



**MINUTES FOR THE MEETING OF THE MARDEN PARISH COUNCIL PLANNING COMMITTEE  
ON 21<sup>st</sup> NOVEMBER 2017 TO BE HELD IN THE PARISH OFFICE COMMENCING AT 7.30 PM**

**Min No**

- 161//17 **PRESENT:** Cllrs Adam, Brown, Mannington (Chair), Newton, Robertson, Tippen, Turner and the Assistant Clerk were present.
- 162/17 **APOLOGIES:** There were no apologies for absence
- 163/17 **APPROVAL OF PREVIOUS PLANNING COMMITTEE MINUTES:**  
The minutes of the meeting held on 7<sup>th</sup> November 2017 were agreed and signed as a true record.
- 164/17 **DECLARATIONS OF INTEREST:** There were no declarations of interest.
- 165/17 **GRANTING OF DISPENSATION:** There were no requests for dispensation
- 166/17 **IDENTIFICATION OF ITEMS INVOLVING PUBLIC SPEAKING:** There were no members of the public present.
- 167/17 **PLANNING APPLICATIONS WITHIN MARDEN PARISH:**
- (a) **17/504169/FULL – Land to the North of Howland Road**  
Removal of condition 14 part (i) of MA/13/1291 (Outline application for 44 dwellings comprising 5 no. 1 bedroom, 9 no. 2 bedroom, 17 no. 3 bedroom and 13 no. 4 bedroom houses together with new access, associated parking, wildlife enhancement area and attenuation pond with access considered at this stage and all other matters reserved for future consideration)  
Having noted the views of residents and taken account of the letter from KCC Highways on 11<sup>th</sup> October 2017 The Parish Council feels on balance, that it is appropriate to support the removal of Condition 14 (i)
- (b) **17/505365/LBC – 1 Jewel Cottages, Howland Road**  
LBC for provision of first floor shower room and insertion of four conservation roof lights  
Although the Parish Council would normally resist the insertion of a rooflight in the front elevation of a listed building, in this case the adjoining property already has one such feature and Cllrs, therefore, do not object to this aspect of the proposal. In other respects the Parish Council would take the advice of the Conservation Officer.
- (c) **17/505534/LBC – Murzie Farm, Hunton Road**  
LBC for replacement windows and doors and external repairs and restoration  
Cllrs have no objection
- (d) **17/505551/FULL – 21 Merchant Place**  
Erection of a single storey side extension  
Cllrs have no objection
- (e) **17/505681/TCA – The Bridge House, High Street**  
Trees in conservation area application for 1 no. horse chestnut – lower crown by 5 metres, reduce overall crown by 30% and remove limbs over-hanging house  
Cllrs support this application providing the extent of the work is confirmed as necessary by a suitably qualified arboriculturalist.

Parish Office, Goudhurst Road, Marden : 01622 832305 / 07376 287981

Email: [assistantclerk@mardenkent-pc.gov.uk](mailto:assistantclerk@mardenkent-pc.gov.uk) Website: [www.mardenkent-pc.gov.uk](http://www.mardenkent-pc.gov.uk)

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- (f) **17/505666/FULL – Stanleys of Marden, Albion Road**  
Installation of 2 no. rapid electric vehicle charging stations by InstaVolt  
Cllrs welcome and support this application
- (g) **17/505719/LBC & 17/505720/FULL– Old Summerhill, Battle Lane**  
LBC for demolition of existing garage. Conversion of existing cowshed and new build extension to form a detached residential annexe ancillary to the existing dwelling. Construction of a replacement garage. Cllrs recommend refusal in its current form. Cllrs have no objection of the conversion of the existing outbuilding and no objection to the principle of its use as ancillary accommodation to meet the needs of the applicant. However, the proposed conversion and extension contain all facilities for independent living and, as such, it cannot be viewed to be ancillary to the main dwelling. It is capable of being used as a separate dwelling and Cllrs are extremely concerned by the paragraph headed "Orientation and Layout" which refers to the need for "Privacy". This is not consistent with the use of the proposed conversion and extension as ancillary accommodation.
- (h) **17/505828/SUB – Weavers Cottage, Copper Lane**  
Submission of details pursuant to Condition 4 (Boundary Treatment) and Condition 5 (Landscaping) for planning permission 13/2220  
Cllrs noted

168/17 **PLANNING APPLICATIONS OUTSIDE MARDEN PARISH – for information:**

169/17 **MBC CORRESPONDENCE:**

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

16/508134/FULL – Orchard View, Pattenden Lane – Granted

17/501215/FULL – Poachers Keep, Howland Road – Granted

17/504697/FULL – Duck Pond Cottage, Pattenden Lane – Granted

17/504883/PNOCLA – Branden Oast, Staplehurst Road – Granted

17/505024/AGRIC – Land South of Sherenden Lane – Granted

(b) **Appeals** There have been no appeals.

(c) **MBC Agendas/Reports received** None received

(d) **MBC Planning Committee** – next meeting 30<sup>th</sup> November 2017

170/17 **OTHER PLANNING ISSUES:**

(a) Affordable/Local Needs Housing

171/17 **NEIGHBOURHOOD PLAN:** The Clerk has sent the Neighbourhood Plan back for final amendments.

172/17 **INVOICES FOR PAYMENT:**

**Cheque Payments**

5754 G Carey – Mowing & Strimming - £250.00

**Electronic Payments:**

Acorn Hire – Hire of Rotovator for Cemetery - £159.00

P & P Signs – 2 x Christmas Banners - £168.70

Loose Parish Council – Clerk's travel to Canterbury with Loose PC Clerks - £19.28

Custom Marketing Resources – Newsletter Production and Printing - £1167.00

Ecoclean – Toilet Cleaning - £572.50

Cllrs Mannington & Tippen will authorise the electronic payments.

There being no further business the meeting closed at 8.30 p.m

Signed .....

Chairman, Planning Committee  
Marden Parish Council

Dated : 5<sup>th</sup> December 2017

Parish Office, Goudhurst Road, Marden : 01622 832305 / 07376 287981

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