



**MINUTES FOR THE MEETING OF THE MARDEN PARISH COUNCIL PLANNING COMMITTEE
ON 5TH JUNE 2018 HELD IN THE PARISH MEETING ROOM, GOUDHURST ROAD, MARDEN
COMMENCING AT 7.30 PM**

Min No

- 015/18 PRESENT:** Cllrs Brown, Mannington, Newton, Stevens, Tippen and Turner were in attendance. The Clerk and one member of the public were also present.
- 016/18 APOLOGIES:** Cllrs Adam and Robertson together with the Assistant Clerk had given their apologies prior to the meeting.
- 017/18 APPROVAL OF PREVIOUS PLANNING COMMITTEE MINUTES:** Agreement of the minutes of the previous meeting held on 22nd May 2018 were deferred to the next meeting as the Clerk had not been able to print off a final version due to internet problems.
- 018/18 DECLARATIONS OF INTEREST:** There were no declarations of interest.
- 019/18 GRANTING OF DISPENSATION:** There were no requests for dispensation
- 020/18 IDENTIFICATION OF ITEMS INVOLVING PUBLIC SPEAKING:** One member of public wished to speak regarding concerns of the planning application for Highwood Green in respect of the allotment site. It was therefore agreed by all Cllrs to allow the resident to speak before the remainder of the agenda.

The meeting was adjourned to allow the member of the public to speak.

The concern raised was that following several conversations which the resident had had with Redrow it transpires that the allotments would not be provided for residents but another use was being planned but this had not been divulged. Borough Councillor Burton was aware of this situation and requested that the resident email him with the details following which he would then speak with Rob Jarman at Maidstone Borough Council.

The Clerk was asked to provide a timeline for Cllr Burton in respect of this application. Cllrs also asked for a list of the conditions from major developments to be provided so that these can be discussed in more detail at a future meeting.

7.45pm The resident then left the meeting

The meeting was reconvened for the remainder of the meeting.

021/18 PLANNING APPLICATIONS WITHIN MARDEN PARISH:

- (a) **17/504754/FULL – Marden Cricket and Hockey Club, Stanley Road, Marden
Erection of 124 dwellings with parking, vehicular and pedestrian access and associated hard and soft landscaping.**

Amended details received including site layout, parking strategy, refuge & fire tender diagram, material strategy, roof materials, Apartment Block 1, House Type 207 Option 1, House Type 303 Option 1, House Type 307 Option 1, House Type 308 Option 1, House Type 415 Option 1, House Type 415 Option 2, House Type 415 Option 4, House Type 508, Site Section Elevation C-C, Street Elevation D-D, Terrace Block 2 House Type J, Terrace Block 3 House Type H, Terrace Block 9 House Types H & J

After viewing the amendments and following a detailed discussion Cllrs noted the very slight amendment to the Apartment Block 1 and were extremely disappointed that the

previous concerns from Marden Parish Council had not been addressed particularly in regard to the emergency access.

(b) **18/502293/FULL – Gravel Pit Farm, Goudhurst Road, Marden
Conversion of hop picking hut into 2 holiday units and change of use of land for the erection of 2 glamping units**

Cllrs discussed the application and recommended approval however wished to see a condition that these are holiday lets only. Cllrs also wished noted that there were two PROWS across, or near, to the area in question.

(c) **18/501943/FULL – Unit D3, Pattenden Lane**

Change of use of part existing building to provide additional office accommodation
The Clerk had contacted Maidstone Borough Council asking for further information however a response had been received that due to the nature of the proposal there was no requirement for a Design & Access Statement or Planning Statement, KCC Highways had been able to assess the impact without a Travel Plan or car parking layout therefore the Planning Officer stated that there was no justification to request this information prior to a decision being made although it could be considered by way of a planning condition.

Cllrs therefore noted but made no further comment.

(g) **18/502260/SUB – The Old Vicarage, Maidstone Road**

Submission of details to Discharge Condition 3 (Materials) and Condition 4 (Joinery Details) subject to 16/504228/FULL

Cllrs noted

(h) **18/502261/SUB – The Old Vicarage, Maidstone Road**

Submission of details pursuant to Condition 3: Details of materials & Condition 4: Joinery details (original application reference 16/504229/LBC)

Cllrs noted

022/18 **PLANNING APPLICATIONS OUTSIDE MARDEN PARISH**

There were no applications outside of the parish which were relevant to Marden

023/18 **MBC CORRESPONDENCE:**

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

17/501070/SUB – Bumpers Hall, Maidstone Road - Submission of details pursuant to condition 7 (Materials) and condition 8 (landscaping) subject to 16/504263/FULL – Approved

18/502199/SUB – Far Acre Farm, Goudhurst Road – Submission of details pursuant to condition 1 (contamination) for Appeal ref APP/U2235/W/17/3185013 with regard to application 17/500978/PNQCLA – Approved

(b) **Appeals** No appeals

(c) **MBC Agendas/Reports received** – None received

(d) **MBC Planning Committee** – next meeting 14th June 2018

024/18 OTHER PLANNING ISSUES:

- (a) Affordable/Local Needs Housing – The Clerk was asked to contact Golding Homes for an update.
- (b) KCC Traffic Regulation Order – Extension to 40mph speed limit in Chainhurst. The Clerk had received an email from a resident of Hunton Road who, along with other residents, supported this extension. Cllrs therefore wished to add their support to this proposal.

025/18 NEIGHBOURHOOD PLAN: Regulation 14 consultation was due to be opened on Saturday 9th June at the Big Musical Picnic. The Clerk was due to send the letters out to the statutory consultees and village organisations on Thursday/Friday and deliver the plans and comment forms to shops and businesses on Friday. As many Cllrs as possible were asked to come along on Saturday to help promote it.

026/18 INVOICES FOR PAYMENT:

There were no invoices to pay.

There being no further business the meeting closed at 9.00pm

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

Date: 19th June 2018