placed on the 20th June Planning Agenda and it was suggested the meeting should be held in the John Banks Hall.
MBC Agendas/Report received
MBC Planning Committee – next meeting 30th June 2017

024/17 OTHER PLANNING ISSUES:

- (a) Affordable/Local Needs Housing
- (b) Review of MPC Planning Policies
- (c) Land North of Tippen Way
- (d) Tunbridge Wells Borough Local Plan Consultations –Draft Landscape Character Assessment SPD 2017. Item 7.14 made particular mention to the Central Low Weald between Marden and Collier Street which could be included in the emerging Marden Neighbourhood Plan.
- (e) Replacement EE installation 93253 – Land at the New Marden Cricket Club, Maidstone Road – Noted

025/17 NEIGHBOURHOOD PLAN: Update

Cllrs Brown, Mannington and Tippen would meet on 21st June to look through conditions and consultation statements.

NP Group would meet on 24th June to go through all other documents

026/17 INVOICES FOR PAYMENT:

Chq No. 5674 Custom Marketing Resources £1,167.00 – Newsletter production

Chq No. 5675 Amazing Animal Encounters £160.00 – Play Scheme visit

There being no further business the meeting closed at 9.22pm