



MINUTES OF THE MEETING OF THE MARDEN PARISH COUNCIL PLANNING COMMITTEE ON 1ST OCTOBER 2019 HELD IN THE PARISH OFFICE MEETING ROOM, GOUDHURST ROAD, MARDEN COMMENCING AT 7.30 PM

131/19 PRESENT

Cllrs Adam, Brown, Mannington, Newton, Robertson, Stevens (in the Chair) and Tippen were in attendance. Cllrs Barker and Boswell and one member of the public were also present. Two further members of the public arrived at 8.45pm for item 141/19.

132/19 APOLOGIES

Cllrs Robertson and Turner had given their apologies. The Clerk had also given her apologies and in her absence Cllr Mannington took the minutes.

133/19 APPROVAL OF PREVIOUS PLANNING COMMITTEE MINUTES

The minutes of the previous meeting held on 17th September 2019 were agreed and signed as a true record.

134/19 DECLARATIONS OF INTEREST

There were no declarations of interest.

135/19 GRANTING OF DISPENSATION

There were no requests for dispensation of any item on this agenda.

136/19 IDENTIFICATION OF ITEMS INVOLVING PUBLIC SPEAKING

One member of the public wished to speak on item 137/19(Oakhurst) and two members of the public on item 141/19.

137/19 PLANNING APPLICATIONS WITHIN MARDEN PARISH

19/500271/FULL – Oakhurst, Stilebridge Lane

Change of use of land for the stationing of 18 holiday caravans with associated works including laying of hardstanding and bin store. Additional information received including amended landscape and visual impact assessment, business plan and amended block plan. Cllrs viewed the further information submitted for this application. Residents in the location of the application site expressed their concern relating to water run-off and flooding risk, despite the altered site layout. The application was in flood zone 1 and 2 and the entrance to the site, on a narrow country lane, was known to flood. The submitted Business Plan did not appear sufficiently robust to support this type of tourist development. It was also considered to be contrary to Policy DM38 of the Maidstone Borough Council Local Plan. Cllrs could not support the application and recommended refusal.

19/504624/FULL – Thorn Oast, Marden Thorn

Demolition of existing conservatory, erection of a single storey side/rear infill extension with associated landscaping.

Cllrs noted that the new amended design was an improvement on a previous application.

19/504628/FULL – Whitehurst, Dairy Lane

Conversion of existing outbuilding into storage area and self-contained unit to provide ancillary residential accommodation.

Cllrs raised no objection but recommended that a suitable condition should 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.

19/504720/FULL – Beech Barn, Sheephurst Lane

Alterations to single width window on the ground floor west elevation to a double width window.

19/504721/LBC – Beech Barn, Sheephurst Lane

Listed building consent for the alterations to single width window on the ground floor west elevation to a double width window.

Both (d) and (e) were viewed and discussed together.

Cllrs noted and raised no objection.

138/19 PLANNING APPLICATIONS OUTSIDE MARDEN PARISH

No applications listed of interest to Marden parish.

139/19 MBC DECISIONS & APPEALS**Decisions**

There were no decision updates.

Appeals

No appeal information had been received.

MBC Planning Committee Meeting Date

Next meeting 24th October 2019.

140/19 OTHER PLANNING ISSUES**MPC Infrastructure Spend Plan**

Cllrs reviewed the MPC ISP which it was felt was no advanced. Cllr Tippen undertook to update the ISP working document to be approved at the Council meeting on 8th October, prior to display at the proposed Consultation Days on 15th and 16th November, when the general public would be invited to comment.

Information following informal meeting regarding Woodland Proposal at Chainhurst

Cllr Tippen reported on a meeting she had attended, along with Cllr Newton and the Clerk, on 24th September regarding this proposal. Cllrs were also invited to view developments at the company's Tolhurst venue.

Community Led Housing Event

Attended by Cllrs Brown and Turner on 27th September. Cllr Brown reported on the event but would have liked more information on the application of this type of development.

141/19 NEIGHBOURHOOD PLAN

Cllrs considered the various comments made by the Examiner to the Draft Marden Neighbourhood Plan. MPC's response was requested by 11th October. In general Cllrs were in agreement with the Examiner's suggestions with the exception of the policy in the plan regarding Gypsy and Traveller accommodation, which was based on the Parish Council's existing policy when determining applications. Cllr Tippen undertook to work with the Clerk to update the MNP taking into account the Examiner's preferred wordings. Cllrs Adam and Turner would update the various maps. Cllrs also wished to draw attention to the Examiner's final paragraph in his report congratulating Marden on the production of its Neighbourhood Plan.

21.28 – Two members of the public left the meeting

142/19 INVOICES FOR PAYMENT

There were no invoices due for payment.

143/19 ENFORCEMENT

There was no Enforcement to report

There being no further business the meeting closed at 9.35pm

Date: 22nd October 2019

Signed:

Cllr T Stevens

Planning Chairman

Marden Parish Council

Parish Office

Goudhurst Road

Marden

01622 832305

07376 287981

clerk@mardenkent-pc.gov.uk

www.mardenkent-pc.gov.uk