



**MINUTES OF THE MEETING OF THE MARDEN PARISH COUNCIL PLANNING COMMITTEE ON  
21<sup>ST</sup> JULY 2015 WHICH WAS HELD IN THE JOHN BANKS HALL, GOUDHURST ROAD,  
MARDEN COMMENCING AT 8.15PM**

Min No

- 051/15 **PRESENT:** Cllrs Adam, Childs, Mannington (Chair), Newton, Reed & Tippen together with the Assistant Clerk were in attendance
- 052/15 **APOLOGIES:** Apologies were received from Cllrs Brown & Turner
- 053/15 **APPROVAL OF PREVIOUS PLANNING COMMITTEE MINUTES:**  
The Minutes of the meeting held on 30<sup>th</sup> June 2015 were agreed and signed as a true record.
- 054/15 **DECLARATIONS OF INTEREST:** There were no declarations of interest
- 055/15 **GRANTING OF DISPENSATION:** There were no requests for dispensation for any item on this agenda
- 056/15 **IDENTIFICATION OF ITEMS INVOLVING PUBLIC SPEAKING:** There were no members of the public in attendance.
- 057/15 **PLANNING APPLICATIONS WITHIN MARDEN PARISH:**
- (a) **15/504498/FULL – Chambers Farmhouse, Underlyn Lane  
Reinstatement of former farm building**  
Cllrs have no objection
- (b) **15/503869/FULL – Moleside, Goudhurst Road  
Single storey rear extension with roof lights. Window to be changed to a door  
on the principle elevation**  
Cllrs have no objection
- (c) **15/504556/LBC – West End Cottages, West End  
Relocation and installation of a new boiler**  
Cllrs have no objection providing the Conservation Officer is satisfied with the proposals.
- (d) **15/504749/FULL – Tanner Farm, Goudhurst Road  
Construction of a triple garage, conversion of stables to domestic  
accommodation and conversion of packing shed to games room with swimming  
pool**
- (e) **15/504756/LBC – Tanner Farm, Goudhurst Road  
Construction of a triple garage, conversion of stables to domestic  
accommodation and conversion of packing shed to games room with swimming  
pool**  
Both the above applications were discussed together:  
Cllrs have no objection to the conversion of the stables to domestic accommodation and conversion of the packing shed to the games room with swimming pool, but recommend refusal on the grounds that the application is misleading in describing it as a small

variation of exact siting of the new triple bay garage. Unlike application MA/14/0621, the new proposal for the garage includes a separate entrance and stairway to the first floor; the introduction of three dormer windows and a toilet, none of which were approved previously. The height, form and appearance of the new proposed garage is unnecessary and should be refused on the basis of its size, scale and mass. It is giving the impression of a new residential building in the open countryside and thus it is considered contrary to Policy ENV28. Cllr wish this to go to Committee.

- (f) **15/504291/FULL – Clifton, Thorn Road**  
**Single storey rear extension**  
 Cllrs have no objection.
- (g) **15/504661/FULL – Flanders Oast, Reed Court Farm, Hunton Road**  
**Erection of a standalone conservatory to the front of the property**  
 Cllrs recommend refusal on the basis that the form and nature of the proposed stand-alone conservatory is incongruous with the main oast house, unlike the existing summerhouse, and detracts from the setting of the main building.
- (h) **15/504812/FULL – Oakleigh, Thorn Road**  
**Erection of a single storey extension to form covered way**  
 Cllrs have no objection.
- (i) **15/504053PNP – Beech Barn and Ancilliary Building, Sheephurst Lane**  
**Prior notification for a proposed change of use of a building from storage (Use Class B8) use to a use falling within Use Class C3 (Dwelling house)**  
 Although the Parish Council are not notified of this the Assistant Clerk was asked to send a response to MBC that prior notification may not be appropriate and request that the application not be determined until after 7<sup>th</sup> August 2015 so that Marden Parish Council has sufficient time to review the grounds which may make a full planning application necessary.
- (j) **13/1456 – Great Pagehurst Farm – Pagehurst Road**  
**Ground based photovoltaic solar farm, access, associated works and grid connection – Amendments which include reduction in fenced area and amendments to the sub-station – no other details will be discussed.**  
 Cllrs noted the amendments.
- 058/15 **PLANNING APPLICATIONS OUTSIDE MARDEN PARISH – for information:**  
 There were no planning applications registered that were relevant to Marden.
- 059/15 **MBC CORRESPONDENCE:**
- (a) Decisions – Decision updates received from MBC since last planning committee meeting were read out to Cllrs.
- (b) MBC Agendas/Reports received – none received
- (c) Local Plan update  
 (i) Designation of Low Weald in the Draft Local Plan- deferred to next meeting
- (d) MBC Planning Committee – next meeting 30th July 2015
- 060/15 **OTHER PLANNING ISSUES:** Members noted the situation with the appeal regarding the land adj. to Highfield House, Maidstone Road.  
 The Committee noted the application for 15/505340/OUT for 30 dwellings at Bassetts Farm, Horsmonden and comments made within the Agent's transport study regarding access to rail travel. It was recommended that the current situation regarding parking should be forwarded to the appropriate parties.

061/15 **NEIGHBOURHOOD PLAN:**  
(a) Update – Nothing to report.

062/15 **INVOICES FOR PAYMENT:** There were no invoices for payment

The meeting closed at 10.00 pm

**Signed:** .....  
**Chairman**  
**Planning Committee**  
**Marden Parish Council**

**Date:** 4<sup>th</sup> August 2015

Agreed 4th August 2015