



**MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 23rd MAY
2017 IN THE PARISH MEETING ROOM, GOUDHURST ROAD, MARDEN
COMMENCING AT 7.30 PM**

Cllr Mannington, as Vice-Chairman, opened the meeting for the first item on the agenda.

001/17 ELECTION OF CHAIRMAN:

Cllr Brown proposed and Cllr Newton seconded that Cllr Childs be elected to take the chair for the Planning Committee for the forthcoming year.

Cllr Childs therefore took the chair for the rest of the meeting.

002/17 ELECTION OF VICE-CHARMAN: Cllr Brown proposed and Cllr Newton seconded that Cllr Mannington be elected as Vice-Chairman for the forthcoming year.

003/17 PRESENT: Cllrs Adam, Brown, Childs (Chair), Mannington, Newton were present. The Assistant Clerk and one member of public were also in attendance.

004/17 APOLOGIES: Cllrs Robertson, Tippen and Turner gave their apologies

005/17 APPROVAL OF PREVIOUS PLANNING COMMITTEE MINUTES:

The minutes of the meeting held on 2nd May were agreed and signed as a true record

006/17 DECLARATIONS OF INTEREST: There were no declarations of interest.

007/17 GRANTING OF DISPENSATION:

There were no requests for dispensation.

008/17 IDENTIFICATION OF ITEMS INVOLVING PUBLIC SPEAKING:

A Member of the Public was present to discuss 009/17(f). The Chairman proposed, and Cllrs agreed, that this item would be discussed first.

009/17 PLANNING APPLICATIONS WITHIN MARDEN PARISH:

(f) 17/502234/PNEXT – 2 Grimwood Cottages, Howland Road

Prior Notification for proposed single storey rear extension which: (A) Extends by 4 metres beyond the rear wall of the original dwelling, (B) Has a maximum height of 2.83 metres from the natural ground level and (C) has a height of 2.15 metres at the eaves from the natural ground level

Cllrs raised no objection to this application

19.40 pm The Member of the Public left the meeting

(a) 17/500915/FULL – Monk Lakes Fisheries, Staplehurst Road

Log cabin for use as a dwelling by the Fishery Manager (Retrospective) – revised details

Cllrs recommend refusal as this is a totally unsuitable use in Flood Zone 3B. Furthermore it is not clear from the information provided what bathroom and kitchen facilities there may be for the staff using this accommodation, if approved, and how essential services such as water, electricity and foul drainage are, or will be, provided.

- (b) **17/501795/FULL – 12 Napoleon Drive**
Proposed garage conversion
 Cllrs do not object on the basis that there appears to be adequate curtilage parking although Cllrs would prefer to see this demonstrated on the plan. However, it is suggested that the proposed wall sub-dividing the garage will make it difficult or impossible to open a car door and a greater width may need to be retained for the remaining garage.
- (c) **17/501924/FULL – 2 Bumpers Hall Cottages, Maidstone Road**
Erection of detached garage, creation of first and second floor side extension over existing flat roof with the insertion of roof lights, removal of existing conservatory, erection of replacement single storey rear extension and external alterations.
 Cllrs have no objection in principle but would like to see the roof half-hipped to match the attached property.
- (d) **17/501927/FULL – 2 Church Green Cottages, Pattenden Lane**
Demolition of existing outbuildings and erection of replacement shed and home office
 Cllrs raised no objection to this application
- (e) **17/502150/SUB – Land adjacent Stanley Farms**
Submission of details to Discharge Condition 4 (Boundary Treatments) Condition 5 (Refuse Facilities Condition 8 (Ecology – Bird Boxes) Condition 10 (Soft Landscaping Scheme) and Condition 12 (Energy Statement) subject to 16/5008592/FULL
 Cllrs noted details of this submission but did not wish to comment
- (g) **17/502275/FULL – Wanstead, Stilebridge Lane**
Erection of a single storey rear extension to form orangery
 Cllrs have no objection in principle but are concerned about the size of extension in this deeply rural location.
- (h) **17/502374/SUB – Reed Court Farm, Hunton Road**
Submission of details pursuant to condition 3 (details and samples of the materials and finishes) for planning permission 16/505179/FULL
 Cllrs noted details of this submission but did not wish to comment
- (i) **17/502351/FULL – 8 Brooklyn Villas, Goudhurst Road**
Erection of a two storey side and rear extension
 Whilst this is a very large extension Cllrs have no objection at this particular location as a result of it now having no neighbouring property to the south following the creation of the new access to the Parsonage Site.
- (j) **17/502244/FULL – Sibery Oast Blue House, Battle Lane**
Proposed new second floor windows to the rear and side.
 Cllrs raised no objection to this application
- (k) **17/500793/FULL – Howland House, Howland Road**
Revised Details – Demolition of rear elevation single storey “lean-to” extension to be replaced with full width single storey extension.
 Cllrs welcomed the amendment
- 010/17 **PLANNING APPLICATIONS OUTSIDE MARDEN PARISH – for information:**
 There were no planning applications outside Marden Parish.
- 011/17 **MBC CORRESPONDENCE:**
- (a) **Decisions** – Decision updates received from MBC since last planning committee meeting
 17/501419/LAWPRO – 75 Chantry Road – Approved
 17/501650/SUB – Thorn Cottage, Marden Thorn – Approved
 17/500970/FULL – 2 Chantry Place, Church Green – Granted

17/501971/SUB – Land at Stanley Farms – Approved
 17/501876/TCA – West Field, West End – No objection
 17/501480/FULL – Land to the Rear of Bumpers Hall – Granted
 17/501288/FULL – Duck Pond Cottage, Pattenden Lane - Granted

- (b) MBC Agendas/Report received
 (c) MBC Planning Committee – next meeting 2nd June 2017

012/17 OTHER PLANNING ISSUES:

- (a) Affordable/Local Needs Housing – nothing to report
 (b) Review of MPC Planning Policies – Cllr Brown amended the policies and these would be recirculated to all Cllrs.
 (c) Land North of Tippen Way – Cllrs asked that the Assistant Clerk requests an update on application 16/506458/FULL
 (d) Tunbridge Wells Borough Local Plan Consultations – Cllr Adam requested the Draft Landscape Character Assessment SPD be available for the next Planning Meeting

013/17 NEIGHBOURHOOD PLAN: Cllrs Adam and Brown are working on a possible revision to the Draft.

014/17 INVOICES FOR PAYMENT:

Came & Company £1904.49 – Local Council Scheme
 Wright Landscapes £650.00 – Tree Felling

There being no further business the meeting closed at 9.10pm

Signed:
 Chairman, Marden Parish Council Planning Committee

Date: 6th June 2017