



**MINUTES FOR THE MEETING OF THE MARDEN PARISH COUNCIL PLANNING COMMITTEE  
ON 3<sup>rd</sup> APRIL 2018 HELD IN THE PARISH MEETING ROOM, GOUDHURST ROAD, MARDEN  
COMMENCING AT 7.30 PM**

**Min No**

- 233/18 **PRESENT:** Cllrs Adam, Brown, Mannington (Chair), Newton, Robertson, Stevens, Turner and the Assistant Clerk were present. One member of the public was present
- 234/18 **APOLOGIES:** Cllr Tippen
- 235/18 **APPROVAL OF PREVIOUS PLANNING COMMITTEE MINUTES:**  
The minutes of the previous meeting held on 6<sup>th</sup> March 2018 were agreed and signed as a true record.
- 236/18 **DECLARATIONS OF INTEREST:** There were no declarations of interest.
- 237/18 **GRANTING OF DISPENSATION:**  
There were no requests for dispensation. The member of the public wished to speak on
- 238/18 239/18 (f) and 240/18 (a). The chairperson brought these two items forward.
- Cllr Brown arrived at 8.04 pm*
- 239/18 **PLANNING APPLICATIONS WITHIN MARDEN PARISH:**
- (a) **18/500643/FULL – Pond Cottage, Maidstone Road**  
Revised Details - Demolition of existing outbuilding and formation of new two storey side extension and new driveway.  
Cllrs wish to reiterate their previous comments. Cllrs raise objection owing to the size which appears to nearly treble the size of the original dwelling, thereby being harmful to the character of the existing dwelling and countryside. Cllrs also note that there is no information provided to demonstrate that there would be adequate visibility for the new access.
- (b) **18/500754/FULL – Westlands Farm, Summerhill Road**  
Erection of a single storey rear sun room extension and rear porch extension  
Cllrs raise no objection
- (c) **18/501067/FULL – Great Cheveney Farm, Goudhurst Road**  
Erection of an attached Agricultural Building for Controlled Atmosphere Fruit Stores  
Whilst Cllrs raise no objection to the principle of the proposed development. Cllrs recommend a condition be imposed to require the development and implementation of a suitable scheme of directional signage to ensure that the additional traffic follows suitable routes.
- (d) **18/501237/FULL – 4 Westfield Villas, Goudhurst Road**  
Conversion of existing garage to a habitable space, including internal alterations and erection of an infill extension to front  
Cllrs have no objection providing a planning condition is imposed ensuring the retention of the existing curtilage parking.

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- (e) **18/501261/FULL – Pond Cottage, Maidstone Road**  
Erection of a pair of semi-detached dwellings on land adjacent to Pond Cottage  
Cllrs recommend the application is refused for the following reasons. The site does not constitute a sustainable location. The site is located too far from the village centre and Maidstone Road does not benefit from pavements which would enable safe pedestrian access. The introduction of two new dwellings would have a suburbanising impact on the existing countryside thereby resulting in unacceptable harm to the wider rural landscape. If the MBC Officer recommendation is approval Cllrs request the application be heard at Planning Committee.
- (f) **18/501365/TNOT56 – Land at New Marden Cricket Club, Maidstone Road**  
Installation of a 20 metre high telecommunications monopole with 3no. antennas, 4no. transmission dishes, and associated ground-based equipment cabinets. An existing floodlight will be removed from the application site as part of this proposal.  
Cllrs raise no objection.

