



Minutes agreed and signed at the meeting on 19<sup>th</sup> February 2019

**MINUTES FOR THE MEETING OF THE MARDEN PARISH COUNCIL PLANNING COMMITTEE ON 5<sup>TH</sup> FEBRUARY 2019 HELD IN THE PARISH MEETING ROOM, GOUDHURST ROAD, MARDEN COMMENCING AT 7.30 PM**

**200/19 PRESENT**

Cllrs Brown, Mannington (in the Chair), Newton, Stevens and Turner. The Clerk was also in attendance.

**201/19 APOLOGIES**

Apologies were received from Cllrs Adam, Robertson and Tippen.

**202/19 APPROVAL OF PREVIOUS PLANNING COMMITTEE MINUTES**

Approval of the minutes of the previous meeting held on 15<sup>th</sup> January 2019 were agreed and signed as a true record.

**203/19 DECLARATIONS OF INTEREST**

There were no declarations of interest.

**204/19 GRANTING OF DISPENSATION**

There were no requests for dispensation.

**205/19 IDENTIFICATION OF ITEMS INVOLVING PUBLIC SPEAKING**

There were no members of the public in attendance.

**206/19 PLANNING APPLICATIONS WITHIN MARDEN PARISH**

**18/506292/FULL – 2 Dodges Farm Cottages, Goudhurst Road**

Erection of stable building and associated uses, creation of yard with gates and turning area, creation of 60m x 20m ménage with gated access, proposed entrance, drive and gate, fencing to divide land paddock areas to be used for horse grazing, for private use

Cllrs raised no objection in principle providing the conditions set out by Kent Highways and Environment Agency are observed.

**19/500005/FULL – The Old Yard, Pattenden Lane**

Construction of ancillary building (Part Retrospective)

Cllrs raised no objection.

**19/500015/FULL - Mountain Farmhouse, Marden Road**

Erection of a 2.5 bay oak framed single storey garage

Cllrs raised no objection.

**207/19 PLANNING APPLICATIONS OUTSIDE MARDEN PARISH**

**18/506509/OUT – White Hart, Claygate**

Outline application (with some matters reserved) for demolition of existing buildings and erection of 9 dwellings with car parking and associated hard and soft landscaping. Access, Layout and Scale being sought

Although not a Statutory Consultee Cllrs wished to view this application as the location is close to the boundary of Marden parish and the public house was an amenity used by many Marden residents.

On viewing the documents Cllrs could not support this as there is no evidence provided to show that the public house was not financially viable. Cllrs therefore felt that it is not policy compliant in relation to Maidstone Borough Council Local Plan DM17. If evidence could be provided Cllrs would be in agreement to review this application.

## **208/19 MBC CORRESPONDENCE**

### **Decisions**

Decision updates received from MBC since last Planning Committee meeting:

18/502143/FULL – GG Tomkinson Ltd, Pattenden Lane – GRANTED

18/506094/FULL – Marden Post Office, High Street – GRANTED

18/506345/FULL – Meadow Cottage, Goudhurst Road – GRANTED

18/506422/FULL – 7 Howland Cottages, Howland Road – WITHDRAWN

18/505644/FULL – Stables, Springfield Oast, Goudhurst Road - GRANTED

18/505846/LDCEX – Tanner Farm Caravan Park, Goudhurst Road – REFUSED

18/505849/LDCEX – Tanner Farm Caravan Park, Goudhurst Road – REFUSED

18/505918/FULL – 10 Barnes Walk – GRANTED

18/505944/FULL – Staplehurst Transits, Staplehurst Road – GRANTED

18/506300/FULL – The Clovers, Goudhurst Road – GRANTED

18/506140/FULL – Fieldgate House, Pattenden Lane – GRANTED

18/506199/FULL – 2 Manor Farm Cottages, Battle Lane - GRANTED

18/506344/SUB – The Limes, West End – APPROVED

### **Appeals**

Udene Barn Stud, Marden Road – Noted

### **MBC Agendas/Reports received**

No information received

### **MBC Planning Committee**

Next meeting - 21<sup>st</sup> February 2019

## **209/19 OTHER PLANNING ISSUES**

### **Planning Conditions/Section 106**

Cllrs would review the S106 contributions for all the developments in Marden as to what was still outstanding.

### **Maidstone Local Plan**

No further information received

### **Section 106 Agreement, Highwood Green, provision of parking spaces**

Cllrs requested that the Clerk contact MBC Planning Enforcement regarding the allocation of these spaces for Goudhurst Road residents.

## **210/19 NEIGHBOURHOOD PLAN**

Feedback had been received back from MBC's informal view of the documents. The Steering Group had held a workshop on Saturday 2<sup>nd</sup> February and amendments were made. The Clerk had tracked these into the documents and circulated back to the Group. Once confirmation had been received back these amendments would be sent to the publisher to finalise the document. It was hoped that the documents could be submitted for Regulation 16 by the end of the month.

## **211/19 INVOICES FOR PAYMENT**

The following invoices were agreed for payment and would be authorised by Cllrs Newton and Stevens.

Wicksteed – Play Area Litter Bin £343.98

Memorial Hall – Office Rent and Refuse £300.00

Stanleys Garage – Vehicle Fuel £124.70

Citizens Advice – outreach session £50.00

Employees – February salaries £3,970.24

The Chairman then read out the following statement for the Confidential Meeting

**I PROPOSE THAT PURSUANT TO PUBLIC BODIES (ADMISSION TO MEETINGS) ACT 1960, THE PUBLIC BE EXCLUDED FROM THE MEETING BECAUSE OF THE CONFIDENTIAL NATURE OF THE FOLLOWING BUSINESS TO BE TRANSACTED:**

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

**212/19 Enforcement**

**Agree minutes of previous Confidential meeting**

Minutes were circulated, agreed and signed as a true record.

**New/reported Enforcement**

no new enforcement to report

**Update from Maidstone Borough Council**

No updates received from MBC.

There being no further business the meeting closed 8.27pm

Date: 19<sup>th</sup> February 2019

Signed:

Planning Committee Chairman

Marden Parish Council

Parish Office

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Marden

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