



Minutes agreed and signed at the meeting on 18th December 2018

MINUTES FOR THE MEETING OF THE MARDEN PARISH COUNCIL PLANNING COMMITTEE ON 4th DECEMBER 2018 HELD IN THE PARISH MEETING ROOM, GOUDHURST ROAD, MARDEN COMMENCING AT 7.30 PM

162/18 PRESENT

Cllrs Adam, Brown, Mannington (Chair), Newton, Robertson, Stevens, Tippen, Turner and the Assistant Clerk were present

163/18 APOLOGIES

There were no apologies for absence.

164/18 APPROVAL OF PREVIOUS PLANNING COMMITTEE MINUTES

The minutes of the previous meeting held on 20th November 2018 were agreed and signed as a true record

165/18 DECLARATIONS OF INTEREST

Cllr Mannington declared an interest in 168/18(Tanner Farm Caravan Park application) as a previous owner of the site and will make a statement before withdrawing from the meeting while this item is discussed.

166/18 GRANTING OF DISPENSATION

There were no requests for dispensation on any item on the Agenda

167/18 IDENTIFICATION OF ITEMS INVOLVING PUBLIC SPEAKING

Two members of the public attended for item 165/18(c) and this was discussed first.

168/18 PLANNING APPLICATIONS WITHIN MARDEN PARISH

18/505172/ADV – Millbrook Garden Centre, Highgrove, Staplehurst Rd

Advertisement Consent for 1 no. company name sign, 4 no. roadside facility signs and 2 no. delivery signs on front lawn of premises (retrospective).

Cllrs raise no objection

18/505578/FULL – Thorn Oast, Marden Thorn

Part demolition of existing conservatory and erection of single storey extension with 2 no. traditional roof lanterns

This application is detrimental to the character of a non-designated heritage asset and Cllrs recommend refusal.

18/505644/FULL – Stables, Springfield Oast, Goudhurst Road

Partial demolition and partial conversion of the existing stable building to accommodate 2 no. studio/holiday let units, and the construction of a new single storey building to create a recording studio together with landscaping and car parking.

Cllrs recommend approval.

18/505714/FULL – 1 & 2 Widehurst Cottages, Thorn Road

The conversion of two cottages to form a single dwelling together with the erection of a rear and side single storey extension. The erection of a side facing projecting balcony at second floor level, together with the formation of front and rear facing dormer windows.

Cllrs recommend refusal. Although Cllrs do not object to the principal of the proposal, this would be detrimental to the character of the existing building and the surrounding

countryside. The proposed single storey side extension, the French windows and the balcony are out of keeping with the style of the dwelling and the proposed dormer windows are out of proportion.

18/505723/SUB – Land South of The Parsonage, Goudhurst Road

Submission of details pursuant to Condition 2 – Slab levels, Condition 3 – Surface water drainage, Condition 8 – Badger survey, Condition 9 – Materials of external surfaces, Condition 10 – Surface materials, Condition 16 – Sustainable drainage system, Condition 17 – Surface water drainage system of planning permission 17/505395/FULL

Cllrs raise no objection subject to a robust permanent drainage management scheme being in place.

18/505787/LBC – 1 West End Cottages, West End

Listed Building Consent to paint front, side and rear exterior elevations in a light shade of pink (Works completed)

Cllrs noted

18/505849/LDCEX – Tanner Farm Caravan Park, Goudhurst Road

Lawful Development Certificate (Existing) to establish that it is lawful not to comply with aged planning conditions at Tanner Farm Caravan Park

Cllrs requested the Assistant Clerk to obtain clarification on which planning application and which conditions this refers to.

18/505919/FULL – Poplar View, Maidstone Road

Erection of two storey side and part rear extension, single storey part rear extension and creation of chimney

Cllrs are aware that a large extension was permitted and has been implemented. Further extension, particularly to the side would be detrimental to the character of the building and would have an adverse impact on the character of the wider countryside.

