



**MINUTES FOR THE MEETING OF THE MARDEN PARISH COUNCIL PLANNING COMMITTEE  
ON 1st AUGUST 2017 TO BE HELD IN THE PARISH MEETING ROOM, GOUDHURST ROAD, MARDEN  
COMMENCING AT 7.30 PM**

**Min No**

063/17 **PRESENT:** Cllrs Adam, Brown, Childs (Chair), Mannington, Newton, Robertson, Tippen, Turner and the Assistant Clerk were present

064/17 **APOLOGIES:** There were no apologies for absence.

065/17 **APPROVAL OF PREVIOUS PLANNING COMMITTEE MINUTES:**  
The minutes of the previous meeting held on 18th July 2017 were agreed and signed as a true record.

066/17 **DECLARATIONS OF INTEREST:** There were no declarations of interest.

067/17 **GRANTING OF DISPENSATION:** There were no requests for dispensation.

068/17 **IDENTIFICATION OF ITEMS INVOLVING PUBLIC SPEAKING:**  
One member of the public came regarding 069/17(e) and this was discussed. Three other members of the public were also in attendance.

*Cllr Brown arrived at 7.35 pm*

*One member of the public left at 7.45 pm*

069/17 **PLANNING APPLICATIONS WITHIN MARDEN PARISH:**

(a) **17/502926/OUT – The Parsonage, Lane of East Goudhurst Road**

Minor Material Amendment application to vary condition 30 of application 15/510440 to amend the previously approved plans to allow for house type amendments and footprint changes to plots 36-47, 52-55, 63-66, 69-073, 78-88, 113 & 114, 137 & 138 and 121-126, 127-132, 137-138

Cllrs request assurances that the footpath link behind the Old Pharmacy House to Maynards (and the other two pedestrian accesses) are retained and not gated as these provide safe pedestrian routes to the school and other village amenities. Cllrs request details of the proposed treatment of the entire site boundary. Cllrs do not support the introduction of 3 storey properties. Cllrs ask for clarification on Paragraph 8.9 and 8.10 of the Planning Statement, as both references to Marden Neighbourhood Plan are inaccurate.

(b) **17/502927/REM – The Parsonage, Land of East Goudhurst Road**

Approval of Reserved Matters (appearance, landscaping and scale being sought) pursuant to 15/510440/OUT following permission 13/0693 Outline application for a residential development of up to 144 dwellings (use class C3), including allotments, open spaces, infrastructure, landscaping, access and associated works.

Cllrs request assurances that the footpath link behind the Old Pharmacy House to Maynards (and the other two pedestrian accesses) are retained and not gated as these provide safe pedestrian routes to the school and other village amenities. Cllrs request details of the proposed treatment of the entire site boundary. Cllrs do not support the introduction of 3 storey properties. Cllrs ask for clarification on Paragraph 8.9 and 8.10 of the Planning Statement, as both references to Marden Neighbourhood Plan are inaccurate.

**Parish Office, Goudhurst Road, Marden : 01622 832305 / 07376 287981**

**Email:** [assistantclerk@mardenkent-pc.gov.uk](mailto:assistantclerk@mardenkent-pc.gov.uk) **Website:** [www.mardenkent-pc.gov.uk](http://www.mardenkent-pc.gov.uk)

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- (c) **17/503470/SUB – Land Adj Highfield House, Maidstone Road**  
 Submission of Details to Discharge Condition 12 (Ecological Enhancement), Condition 13 I – vii (Reptile Mitigation Strategy), Condition 14 (Greater Crested Newt Precautionary Mitigation), Condition 15 (Ecological Map – Stag Beetle Habitat) subject to 15/507908/FULL Appeal Ref APP/U2235/2/15/3140679  
 Cllrs noted

*Two members of the public left the meeting at 8.20 pm*

- (d) **17/503487/FULL – Wickham Field, Pattenden Lane**  
 Construction of a 2 bedroom self-build detached bungalow  
 If Maidstone Borough Council is satisfied that the policy position with regard to Self-Build Properties is sufficient to over-ride the normal policy protection afforded to green field sites in the countryside under Policy ENV28 etc., then Cllrs would not then object to the principle of the application. Cllrs have no objection to the design of the building itself but would wish it to be brought forward so that it aligns with the neighbouring buildings along the west side of Pattenden Lane. Due to the unusual nature of the application Cllrs would ask for this go to Committee if the Officer is recommending refusal.
- (e) **17/503565/FULL – Appledore, Howland Road**  
 Erection of 2 storey rear extension  
 Cllrs have no objection. Cllrs feel this has overcome previous concerns.
- (f) **17/503698/SUB – Applecroft, Dairy Lane**  
 Submission of Details to Discharge Condition 3 (Materials) subject to 16/507124/FULL  
 Cllrs noted
- (g) **17/503819/SUB – Gatehouse Barn, Hunton Road**  
 Submission of details pursuant to Condition 4 (Material Samples) for planning permission 14/011  
 Cllrs noted
- (h) **17/503721/LBC – Stilebridge Oast House, Maidstone Road**  
 Listed Building Consent for replacement windows and doors to include removal of applied lead strips to glazing. (Works Completed)  
 Cllrs have no objection provided the Conservation Officer is satisfied.

070/17 **PLANNING APPLICATIONS OUTSIDE MARDEN PARISH – for information:**

071/17 **MBC CORRESPONDENCE:**

- (a) Decisions – Decision updates received from MBC since last planning committee meeting  
 16/507848/FULL – Greenfields, Stanley Road – Granted  
 17/500883/REM – Land at Staley Farms – Approved  
 17/502150/SUB – Land adjacent Stanley Farm – Approved  
 17/502734/SUB – Reed Court Farm, Hunton Road – Approved  
 17/502459/SUB – Thorn Cottage, Marden Thorn – Approved  
 17/502650/FULL – Fair View, Battle Lane – Granted  
 17/502869/FULL – Loves Farm House, Goudhurst Road – Granted  
 17/502896/FULL – Bridgehurst Barn, Howland Road - Withdrawn
- (b) Appeals  
 16/506458/FULL – Land North of Tippen Way, Marden  
 15/502424 – Sibery Oast, Blue House – Appeal allowed
- (c) MBC Agendas/Reports received – nothing received
- (d) MBC Planning Committee – next meeting 4<sup>th</sup> August 2017

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**072/17 OTHER PLANNING ISSUES:**

- (a) Affordable/Local Needs Housing Cllrs request the Assistant Clerk email Chris Blundell (Golding Homes) to report that they are pleased to see the conditions have been submitted and would welcome any further updates.
- (b) Land North of Tippen Way – Cllrs requested that their previous comments regarding this application be forwarded to the Planning Inspectorate
- (c) Orchard View, Pattenden Lane – A reply has been received from KCC Highways & Transportation in response to a query from MPC
- (d) Parsonage/Maynards Link – A letter has been sent to Redrow regarding the footpath

**073/17 NEIGHBOURHOOD PLAN:** Cllr Turner thanked Cllr Brown for her extraordinary hard work in producing the Neighbourhood Plan. Cllr Brown reported that there is further work to be completed and requested that Cllrs complete these.

**074/17 INVOICES FOR PAYMENT:** Play Scheme Salaries cheques totalling £4709.52 were signed.

There being no further business the meeting closed at 9.30 pm

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

Date: 15<sup>th</sup> August 2017

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Agreed and signed 15th August 2017

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