



**MINUTES FOR THE MEETING OF THE MARDEN PARISH COUNCIL PLANNING COMMITTEE
ON 19th JUNE 2018 TO BE HELD IN THE PARISH MEETING ROOM, GOUDHURST ROAD, MARDEN
COMMENCING AT 7.30 PM**

Min No

027/18 PRESENT: Cllrs Brown, Mannington (Chair), Newton, Robertson, Tippen, Turner and the Assistant Clerk were present. Four members of the public were also present

028/18 APOLOGIES: Cllrs Adam and Stevens presented their apologies.

029/18 APPROVAL OF PREVIOUS PLANNING COMMITTEE MINUTES:
The minutes of the previous meetings held on 22nd May and 5th June 2018 were agreed and signed

030/18 DECLARATIONS OF INTEREST: Cllr Brown mentioned that a number of residents had spoken to her about item 033/18(f).

031/18 GRANTING OF DISPENSATION: There were no requests for dispensation

As the members of the public were interested in 033/18 (f) this item was brought forward.

032/18 IDENTIFICATION OF ITEMS INVOLVING PUBLIC SPEAKING:

033/18 PLANNING APPLICATIONS WITHIN MARDEN PARISH:

(a) 17/505940/OUT – Westfield Villas, Goudhurst Road

Outline application (Some Matters Reserved) for terrace of 4 dwellings and car parking using existing access. Access, Appearance, Layout and Scale being sought – **revised details**

Cllrs reiterate their comments previously submitted on this application.

(b) 18/502143/FULL – GG Tomkinson Ltd, Pattenden Lane

Application for an amended scheme for Phase 2 of previously part-implemented planning permission MA/07/2485; for the demolition of an existing B8 warehouse building and erection of a new flexible B1 and B8 building with alterations to access and parking at the Willows Business Park. Phase 1 started and completed.

Cllrs support the application for B1 and B8 use and would also like to refer to Policy EC1 of the Draft Marden Neighbourhood Plan.

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

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- (c) **18/502657/FULL – Greenfields, Stanley Road**
 Minor material amendment to condition 2 of application 16/507848/FULL (Detached two-storey dwelling and parking area) to replace existing rooflights to south elevation with velux cabrio rooflights.
 Cllrs noted
- (d) **18/502782/FULL – Land adjacent to Sunnydale, Plain Road**
 Erection of one dwelling house with associated works (Renewal of 15/504538/FULL)
 Cllrs noted
- (e) **18/502783/LDCEX – Land at Beech House, Plain Road**
 Lawful Development Certificate (Existing) for use of land as residential garden land/Curtilage
 Cllrs noted
- (f) **18/502804/FULL – Marden Primary School, Goudhurst Road**
 Creation of Mini Pitch, including installation of associated perimeter ball stop barrier and fencing, floodlights, hard standing areas and prefabricated toilet unit
 The Chairman asked the members of the public for their comments, which included:
1. One resident stated that she would overlook the toilet block
 2. Hours of use are unacceptable, 7 days a week, 52 weeks a year
 3. Footfall will pass through Bramley Court which is a residential community for the elderly.

Following this, Cllrs discussed the application

Cllrs suggest that siting could be better placed to the rear of the site in view of its current proximity to Bramley Court which are residential properties for the over 60s.

Cllrs are concerned at the probable level of noise and general disturbance to residents whose properties adjoin the Primary School. The principle of its use within school hours is accepted but Cllrs wish the hours of use are limited to 9.00 pm for a maximum of two evenings a week on a Monday to Friday basis. Cllrs wish use at weekends to be restricted to 9.00 am-5.00 pm on Saturday and 9.00 am – 12 noon on a Sunday during term-time only, based on the assumption that this will not be operating during school holidays

During school holiday time Cllrs do not wish to see the facility operated because of noise and nuisance for the adjoining residents, and that there are other facilities in the village that can accommodate this use, being the parish-owned Southons Field and Playing Field and the newly-developed Cricket & Hockey Club.

Cllrs would like to see a plan of the detailed management of the facility on a day-to-day basis, of the facility, in relation to access out of school hours, the overnight security and times when not in use.

Cllrs are disappointed that the details of on-site parking are not shown and no indication given of projected volume of use. Cllrs feel that the parking plan is wholly inadequate and will exacerbate the continuous congestion and parking problems already in Goudhurst Road which are caused by school. Cllrs note in the Design & Access Statement the reference to a green travel plan. Whilst Cllrs

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acknowledge Marden has a main line railway station, it has very poor public transport links to the surrounding rural settlements and would call into question the validity of the statement.

It is believed that this is a transfer site for Great Crested Newts.

If MBC are minded to approve Cllrs would expect to see appropriate boundary treatments to screen neighbouring residential properties.

Cllrs would wish this application to go to Committee.

034/18 PLANNING APPLICATIONS OUTSIDE MARDEN PARISH

There were no planning applications relevant to Marden

035/18 MBC CORRESPONDENCE:

H Decisions

12/0705 – 5 Roundel Way – Approved

18/501067/FULL – Great Cheveney Farm, Goudhurst Road – Granted

18/501130/FULL – 2 Cedar Cottages, Sheephurst Lane – Granted

18/501556/SUB – Marden Post Office, High Street – Approved

18/501943/FULL – Unit DC3 Pattenden Lane – Granted

18/502145/FULL – 12 Raynham Villas, Hunton Road – Granted

Appeals:

APP/U2235/W/18/3197134 – Monks Lakes Fisheries, Staplehurst

MBC Agendas/Reports received

None received

MBC Planning Committee – next meeting 5th July 2018

036/18 OTHER PLANNING ISSUES:

(a) Affordable/Local Needs Housing – Cllrs Brown requested that an email from a member of the public be forwarded to herself for comment and then on to Chris Blundell of Golding Homes, requesting whether there is a discrepancy that Cllrs should be aware of.

037/18 NEIGHBOURHOOD PLAN:

Cllr Tippen will request formal feedback from the Marden Medical Centre, to be included in the Neighbourhood Plan.

038/18 INVOICES FOR PAYMENT:

There were no invoices for payment.

There being no further business the meeting closed at 21.20

Signed:.....

Chairman

Marden Parish Council Planning Committee

Date: 3rd July 2018

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