



**MINUTES AGREED AT MEETING HELD ON 18<sup>TH</sup> JUNE 2019 BUT NOT SIGNED**

**MINUTES OF THE MEETING OF THE MARDEN PARISH COUNCIL PLANNING COMMITTEE ON 4<sup>TH</sup> JUNE 2019 HELD IN THE PARISH OFFICE MEETING ROOM, GOUDHURST ROAD, MARDEN COMMENCING AT 7.30 PM**

Cllr Mannington opened the meeting and took the first two items on the agenda.

**01**

**6/19 ELECTION OF CHAIRMAN**

This item was deferred until the next meeting

**017/19 ELECTION OF VICE-CHAIRMAN**

This item was deferred until the next meeting

Cllr Mannington was voted in to chair the remainder of the meeting.

**018/19 PRESENT**

Cllrs Brown, Mannington (in the Chair), Newton, Robertson, Tippen and Turner were in attendance. The Clerk, Cllr Stevens and two members of the public were also present.

**019/19 APOLOGIES**

Cllrs Adam and Boswell had given their apologies.

**020/19 APPROVAL OF PREVIOUS PLANNING COMMITTEE MINUTES**

The minutes of the previous meeting held on 14<sup>th</sup> May 2019 were agreed and signed as a true copy.

**021/19 DECLARATIONS OF INTEREST**

There were no declarations of interest

**022/19 GRANTING OF DISPENSATION**

There were no requests for dispensation

**023/19 IDENTIFICATION OF ITEMS INVOLVING PUBLIC SPEAKING**

The two members of the public did not wish to speak on any item on the agenda.

**024/19 PLANNING APPLICATIONS WITHIN MARDEN PARISH**

**19/501778/FULL: 1&2 Spring Grove Cottages, Goudhurst Road**

Erection of part single, part two storey rear extensions to nos. 1 and 2 Spring Grove Cottages. Demolition of existing external wc and erection of a front porch to No 2.

*19.41 Cllr Newton arrived at the meeting*

Cllrs raised no objection based on the fact that the works on 2 Spring Grove Cottages are to the north of 3 Spring Grove Cottages.

**19/502292/FULL: The Haven, Hunton Road**

Minor material amendment to Condition 2 of 17/502386/FULL (Erection of annexe/garage with storage/games room above) to provide a design more in keeping with the existing house and a better internal accommodation layout.

No comment

**19/502294/FULL: Land Adjacent to Chambers Farmhouse, Underlyn Lane**

Construction of hard-standing, 2 polytunnels and attenuation pond on horticultural holding, including siting of a field shelter and welfare trailer (retrospective)

Cllrs did not wish to raise any objection.

**19/502390/SUB: Tomkinsons, Pattenden Lane**

Submission of details pursuant to Condition 7 – surface water drainage scheme and Condition 10 – contamination of planning permission 18/502143/FULL

Noted

**19/502449/PNQCLA – Branden Oast, Staplehurst Road**

Prior notification for proposed change of use from office use (Class B1(a)) to 1 dwelling house (Class C3). For its prior approval to: Transport and Highways impact of the development; contamination on the site; flooding risks on the site; impacts of noise from commercial premises on the intended occupiers of the development.

Cllrs raised no objection but wished it noted that the site is opposite Staplehurst Transits and this could potentially be a source of noise to the intended occupiers of the development.

**19/502444/FULL: Beech Barn, Sheephurst Lane**

Insertion of 2 conservation roof lights

Cllrs raised no objection

**19/502511/FULL: Beech Barn, Sheephurst Lane**

Proposed ground floor rear infill extension with associated internal changes and alteration of window to door

Cllrs recommended approval

**19/502640/LBC: Beech Barn, Sheephurst Lane**

Listed building consent for proposed ground floor rear infill extension with associated internal changes and alteration of window to door.

Cllr recommended approval

**025/19 PLANNING APPLICATIONS OUTSIDE MARDEN PARISH**

**19/501873/FULL: Land at Former Wild Duck, Marden Thorn**

Erection of 2 detached dwellings: alteration to existing garage (Plot 1) and repositioning of existing garage (Plot 2) and associated driveways.

