



**MINUTES OF THE MEETING OF THE MARDEN PARISH COUNCIL PLANNING COMMITTEE ON 20th OCTOBER 2015 TO BE HELD IN THE JOHN BANKS HALL, GOUDHURST ROAD, MARDEN FOLLOWING THE CLOSE OF THE EXTRAORDINARY FULL COUNCIL MEETING. COMMENCING AT 8.40 PM**

**Min No**

- 124/15 PRESENT:** Cllrs Adam, Brown, Childs, Newton, Reed, Tippen & Turner. In the absence of Cllr Mannington Cllr Turner took the Chair. The Assistant Clerk, Cllr Boswell and 5 members of the public were also present.
- 125/15 APOLOGIES:** Cllrs Mannington and Weir gave their apologies
- 126/15 APPROVAL OF PREVIOUS PLANNING COMMITTEE MINUTES:**  
The minutes of the previous meeting held on 6<sup>th</sup> October 2015 were approved and signed as a true copy.
- 127/15 DECLARATIONS OF INTEREST:** There were no declarations of interest.
- 128/15 GRANTING OF DISPENSATION:** There were no requests for dispensation of any item on this Agenda.
- 129/15 IDENTIFICATION OF ITEMS INVOLVING PUBLIC SPEAKING:**  
5 Members of the public in attendance were at the meeting for item 130/15(c) and wished to comment.
- 130/15 PLANNING APPLICATIONS WITHIN MARDEN PARISH:**
- (a) 13/1456 – Great Pagehurst Farm, Pagehurst Road, Staplehurst**  
Ground based photovoltaic solar farm, access, associated works and grid reference. The only item to be discussed is additional information regarding boundary hedging. Cllrs object on the following grounds. MPC has been a long-standing opponent of the principle of these proposals on the grounds of landscape and visual impact. We have consistently objected to the likely urbanising effects of a solar farm on the Open Countryside, in this location, since they were first presented to us. We do not feel that the proposed details are sufficient to overcome these concerns.
- (b) 15/507628/FULL – 15 Napoleon Drive**  
Retrospective application for the change of use of agricultural land to residential curtilage. Although Cllrs would normally object to the encroachment into the open countryside, due to the farmland to the rear of this property having planning permission for a large scale housing development, Cllrs have no objection in this particular instance.
- (c) 15/507988/FULL – Land West of Pattenden Lane**  
Erection of two pairs of three-bedroom semi-detached dwellings and one two-bedroom bungalow. Provision of a new 150m public footpath  
Cllrs are happy to agree to recommend approval and welcome the 4 smaller units to the front of the site which appear to be appropriate in style to match the neighbouring cottages. Whilst support would not usually be given for what could be considered

backland development, as the site is being developed as a whole, in this instance Cllrs feel it to be appropriate since it makes use of a small plot of land that would otherwise be unviable for agriculture and the rear boundary matches that of the adjacent premises.

**131/15 PLANNING APPLICATIONS OUTSIDE MARDEN PARISH – for information:**

**132/15 MBC CORRESPONDENCE:**

- (a) Decisions – Decision updates received from MBC since last planning committee meeting  
 13/1585 – Land at Stanley Farms – Outline Planning – Granted  
 15/501609/FULL - Owl Oast, Little Cheveney – Granted  
 15/504498/FULL – Chambers Farmhouse – Granted  
 15/504551/FULL – Flanders Oast, Reed Court Farm – Refused  
 15/505925/FULL – 10 Gurr Walk – Granted  
 15/505968/FULL – 2 New Lodge Cottages – Granted  
 15/506658/SUB – Tanner Oast – Approved  
 15/506498/PNP – Barn at Beech Depot – Granted  
 15/506791/FULL – 3 Edwin Villas – Granted  
 15/506841/FULL – Merton, Thorn Road - Granted
- (b) Appeal against Monk Lakes, Staplehurst Road  
 Cllrs Noted
- (c) MBC Agendas/Reports received
- (d) Local Plan – Public consultation on Maidstone Borough Local Plan – end date 30th October 2015 include - Cllrs comments from Full Council Meeting item 83/15(k).  
 Low Weald – this to be discussed before Amenities Meeting
- (e) MBC Planning Committee – next meeting 22<sup>nd</sup> October 2015.

**133/15 OTHER PLANNING ISSUES:**

**134/15 NEIGHBOURHOOD PLAN:**

- (a) Update - Any members of the Neighbourhood Plan wishing to amend the document need to do this by 28<sup>th</sup> October and any changes to be made to the plan itself. A Neighbourhood Plan meeting is to be held on 19<sup>th</sup> November 2015 at 7.30pm in the Parish Office.

**135/15 INVOICES FOR PAYMENT:** There were no invoices for payment

There being no further business the meeting closed at 9.40 pm

Signed: ..... Date: 3<sup>rd</sup> November 2015  
 Chairman, Marden Parish Council Planning Committee