



**MINUTES FOR THE MEETING OF THE MARDEN PARISH COUNCIL PLANNING COMMITTEE
ON 2nd AUGUST 2016 HELD IN THE PARISH MEETING ROOM, GOUDHURST ROAD, MARDEN
COMMENCING AT 7.30PM**

Min No

052/16 **PRESENT:** Cllrs Adam, Brown, Childs (Chairman), Mannington, Newton, Robertson, Tippen, Turner and the Assistant Clerk were present. Cllr Harvey and one member of the public were also present.

053/16 **APOLOGIES:** There were no apologies for absence.

054/16 **APPROVAL OF PREVIOUS PLANNING COMMITTEE MINUTES:**

The minutes of the meeting held on 5th July 2016 were approved and signed as a true record.

055/16 **DECLARATIONS OF INTEREST:** Cllr Brown declared an interest in 058/16(k)

056/16 **GRANTING OF DISPENSATION:** There were no requests for dispensation of any item on this agenda

057/16 **IDENTIFICATION OF ITEMS INVOLVING PUBLIC SPEAKING:** A member of the public wished to speak on item 058/16(f) so this item was discussed first.

058/16 **PLANNING APPLICATIONS WITHIN MARDEN PARISH:**

(a) **16/505117/FULL – 1 Sutton Forge, Marden**

Loft conversion with 2 dormer windows, 3 velux windows and internal alterations.

Cllrs have no objection but would query the accuracy of the drawings provided because the fenestration on the right hand side of the front elevation is not as shown and this raises doubts about other aspects.

(b) **16/505179/FULL – Reed Court Farm, Hunton Road,**

3 bay detached garage/store

Cllrs have no objection

(c) **16/505736/NMAMD – Beech Cottage, Plain Road**

Non-material amendment for planning permission 15/503866/FULL – 1. Bi-fold doors at rear of extension to be replaced by double doors. 2. Lower side window to move 450mm to left. 3. Upper side window to move 850mm to left.

Marden Parish Council are not consulted

Cllrs noted

(d) **16/505780/FULL & 16/505781/LBC – Mote Cottage, Howland Road**

Demolition of existing kennel building to side of property and front porch. Construction of new single storey side extension, extended gravel driveway and two rooflights to existing two storey extension

The Parish Council would normally object to a proposal to a link between a listed building and a new ancillary building but in this case the small scale of the proposed link is not considered sufficiently harmful to the setting of a listed building as to outweigh other considerations. Therefore, Cllrs have no objection as long as the Conservation Officer is in agreement with the proposed alterations (eg. the insertion of a new door in the side of the existing structure).

(e) **16/505259/FULL – 3 West End Cottages, West End**

Erection of wooden summerhouse in rear garden

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Whilst Cllrs raise no objection in principle to a replacement shed this application is not valid as it refers to three different sheds and it should not be determined until the applicant specifies what it is they wish to receive planning permission for.

- (f) **16/505534/FULL – Hunton Lodge, Hunton Road**
 Single storey rear & side extensions with roof alterations including Solar panes and Velux window and external works.
 Cllrs wish to see this application refused on the following grounds
1. This is a disproportionate further extension of an already extended property within the countryside.
 2. The design of the south side elevation is such that it would be oppressive to the neighbouring property.
 3. The layout with the separated lounge lends itself to future sub division to a separate dwelling.
 4. The Flood Risk Assessment is wholly inadequate for a property that is known to have flooded on a number of occasions in recent years.
- In the event of an officer recommendation for approval Cllrs wish this to be heard at Planning Committee.
8.00 pm The member of the public left the meeting.
- (g) **16/504472/FULL & 16/504476/LBC – 2 Jewel Cottages, Howland Road**
 Conversion of existing roof space to provide an additional bedroom and shower room, installation of a window to rear elevation and conservation roof lights to the front and rear slope. Internal alterations for the provision of an additional flight of stairs. Remodelling of first floor partitions to create larger bedroom and re-fitting of bathroom. Removal of existing conservatory and construction of a garden room. New French doors and installation of new window to side elevation.
 Cllrs would not normally support such an extension to a listed building. However, in light of the existing conservatory, in this instance Cllrs raise no objection. There also appears to be substantial alterations to the fabric of the listed building and the Cllrs rely on the Conservation Officer to ensure that he is fully satisfied with the proposed arrangements. Cllrs also note that the current design would appear not to comply with building regulations due to inadequate means of escape from the proposed loft conversion.
- (h) **16/505691/SUB – Reed Court Farm, Hunton Road**
 Submission of details pursuant to Condition 3: Written details and samples of external surface materials, Condition 4: Details of external joinery, a full schedule of works/repairs and timber frame removal, Condition 6: Root protection areas, Condition 7: Landscape scheme, Condition 10: Details of boundary treatments, Condition 11: Implementation of proposed ecological mitigation/enhancement works and Condition 12: Contamination report, of applications 15/509286/FULL and 15/509287/LBC
 Marden Parish Council not consulted
 Cllrs noted
- (i) **16/505393/NMAMD – The Map Depot Site, Goudhurst Road**
 Non Material Amendment to Planning Application MA/13/0115 – the relocation of 5 no. visitor parking bays and the addition of a further 1 no. visitor parking

