



Minutes were agreed at the meeting held on 18th February 2020

MINUTES OF THE MEETING OF THE MARDEN PARISH COUNCIL PLANNING COMMITTEE ON 4TH FEBRUARY 2020 HELD IN THE PARISH OFFICE, MARDEN MEMORIAL HALL, GOUDHURST ROAD, MARDEN COMMENCING AT 7.30PM

222/20 PRESENT

Cllrs Mannington, Newton, Robertson and Tippen were present.

Cllrs Adam, Brown and Turner arrived during the meeting.

Cllr Barker, the Clerk and two members of the public were also in attendance.

Cllr Barker informed Cllrs that he would need to leave the meeting at 9pm

223/20 APOLOGIES

Cllr Stevens had given his apologies.

In the absence of the Chairman and Vice-Chairman Cllr Tippen was elected to chair the meeting. It was agreed that if Cllr Turner arrived during the course of the meeting he would take over as Vice-Chairman of Planning.

224/20 APPROVAL OF PREVIOUS PLANNING COMMITTEE MINUTES

The minutes of the previous meeting held on 7th January 2020 were agreed and signed as a true record.

225/20 DECLARATIONS OF INTEREST

There were no declarations of interest

226/20 GRANTING OF DISPENSATION

There were no requests for dispensation of any item in these minutes.

227/20 IDENTIFICATION OF ITEMS INVOLVING PUBLIC SPEAKING

Members of the public raised questions on Call for Sites and Neighbourhood Plan which the Cllrs duly answered at the relevant minute items.

228/20 PLANNING APPLICATIONS WITHIN MARDEN PARISH:

19/506333/TPOA: 4 Chantry Place, Church Green

For 1 Unknown (T2) – to remove the first limb overhanging the neighbours garden, 1

Unknown (T3) – to cut back the limbs to the right hand side of the garden by 1-1½m with

final measurement of 3m, 1 x Conifers (T4) – to trim the conifers by 2m where they are going over the road with final measurement of 1m, 1 x Yew (T5) – to trim the yew by 3-4m over the road with a final measurement of 1-2m and 1 x Cherry (T6) – to lift the canopy by 2m with a final measurement of 4m.

Cllrs had no concerns over this application and recommended approval.

7:36pm – Cllrs Brown and Turner arrived at the meeting

19/506419/FULL – Land South East of Bassetts Bungalow, Staplehurst Road

New agricultural access off Staplehurst Road to serve the land to the south east of Bassetts Bungalow

A previous application on this site was refused due to visibility splays not meeting highways criteria. It is understood from the documents that a speed survey had been undertaken and if Kent Highways feel that the visibility splays now meet the criteria Cllrs had no objection.

7.43pm – Cllr Turner took over the chairing of the meeting

19/506422/FULL – Whitehurst, Dairy Lane

Conversion and extension of existing outbuildings into storage area and self-contained unit to provide ancillary residential accommodation (Re-submission of 19/504628/FULL)
Cllrs continue to raise no objection providing that trees of any quality can be suitably retained. Cllrs wish to recommend a suitable condition be attached that the unit should be ancillary to the main residential accommodation and was not to be let or sold as a separate unit.

7.50 – Cllr Adam arrived at the meeting

19/506429/FULL – Great Thorn Farm, Marden Thorn

Conversion of Dutch barn in 1 dwelling (revised scheme to 17/502436/FULL)
Given the planning history of the Dutch Barn and nearby buildings the Parish Council has no objection to this modification to the scheme previously approved by MBC.

20/500008/FULL – Thorn Oast, Marden Thorn

Demolition of existing conservatory and cupboard, and erection of a single storey side/rear infill extension with associated landscaping (revised scheme to 19/504624/FULL)
Cllrs raised no objection to this application

20/500167/FULL – Little Hertsfield, Staplehurst Road

Erection of a single storey side extension, including loft conversion, to existing ancillary building to form annex.

The application seems to be more than a residential annex and appears to be capable of use as a separate self-contained dwelling which would not be appropriate in this unsustainable location.

229/20 PLANNING APPLICATIONS OUTSIDE MARDEN PARISH:

There were no applications outside of Marden Parish

230/20 MBC DECISIONS & APPEALS

Decisions

Decision updates received from MBC since last planning committee meeting:

19/503938/SUB – Great Thorn Farm, Marden Thorn – approved

19/505605/FULL – Pond Oast, Tanner Farm, Goudhurst Road – withdrawn

19/506130/LBC – Reeves Cottage, Battle Lane – granted

Appeals

No appeals received

MBC Planning Committee

Outcome of Planning Committee Meeting held on 23rd January 2020

Cllr Mannington attended regarding application Monks Lake, Staplehurst and updated the meeting. Although MBC Planning Committee members recommended refusal the item has been deferred to obtain further information.

Next meeting

27th February 2020

231/20 OTHER PLANNING ISSUES

Maidstone Borough Council Call for Sites – submission of responses

The responses for sites 226, 309 and 318 had been passed to MBC along with all the comments and evidence received from residents and MPOG. The remaining sites had been circulated to Cllrs and Cllrs Brown, Mannington and Tippen had started to add information.

Cllrs agreed that these would be discussed in more detail at the Planning Meeting on 3rd March. Any comments from the Open Days relevant to these remaining sites would be circulated and Cllrs were asked to review these prior to the meeting. The sites would be discussed in areas (as circulated by Cllr Tippen) and any remaining would be deferred until the following planning meeting.

The meeting with MBC on the 27th February would be cancelled and moved to the end of March.

232/20 NEIGHBOURHOOD PLAN

Marden Parish Council FAQs

Cllr Adam had drafted a new FAQs document for Neighbourhood Plan in light of the forthcoming Referendum. It was discussed in detail and Cllr Adam would update following the meeting. A copy of this would be placed in the newsletter and on the website.

9pm – Cllr Barker left the meeting

233/20 INVOICES FOR PAYMENT

The following invoices for payment were presented at the meeting.

Stanleys Garage – Vehicle Fuel £69.39

Graham Carey – Contract work £252.00

Employees – February Salaries £4,787.76

Total: £5,109.15

Cllrs agreed all the above invoices and Cllrs Mannington and Newton would authorise payments.

9.04pm Two members of the public left the meeting

I PROPOSE THAT PURSUANT TO PUBLIC BODIES (ADMISSION TO MEETINGS) ACT 1960, THE PUBLIC BE EXCLUDED FROM THE MEETING BECAUSE OF THE CONFIDENTIAL NATURE OF THE FOLLOWING BUSINESS TO BE TRANSACTED:

Part I of the meeting was closed and all the following was discussed under Part II Confidential meeting.

234/20 ENFORCEMENT

There was no enforcement to report

There being no further business the meeting closed at 9.10pm

Date: 18th February 2020

Signed:

Cllr T Stevens

Planning Chairman

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