240/18

**PLANNING APPLICATIONS OUTSIDE MARDEN PARISH**

- (a) **18/501181/FULL – Land South of Redwall Lane, Linton**  
Variation of conditions 10, 16 and 17 of application 16/508659/FULL (Demolition of existing dwelling and erection of B8 warehouse building with ancillary offices, dock levellers, access, parking and landscaping including the creation of new woodland and attenuation pond) to amend condition 10 to read 'no more than 32 HGVs shall enter or leave the site during the hours of 2300 hrs and 0700 hours', condition 16 to read 'The plan shall ensure that the noise generated internally in any noise sensitive property shall not exceed Noise Rating Curve NR30 as defined by BS8223: 2014 Guidance on sound insulation and noise reduction for buildings and the Chartered Institute of Building Engineers (CIBSE) Environment Design Guide 2006' and condition 17 to read 'The rating level of noise emitted shall be no more than 5dB above the existing measured ambient noise level LA90, T during the day time and night time periods. The plan should set out any mitigation measures that are required.  
*For information*  
Marden Parish Council raise no objection providing that none of the increased number of lorries at night-time would be directed via the B2079 through Marden.
- (b) **18/501117/FULL – Toke Place, Linton Hill, Linton**  
New vehicular access, driveway & car parking spaces (revision to 17/504146/FULL)  
*For information* – Cllrs noted
- (c) **16/506966/FULL – Railway Tavern, Station Road, Staplehurst**  
Change of use and conversion of The Railway Tavern to one dwelling; and the erection of a new detached dwelling with parking and landscaping.  
*For information* – Cllrs noted

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LOCAL COUNCIL  
AWARD SCHEME  
QUALITY

**18/501146/FULL – Hen & Duckhurst Farm, Marden Road, Staplehurst**

To form a temporary access onto the land formally known as Hen & Duckhurst Farm from Marden Road, to allow site vehicles access (in conjunction with planning application 17/506306/REM

*For information*

Cllrs noted

241/18

**MBC CORRESPONDENCE:**

(a)

**Decisions**

12/1710 – Land Adjacent to West End Villas, West End – Unknown no further action required.

17/500083/SUB – The Parsonage, Lane of East Goudhurst Road – Withdrawn

17/503622/SUB – Land off Maidstone Road – Approved

17/505719/LBC – Old Summerhill, Battle Lane – Granted

17/505720/FULL – Old Summerhill, Battle Lane – Granted

17/506117/FULL – Beech House, Thorn Road – Granted

17/506319/FULL – Cart Lodge, Poplar Tree Farm Barn – Granted

18/500289/SUB – Sunnysdene, Park Road – Approved

18/500336/SUB – Segro House, Pattenden Lane – Approved

18/500407/FULL – Broad Forstal Farm, Tilden Lane – Granted

18/500468/FULL – Tumbleweeds, Dairy Lane – Withdrawn

18/500493/TCA – 4 Chantry Place, Church Green – No objection

(b)

**Appeals** There were no appeals

(c)

**MBC Agendas/Reports received** No reports have been received

(d)

**MBC Planning Committee** – next meeting 5<sup>th</sup> April 2018

242/18

**OTHER PLANNING ISSUES:**

(a)

Affordable/Local Needs Housing – nothing to report.

(b)

17/504076/TNOT56 – Marden Cricket & Hockey Club – Telecommunications tower

(c)

Pedestrian Crossing – Goudhurst Road

(d)

Planning Policies – Approval of amendments – Cllrs approved.

(e)

National Planning Policy Framework consultation – A new draft NPPF has been received. The consultation response will be an agenda item for the MPC Planning Meeting to be held on 1<sup>st</sup> May 2018.

243/18

**NEIGHBOURHOOD PLAN:**

Workshops were held on 10<sup>th</sup> and 24<sup>th</sup> March. The draft Marden Neighbourhood Plan is going to be launched under Regulation 14 Consultation on 9<sup>th</sup> June 2018 at The Big Musical Picnic, with a further Consultation Open Day at the Memorial Hall on 14<sup>th</sup> July 2018, with the 6 week consultation finishing on 21<sup>st</sup> July 2018

244/18

**INVOICES FOR PAYMENT:** There were no invoices for payment

There being no further business the meeting closed at 9.21 pm

Signed .....  
Chairman, Planning Committee  
Marden Parish Council

Dated: 17th April 2018

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Agreed and signed 17th April 2018

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