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**MINUTES FOR THE MEETING OF THE MARDEN PARISH COUNCIL PLANNING COMMITTEE  
ON 1<sup>ST</sup> SEPTEMBER 2015 TO BE HELD IN THE PARISH MEETING ROOM, GOUDHURST ROAD,  
MARDEN COMMENCING AT 7.30 PM**

**Min No**

**087/15 PRESENT:** Cllrs Adam, Brown, Childs, Mannington (Chairman), Newton, Reed, Tippen, Turner and the Assistant Clerk were in attendance

**088/15 APOLOGIES:**

**089/15 APPROVAL OF PREVIOUS PLANNING COMMITTEE MINUTES:**

The minutes of the previous meeting held on 18<sup>th</sup> August 2015 were approved and signed as a true copy

**091/15 DECLARATIONS OF INTEREST:** There were no declarations of interest.

**092/15 GRANTING OF DISPENSATION:**

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

**093/15 IDENTIFICATION OF ITEMS INVOLVING PUBLIC SPEAKING: None**

**094/15 PLANNING APPLICATIONS WITHIN MARDEN PARISH:**

**(a) 15/504661/FULL – Flanders Oast, Reed Court Farm, Hunton Road**

Erection of standalone conservatory to the front of the property.

Cllrs recommend refusal on the basis that the form and nature of the proposed stand-alone conservatory is incongruous with the main oast house, unlike the existing summerhouse, and detracts from the setting of the main building

**(b) 15/505968/FULL – 2 New Lodge Cottages, Hunton Road**

Rear single storey oak frame extension

Cllrs have no objection subject to the Planning Officer being satisfied that the proposed dimensions are clearly shown on the drawing.

**(c) 15/506658/SUB – Tanner Oast, Goudhurst Road**

Submission of details pursuant to Condition 13 – Bat Mitigation Strategy, Condition 14 – Detailed Mitigation Strategy and Enhancement Measures, Condition 15 – Ecological Watching Brief for Protected Species, of application MA/14/0346. – For Information

Cllrs noted

**(d) 15/506225/PNOCLA – The Old Bakery, Maidstone Road**

Prior Notification for change of use of first floor office (Class B1 (a)) to residential (Class C3) for it's prior approval to: Transport and Highways impacts of the development – Contamination risks on the site – Flooding risks on the site. For information

**Parish Office, Goudhurst Road, Marden : 01622 832305**

[mardenpc@btconnect.com](mailto:mardenpc@btconnect.com)

Local electors and the press are entitled to listen to Parish Council Meetings but not to take part. An opportunity to speak will be given at the close of Council Business



Cllrs noted

(e)

**15/506498/PNP – Barn at Beech Depot, Sheephurst Lane**

Prior Notification for change of use of one building into 7 residential units. For information

The Parish Council believes that Prior Notification will be required on the following three grounds:

- 1) The assertions in Paragraphs 5.10 to 5/13 that the land is not contaminated is questioned since the applicant only refers to the current use of the land. However, this site has previously been used for other purposes including a tyre depot and a haulage yard and it can be anticipated that diesel spillages and other noxious chemicals may have entered the ground. The applicant, therefore, should be required to submit the results of a ground investigation survey having taken samples of the ground within the site.
- 2) With regard to flooding the applicant's statement only refers to flooding from rivers. The road immediately outside the site is frequently subject to surface water flooding and this has continued despite attempts at remedial measures carried out by the Highway Authority and the adjacent landowner. We, therefore, suggest that a full flood risk assessment be submitted that addresses surface water flooding as well as river flooding.
- 3) The assertions in Paragraphs 5.22 and 5.23 that the building is not located within an area which is important for providing storage or distribution services is disputed. Marden, as a Parish, is an important centre for storage and distribution services within the Borough of Maidstone and, thus, the potential economic impacts of a loss of these facilities should be assessed by a detailed study.

More generally, however, Cllrs note the statements in Paragraph 2.4 which appear to suggest that the permitted development contained in Class P of the Town & Country Planning (General Permitted Development) (England) Order 2015 cannot apply to this site because of the alterations that would be required to convert the building to residential use. We, therefore, suggest that the appropriate course for the applicant to take is to submit a full planning application which addresses all relevant matters including those identified above.

(f)

**15/506791/FULL – 3 Edwin Villas, Goudhurst Road**

Retrospective application for provision of the hard standing and additional gate/fence area (retrospective) and proposed vehicle cross over.

Cllrs noted this application.

095/15

**PLANNING APPLICATIONS OUTSIDE MARDEN PARISH – for information: 15/504228/FULL – Land adj to Folly Farm, Frittenden Road, Staplehurst**

Change of use to gypsy traveller accommodation, utility rooms and touring caravans for any gypsy family.

*Marden PC not consulted*

Cllrs noted.

096/15

(a)

**MBC CORRESPONDENCE:**

Decisions – Decision updates received from MBC since last planning committee meeting. No decision notices have been made available.

Appeal – APP/U2235/W/15/3012011 – 3 Joys Hill Cottage, Goudhurst Road

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- Granted
- (b) MBC Agendas/Reports received – Notification of reports published for the Strategic Planning, Sustainability and Transportation committee.
- (c) Local Plan update
- (d) MPB Planning Committee – next meeting 10<sup>th</sup> September 2015
- 097/15 **OTHER PLANNING ISSUES:**
- 098/15 **NEIGHBOURHOOD PLAN:**
- (a) Update
- 099/15 **INVOICES FOR PAYMENT:**

The meeting closed at

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

**Date:** 15<sup>th</sup> September 2015