



**MINUTES FOR THE MEETING OF THE MARDEN PARISH COUNCIL PLANNING COMMITTEE ON 26<sup>TH</sup> MAY 2015 TO BE HELD IN THE PARISH MEETING ROOM, GOUDHURST ROAD, MARDEN COMMENCING AT 7.30 PM**

Min No

- 015/15 **PRESENT:** Cllrs Adam, Mannington, Newton and Reed.
- 016/15 **APOLOGIES:** Apologies were received from Cllrs Brown, Childs and Turner. The Assistant Clerk also gave her apologies.
- 017/15 **APPROVAL OF PREVIOUS PLANNING COMMITTEE MINUTES:**  
The minutes of the previous meeting held on 19<sup>th</sup> May 2015 and were agreed and signed by the Chairman as a true record.
- 018/15 **DECLARATIONS OF INTEREST:** There were no declarations of interest.
- 019/15 **GRANTING OF DISPENSATION**  
There were no requests for dispensation of any item on this agenda
- 020/15 **IDENTIFICATION OF ITEMS INVOLVING PUBLIC SPEAKING:** There were no members of the public in attendance.
- 021/15 **PLANNING APPLICATIONS WITHIN MARDEN PARISH:**  
(a) **15/503611/OUT – Land Rear of Lady Jane Public House, Church Green**  
Outline application for the erection of a building containing 260sq.m of B1 use office/light industrial space on ground floor level (with potential mezzanine at first floor and 9 car spaces) (Approval for access, layout and scale being sought)  
Members viewed the application. Due to the limited width and height of the access to the site, which will not only cause problems during construction, but also ongoing restrictions for the emergency services, deliveries and refuse collection. Larger vehicles unable to access the site directly will only exacerbate the existing parking problems in the Church Green area to an unacceptable extent and are likely to encourage double parking and/or pavement parking and thus worsening road safety problems for pedestrians and vehicles, as well as obstructing site lines at the nearby Pattenden Lane and Station Approach junctions. There is also a likelihood of obstruction to the abattoir and South Lodge/ Veterinary Surgery premises. The site layout also clearly shows a wholly unacceptable visibility splay to the left for existing vehicles.  
The design is wholly inappropriate to this type of B1 use and would appear to be a precursor to future conversion to flats or maisonettes (as previously applied for in 2011 and 2012). This impression is reinforced by the proposed vegetable gardens and lawn shown on the site layout.  
The site remains immediately adjacent to the working abattoir with noise during slaughtering which people find unsettling, as well as noxious smells during the operations to empty the effluent tanks, contrary to what is suggested in paragraph 3.2 of the Planning and Heritage Statement. This is likely to severely impact on the attractiveness of the proposed development to future tenants. Contrary to paragraph 1.3 of the Statement, the abattoir is the only one operating in the whole area compliant with EU regulations.

Parish Office, Goudhurst Road, Marden : 01622 832305  
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The adjoining Taj of Kent Restaurant is shown with just two existing parking spaces for staff and customers, and vehicles are often found to be parked within the application site. On-going disputes can be expected with the parking arrangements shown on the layout.

It appears that the tree protection plan refers to a wholly different scheme. Marden Parish Council therefore recommends refusal of this application.

**022/15 PLANNING APPLICATIONS OUTSIDE MARDEN PARISH – for information:**

There were no planning applications outside of the Parish which would have an impact on Marden.

**023/15 MBC CORRESPONDENCE:**

- (a) Decisions – Decision updates received from MBC since last planning committee meeting were read out by the Chairman and noted by Cllrs.
- (b) MBC Agendas/Reports received - none
- (c) Local Plan update
- (d) MBC Planning Committee next meeting 28<sup>th</sup> May 2015. The agenda had been published and the following were listed:  
MA/13/1928 – Marden Cricket and Hockey Club, Stanley Road, Marden – amendment to the S106 contributions  
Cllr Mannington agreed to attend the meeting on 28<sup>th</sup> May and would speak on behalf of the Parish in respect of the amendment to the S106 contributions for Marden Cricket and Hockey Club, Stanley Road. Cllrs agreed the amended wording to be proposed to MBC Planning Committee in respect of funds for recreational open space in the village and not just restricted to Marden Playing Fields (but not to be applied to the new cricket and hockey club site which is already being funded separately).

14/506180 – Roughlands, Goudhurst Road, Marden – change of use of land from agricultural land to residential garden

An urgent up-date would be sent to MBC relating to 14/506180 reiterating the Parish's concerns and urging members to consider the considerable size and location of the site. This is a far greater area than would usually be considered domestic garden and does not appear to be comparable to other domestic curtilages in the vicinity and thus would contribute to the suburbanisation of the countryside.

**024/15 OTHER PLANNING ISSUES:**

- (a) MBC Correspondence – S106 monies from Highwood Green development for Cycle stores.  
The Clerk would ascertain with MBC if there was any flexibility on proposed sites and the type of cycle racks/stores, which the Parish had identified within the village.
- (b) MA/13/1585 – Section 106 agreement for the "Land at Stanley Farms" site – funding for community facilities  
Clarification would be sought regarding the agreed letter to Cllr Burton (and copied to other MBC Cllrs) regarding this matter.

**025/15 NEIGHBOURHOOD PLAN:**

- (a) No further information available since the last meeting.

**026/15 INVOICES FOR PAYMENT:** There were no invoices for payment.

There being no other business the meeting closed at 9.30 pm

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

**Date: 16<sup>th</sup> June 2015**

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