



**MINUTES FOR THE MEETING OF THE MARDEN PARISH COUNCIL PLANNING COMMITTEE
ON 6th DECEMBER 2016 TO BE HELD IN THE PARISH MEETING ROOM, GOUDHURST ROAD,
MARDEN COMMENCING AT 7.30 PM**

Min No

146/16 **PRESENT:** Cllrs Brown, Childs (Chair), Mannington, Robertson, Tippen and Turner and the Assistant Clerk were present One member of the public was also present.

147/16 **APOLOGIES:** There were no apologies for absence.

148/16 **APPROVAL OF PREVIOUS PLANNING COMMITTEE MINUTES:**
The minutes of the meeting held on 15th November 2016 were approved and signed as a true copy

149/16 **DECLARATIONS OF INTEREST:** There were no declarations of interest.

150/16 **GRANTING OF DISPENSATION:** There were no requests for dispensation

151/16 **IDENTIFICATION OF ITEMS INVOLVING PUBLIC SPEAKING:**

1 member of the public attended for application 152/26(n)

152/16 **PLANNING APPLICATIONS WITHIN MARDEN PARISH:**

public attended for application 152/16(n) and this item was discussed first.

Cllr Adam arrived at 7.40 pm

(a) **16/507873/FULL – 2 Widehurst Cottages, Thorn Road**

Erection of an oak framed garden lodge/annex.

Cllrs raise objection to the size, as an annexe should be subservient to the host dwelling. Also objection is raised to the siting and whilst Cllrs realise that residential annexes don't necessarily need to be attached this appears too far from the host dwelling to make any shared services realistic. Cllrs also question the extent of the residential curtilage. Cllrs also note that there is no detail of the interior of the so-called Garden Lodge/Annexe so it is not clear whether this is being set up for a separate dwelling. Cllrs, therefore, recommend refusal as this is a new building in the open countryside for which no justification has been provided.

(b) **16/507822/FULL – Hartridge Barn and Hartridge Place, Maidstone Road**

Change of use of land to additional residential garden and erection of 2 car ports.

The introduction of new buildings and domestic paraphernalia into the open countryside is harmful to the character of the countryside and thereby contrary to planning policy. Cllrs appreciate the conversions were undertaken under Prior Notification, however, it remains appropriate to resist further extension to residential gardens and additional buildings. This is particularly so in this case considering the prominent location of the site where there will be a clear view when leaving the village in the Maidstone direction. It is also not clear from the application which area of land is subject to change of use. Cllrs, therefore, object as there is no basis provided for making an exception in this case

(c) **16/507675/FULL – Hunton Lodge, Hunton Road**

Erection of single storey side and rear extension, with insertion of roof lights, new windows and doors and solar panels, including internal alterations and erection of boundary wall with gates and creation of 3 parking spaces

Cllrs wish to see this application refused on the following grounds:

Parish Office, Goudhurst Road, Marden : 01622 832305 mardenpc@btconnect.com

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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

- (d) **16/507815/TCA – 4 West End Cottages, West End**
Trees in Conservation Area – Remove four mature leylandii trees
Cllrs have no objection
- (e) **16/508044/TCA – Marden Library, High Street**
Trees in Conservation Area – 1 no. Silver Birch – Fell and 1 no. Wild Cherry – Prune from buildings/structure by 1.5m
Cllrs have no objection
- (f) **16/508036/TCA – 1 Gladstone Villas, Albion Road**
Tree in Conservation Area – fell Cherry Tree
Cllrs have no objection
- (g) **16/507848/FULL – Greenfields, Stanley Road**
Detached two-storey dwelling and parking area
Cllrs feel the design as submitted, is inappropriate because of its proportions and detailing which renders it highly incongruous in the context of its neighbouring properties and the street scene. Cllrs, therefore, recommend refusal and if MBC are minded to approve this application Cllrs wish it to go to Committee
- (h) **16/507629/SUB – The Parsonage, Land of East Goudhurst Road**
Submission of Details to Discharge Condition 29 (Renewable or Low Carbon Sources of Energy) Subject to 15/510440/OUT
Parish Council is not a statutory consultee for submission of details however Cllrs will view the application and only these conditions will be discussed under this application
Cllr noted
- (i) **16/507717/NMAMD – Land at Stanley Farms, Plain Road**
Non-material amendment – Change condition 23(3) of 13/1585 from 'Upgrading of the existing zebra crossing to a puffin crossing on Goudhurst Road' to 'Refresh road lining to the existing zebra crossing on Goudhurst Road' (Original application ref: 13/1585)
Parish Council is not a statutory consultee for Non-material amendments, however Cllrs will view the application and only these conditions will be discussed under this application
Cllrs strongly oppose this for the following reasons
This matter should be dealt with as a variation of condition application, and not a non-material amendment because it could have significant implications for road safety on the route directly leading to Marden Primary School where there is already a high level of concern about road safety with repeated incidents known to the school and Kent Police It is also necessary consult Kent Highways & Transportation and KCC Education Department.
Cllrs wish to raise a strong objection because it is considered a vital component of the original planning consent.