Noted

**19/502338/PNQCLA: Willow Barn, Little Cheveney, Sheephurst Lane**

Prior notification for change of use of agricultural building and land within its curtilage to 1 residential dwelling with associated operational development. For its prior approval to: Transport and highways impacts of the development; contamination risks on the site; flooding risks on the site; noise impact of the development; whether the location or siting of the building makes it otherwise impracticable or undesirable for the use of the building to change as proposed; design and external appearance impact on the building.

Noted

**19/502413/PNP: The Gables, Marden Road, Staplehurst**

Prior notification for the change of use of storage building and any land within its curtilage to dwelling house. For its prior approval to: Transport and highways impacts of the development; contamination risks on the site; flooding risks on the site; noise impacts of the development; impacts of air quality on the intended occupiers of the development; where the building is located in an area that is important for providing storage or distribution services or industrial services or a mix of those services, whether the introduction of, or an increase in, a residential use of premises in the area would have an adverse impact on the sustainability of the provision of those services.

Noted

**026/19 MBC DECISIONS & APPEALS**

**Decisions**

Decision updates received from MBC since last planning committee meeting:

19/502076/SUB – Longridge Farm, Thorn Road – Approved  
 19/501889/FULL – Poachers Keep, Howland Road – Refused  
 19/501890/LBC – Poachers Keep, Howland Road- Refused

#### **Appeals**

Monk Lakes Fisheries, Staplehurst Road: Retrospective application for retention of log cabin for use by Fishing Manager as Management Quarters (18/504728/FULL) – Cllrs noted and wished to make no further comment.

#### **MBC Planning Committee Meeting Date**

Meeting held 30<sup>th</sup> May. Cllr Mannington attended this meeting to speak on Oakhurst, Stilebridge Lane and gave a report to Cllrs. MBC Planning Committee deferred their decision as more information was requested on type of units. The next meeting is due to be held on 27<sup>th</sup> June.

### **027/19 OTHER PLANNING ISSUES**

#### **MPC Planning Policies**

- No.1 Guidance for Committee Members and Public
- No. 2 Enforcement Procedure
- No. 3 Developer Contributions (S106/CiL)
- No. 4 Gypsy Caravan Sites
- No. 5 Marden Village Design Statement (not to be amended)

The Clerk had read through the policies and read out some small amendments which were agreed. The policies would be amended and put before Full Council on 11<sup>th</sup> June.

#### **Other**

Cllr Tippen attended a technical meeting at MBC on affordable and local needs housing – this was a workshop on the first draft of the Affordable Housing Supplementary Planning Document and would eventually form part of the Local Plan consultation sometime after the summer. MBC were concerned about affordability in this area and for keeping affordable housing in perpetuity.

### **028/19 NEIGHBOURHOOD PLAN**

#### **Update**

Regulation 15 submission and Regulation 16 consultation. The Clerk had received an email from MBC providing two Independent Examiners. The Cllrs agreed to accept Derek Stebbing as Independent Examiner. The Clerk would contact MBC confirming this.

### **029/19 INVOICES FOR PAYMENT**

Invoices were presented to Cllrs for agreement.

Electronic Payments

Viking – Office and Public Conv. supplies £62.86

Auditing Solutions – End of Year Audit £360.00

Stanleys Garage – Fuel for van and machinery £245.15

Rialtas Business Solutions – Annual subscription finance software £145.20

Employees – June Salaries - £2,088.08

Total: £2,901.29

**Part I of the meeting was closed and all the following was discussed under Part II Confidential meeting.**

*9pm The two members of the public left the meeting.*

### **030/19 ENFORCEMENT**

#### **Agree minutes of previous Confidential meeting**

Minutes of the confidential meeting held on 14<sup>th</sup> May 2019 were read, agreed and signed as a true record.

**New/reported Enforcement**

One new item of an alleged breach had been reported and this was currently being dealt with by MBC Enforcement Officers.

**Other Enforcement Information**

There was no other enforcement information to report.

There being no further business the meeting closed at 9.05pm

Date: 18<sup>th</sup> June 2019

Signed:

Planning Chairman

Marden Parish Council

Parish Office

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Marden

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