bay.

Marden Parish Council not consulted.

Cllrs do not believe this is a non material amendment. Cllrs agreed to immediately email the Borough Council in an attempt to prevent any decision being issued. If it has not already been determined it was agreed that Cllrs would finalise a detailed objection by email correspondence. Cllrs also agree to write to Redrow.

(j) **16/505834/PNEXT – 17 Lucks Way**

Prior notification for a proposed single storey rear extension which: (a) extends by 4.1 metres beyond the rear wall of the original dwelling, (b) has a maximum height of 3.8 metres from the natural ground level and (c) has a height of 2.8 metres at the eaves from the natural ground level.

Cllrs noted

(k) **16/505880/FULL – New Barn Cottage, Maidstone Road**

Demolition of existing detached garage and erection of a replacement detached garage with ancillary accommodation and installation of individual bio-filtration sewage treatment plant.

21.38 Cllr Brown left the room

Cllrs seek clarification as to whether this is currently, or will be in the future, used for a canine related business. Until this is clear it is not possible to comment further.

32.35 Cllr Brown rejoined the meeting

(l) **16/505892/FULL – 3 Chantry Place, Church Green**

Erection of two storey side extension with insertion of dormer window and rooflights.

Cllrs note the changes from the withdrawn application, reference 16/502066 However, the new proposal still features two separate staircases and a layout which suggests a potential for sub-division in the future. Cllrs, therefore, wish to reiterate their request for a condition that the property is kept as one and not converted into two separate dwellings.

059/16 **PLANNING APPLICATIONS OUTSIDE MARDEN PARISH – for information:**
060/16 **MBC CORRESPONDENCE:**

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

(b) 16/504532/LAWPRO – 20 The Old Market – Refused
16/502921/FULL – The Old Vicarage, Maidstone Road – Granted
16/504228/FULL – The Old Vicarage, Maidstone Road – Granted
16/504229/LBC – The Old Vicarage, Maidstone Road - Granted
16/504889/TCA – Bowling Green Cottage, High Street – No objection
15/510440/OUT – Land at the Parsonage, Goudhurst Road – Granted
15/510438/REM – Land at the Parsonage, Goudhurst Road – Granted
16/504526/FULL – 1 Edwin Villas, Goudhurst Road – Granted
16/505736/NMAMD – Beech Cottage, Plain Road – Satisfied
16/503706/FULL – 12 Napoleon Drive – Granted
16/504263/FULL – Bumpers Hall – Granted
16/504961/FULL – The Cottage, High Street – Granted
16/504962/LBC – The Cottage, High Street - Granted

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- (c) Appeals – Monks Lake, Staplehurst Road
 (d) Appeal Hearing – Great Pagehurst Farm, Pagehurst Road, to be held on 30th November 2016 commencing at 10.00 at the Town Hall, High Street, Maidstone. ME14 1JF
 (e) MBC Agendas/Report received
 (f) MBC Planning Committee – next meeting 4th August 2016
 061/16 **OTHER PLANNING ISSUES:**
 062/16 **NEIGHBOURHOOD PLAN:**
 Cllr Mannington had proofed further the draft Neighbourhood Plan, taking into account comments submitted by members of the Steering Committee
 063/16 **INVOICES FOR PAYMENT:**
 Howlands Electrical - £75.00
 Play Scheme Salaries - £4036.79

There being no further business the meeting closed at 10.00 pm

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

Date: 6th September 2016

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