- (j) **16/507774/SUB – Land at Stanley Farms, Plain Road**
 Submission of details to discharge condition 4 (details of decentralised and renewable of low-carbon sources of energy) of 15/508756/REM
Parish Council is not a statutory consultee for Reserved Matters, however Cllrs will view the application and only these conditions will be discussed under this application
 Cllrs feel disappointed that
 (a) This only applies to a small proportion of properties on the site, and
 (b) Only putting two panels on these properties is disappointingly inadequate.
 Cllrs would, therefore, strongly recommend a much larger number of panels is are installed on a much greater proportion of properties with suitably orientated roofs.
- (k) **16/507778/SUB – Land at Stanley Farms, Plain Road**
 Submission of details to part discharge Condition 2 and part discharge condition 17 of 13/1585
Parish Council is not a statutory consultee for submission of details however Cllrs will view the application and only these conditions will be discussed under this application
 Cllrs, as previously stated, would prefer white as opposed to grey or black weatherboarding, as this is in keeping with the local vernacular.
- (l) **16/507930/NMAMD – Land at the Parsonage, Goudhurst Road**
 Non-material amendment for minor changes to the approved layout to accommodate the sales centre in the north west corner of the site of planning permission 15/510440/OUT
Parish Council is not a statutory consultee for Non-material amendments, however Cllrs will view the application and only these conditions will be discussed under this application
 Cllrs noted
- (m) **16/507934/ENVSCR – Land at Moat Farm, Tilden Lane**
 EIA Screening Opinion Proposed solar farm and energy storage system
Parish Council is not a statutory consultee for Environmental Screening, however Cllrs will view the application and only these conditions will be discussed under this application
 Cllrs noted
- (n) **16/509060/REM – Land to the North of Howland Road**
 Approval of Reserved Matters following Outline application MA/13/291 for 44 dwellings together with new access, associated parking, wildlife enhancement area, and attenuation pond with access (Appearance, Landscaping, Layout and Scale being sought)
This is only amended plans regarding the layout and only this will be discussed by the Parish Council
 Cllrs are disappointed that no account appears to have been taken of the majority of their previous comments of 6th September 2016. The children's play area has not been relocated. The height of the buildings to the rear of 8 Meadow Way to 7 Howland Cottages have not been reduced and are of an overbearing nature. Cllrs are also disappointed not to see any low/zero carbon technologies within the site and reiterate their comments concerning any entry features to the site. Cllrs also commented that the surface water drainage peak rainfall intensity is noted to be 30% climate change allowance and this should

now be 40% under the new EA Guidance of February 2016. Cllrs are particularly keen that the permitted development rights for loft conversions are removed to ensure the residential amenity is preserved for the existing residents on properties fronting Howland Road. Cllrs are disappointed that the design of the front cover of the Design & Access Statement is particularly disingenuous because it features traditional white weatherboarding which is not a predominant feature of the architectural character set out in the revised Design & Access Statement. It is also noted that traditional materials are not proposed for the rear elevations of the buildings backing on to the nearby existing properties. Cllrs also object to the footpath link being removed.

153/16 **PLANNING APPLICATIONS OUTSIDE MARDEN PARISH – for information:**
No applications relating to outside of the Parish are listed which should be brought to the attention of Marden Parish Council.

154/16 **MBC CORRESPONDENCE:**

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

16/506538/REM – Land adjoining The Willows, Howland Road – Approved

16/506945/LBC – Barn at Reed Court Farm, Hunton Road – Granted

16/507160/TPO – 6 Lime Close – Granted

16/507197/FULL – Thorn Cottage, Marden Thorn – Granted

16/507198/LBC – Thorn Cottage, Marden Thorn – Granted

16/507213/TPO – 4 Lime Close – Granted

16/507346/FULL – 16 Meades Close – Granted

16/507542/SUB – Willows End, Green Lane – Approved

16/507145/TPO – 5 Lime Close – Granted

16/504472/FULL – 2 Jewel Cottages, Howland Road – Granted

16/504476/LBC – 2 Jewel Cottages, Howland Road – Granted

16/505691/SUB – Reed Court Farm, Hunton Road – Approved

16/502424/FULL – Sibery Oast, Blue House, Battle Lane – Refused

16/507603/TCA – 1 Chantry Place, Church Green – No Objection

16/507934/.ENVSCR – Land at Moat Farm, Tilden Lane – Not Required

(b) MBC Agendas/Report received

(c) MBC Planning Committee – next meeting 8th December 2016

155/16 **OTHER PLANNING ISSUES:**

156/16 **NEIGHBOURHOOD PLAN:** Update

157/16 **INVOICES FOR PAYMENT:**

Cheque for £92.85 to A Hooker for purchase of Bollards at Southons Field

There being no further business the meeting closed at 10.00 pm

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