18/505944/FULL – Staplehurst Transits, Staplehurst Road

Extension of building to provide additional cold storage

Cllrs raise no objection subject to adequate surface water drainage

169/18 PLANNING APPLICATIONS OUTSIDE MARDEN PARISH:

18/505561/FULL – Bennetts Scrap Yard, Claygate Road, Yalding

Redevelopment of the site comprising the erection of 32 new dwellings, with associated garages, car barns and parking spaces, landscaping, tree planting and enhancements to existing ponds, including amenity area for nature conservation and new shared surface access road off Claygate Road

Cllrs noted

170/18 MBC CORRESPONDENCE

Decisions

Decision updates received from MBC since last planning committee meeting:

18/503219/SUB – Land adj Highfield House, Maidstone Road – Submission of details pursuant to conditions 3 (Materials); 4 (joinery/eaves/overhangs details); 5 (hardsurfacing); 6 (landscaping); 7 (tree protection); 8 (slab levels); 9 (foul and surface water disposal); 10 (contamination); 11 (construction method statement); and 16 (external lighting) for planning permission 15/507908/FULL – APPROVED

18/504252/SUB – The Cottage, High Street – Part submission of details to discharge Condition 3: Details of Materials, & 4: Joinery details of application 16/504962/LBC in respect of the garage only - APPROVED

18/504334/SUB – The Cottage, High Street – Part submission of details to discharge Condition 3 (Materials) and Condition 4 (Joinery) Subject to 16/504961/FULL in relation to garage only – APPROVED

18/5045070/FULL – Twin Oaks, Howland Road – Variation of conditions 1, 2 and 3 of application MA/88/1067 (Increase from one residential caravan to three). (See also MA/86/1283W) to allow occupation by 6 gypsy families, each with 2 Caravans including no

more than one static caravan/mobile home (a total of 12 caravans with a maximum of 6 static caravans). - WITHDRAWN

18/504705/FULL – Oakleigh, Thorn Road – Erection of a single storey extension to form covered way and alterations – GRANTED

18/505030/FULL – Lamorna, Maidstone Road – Demolition of existing Bungalow and Garage. Erection of replacement new dwelling and detached Garage with revised access from public highway via new gate and brick wall – GRANTED

18/505039/FULL – 3 Gladstone Villas, Albion Road – Single storey rear extension with internal alterations – GRANTED

18/505856/PROW - Roughlands Barn, Goudhurst Road – Extinguishment of the section of (public footpath) KM250 that joins (public footpath) KM257 north of Roughlands Barn and proceeds south east and then south through the garden of Roughlands Barn to terminate as a cul-de-sac at the end of the track which provides vehicular access to Roughlands Farm and other neighbouring properties. – NO OBJECTION

18/505215/FULL – Unit 14, Wheelbarrow Park Estate, Pattenden Lane – Change of use from B2 (Air Ambulance Hangar) to B8 use with ancillary offices, external yard and parking – GRANTED

18/505268/FULL - 7 Howland Cottages, Howland Road – Demolition of detached garage. Erection of a new detached garage with storage to the ground floor and a play room in the roof space. – REFUSED

18/505274/FULL – The Clovers, Goudhurst Road – Proposed erection of a detached garage and replacement garden room – GRANTED

18/505583/PNEXT – Jasmine Cottage, Albion Road – Prior notification for proposed single storey rear extension which: A) Extends by 3.510 metres beyond the rear wall of the original dwelling. B) Has a maximum height of 2.523 metres from the natural ground level. C) Has a height of 2.323 metres at the eaves from the natural ground level - GRANTED

Appeals

13/1869 - Udene Barn Stud, Marden Road, Staplehurst

MBC Agendas/Reports received

None received

MBC Planning Committee

Next meeting 13th December 2018

171/18 OTHER PLANNING ISSUES:

Planning Conditions/Section 106

Nothing to report

Maidstone Local Plan

Nothing to report

172/18 NEIGHBOURHOOD PLAN

Ongoing for Regulation 16 Consultations

173/18 INVOICES FOR PAYMENT

Electronic Payments

Mr D Bishop – Installing & Removing Christmas Trees - £880

Stanleys of Marden – Mower & Van Fuel & Miscellaneous - £110.39

Viking – Office Supplies & Miscellaneous - £167.00

Cllrs Mannington & Stevens to authorise.

The Chairman then read out the following statement for the Confidential 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.

174/18 Enforcement

Agree minutes of previous Confidential meeting

Minutes were circulated, agreed and signed as a true record.

New/reported Enforcement

Update on a reported enforcement from Maidstone Borough Council was discussed.

Assets of Community Value

There being no further business the meeting closed 9.22pm

Date: 18th December 2018

Signed:

Planning Committee Chairman

Marden Parish Council

Parish Office

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Marden

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