



Minutes agreed and signed at the meeting on 16<sup>th</sup> October 2018

**MINUTES OF THE MEETING OF THE MARDEN PARISH COUNCIL PLANNING COMMITTEE HELD ON 2<sup>ND</sup> OCTOBER 2018 IN THE PARISH MEETING ROOM, GOUDHURST ROAD, MARDEN COMMENCING AT 7.30 PM**

**111/18 PRESENT**

Cllrs Adam, Brown, Mannington, Newton, Robertson and Tippen were present. The Clerk and two members of the public were also in attendance.

**112/18 APOLOGIES**

Cllrs Stevens and Turner together with the Assistant Clerk gave their apologies. In the Assistant Clerk's absence, the Clerk took the minutes.

**113/18 APPROVAL OF PREVIOUS PLANNING COMMITTEE MINUTES**

The minutes of the meeting held on 18<sup>th</sup> September 2018 were agreed and signed as a true record.

**114/18 DECLARATIONS OF INTEREST**

There were no declarations of interest.

**115/18 GRANTING OF DISPENSATION**

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

**116/18 IDENTIFICATION OF ITEMS INVOLVING PUBLIC SPEAKING**

Members of the public did not wish to speak on any specific item.

**117/18 PLANNING APPLICATIONS WITHIN MARDEN PARISH**

**18/504570/FULL – Twin Oaks, Howland Road**

Variation of conditions 1, 2 and 3 of application MA/88/1067 (Increase from one residential caravan to three. (See also MA/86/1283W) to allow occupation by 6 gypsy families, each with 2 caravans including no more than one static caravan/mobile home (a total of 12 caravans with a maximum of 6 static caravans).

The application is a resubmission of 17/503841/FULL. This was refused by Maidstone Borough Council in February 2018. However, MPC recommended approval.

On further discussion Cllrs wished to reiterate their previous comments but wished to add that any additional impact resulting from the siting of the additional units would be minimum as no extension to the existing site was proposed. The proposal complies with the adopted MPC policy on Gypsy and Traveller Sites and therefore a recommendation for approval was agreed subject to the imposition of the planning conditions recommended by the applicant.

**18/504591/FULL – Jasmine Cottage, Albion Road**

Erection of a first floor and pitched roof to existing detached garage to provide office/storage room

Cllrs raised no objection to the principle of the application. However, Cllrs recommend the proposed window arrangements are revised to ensure no unacceptable overlooking to the south and east – the removal of the dormer window and insertion of Velux style rooflights for example.

Cllrs also seek clarification on the proposed use of the first floor as reference is made to both an office and storage space.

**18/504613/FULL – Widehurst Farm, Thorn Road**

Demolition of existing barn and erection of an agricultural barn for the storage of machinery and hay

Cllrs raised no objection to this application.

**18/504616/FULL – The Orchard, Copper Lane**

Change of use of land for the siting of 5 mobile homes and 5 touring caravans, together with installation of cesspits

The application appears to relate to an application submitted by a person of Gypsy and Traveller status. However, no supporting information appears to have been submitted. In the absence of any information regarding family links with Marden Cllrs are unable to recommend anything other than a refusal. However, Cllrs reserve the right to reconsider the application should additional information be forthcoming.

**18/504705/FULL – Oakleigh, Thorn Road**

Erection of a single storey extension to form covered way and alterations  
(Resubmission of 15/504812/FULL)

Cllrs raised no objection to this application.

**18/504827/FULL – 1 Reubens Cottages, Battle Lane**

Two storey side extension including internal alterations and alterations to fenestration

Cllrs raised no objection to this application.

Members of the public left the meeting

**118/18 PLANNING APPLICATIONS OUTSIDE MARDEN PARISH**

There were no applications outside of the parish which would be of direct interest to Marden PC.

**119/18 MBC CORRESPONDENCE****Decisions**

Decision updates received from MBC since last planning committee meeting:

18/504043/LBC – Reeves Cottage, Battle Lane, Marden – Listed Building Consent to replace the existing former porch with a new timber porch – GRANTED

18/504100/FULL – Sunnyside Farm, Maidstone Road, Marden – construction of underground swimming pool with associated glazed link at existing ground floor orangery – GRANTED

18/504216/PNEXT – 4 Eason Villas, Maidstone Road, Marden - Prior notification for proposed single storey rear extension which (a) extends by 4.2 metres beyond the rear wall of the original dwelling; (b) has a maximum height of 3.5 metres from the natural ground level; and (c) has a height of 2.4 metres at the eaves from the natural ground level – GRANTED

**Appeals**

Nothing to report

**MBC Agendas/Reports received**

Nothing to report

**MBC Planning Committee**

Next meeting 18<sup>th</sup> October 2018

**120/18 OTHER PLANNING ISSUES:****Affordable/Local Needs Housing**

There had been no further update regarding the Local Needs Housing in Maidstone Road. It was agreed that this item would be removed from the agenda but if any issues arise from Affordable Housing/Local Needs Housing it would be added to the relevant agenda for Cllrs to discuss.

**Planning Conditions/Section 106**

The complaints letter had been sent to MBC regarding the Parish Council's previous letter highlighting concerns of the S106 agreement for Marden Cricket & Hockey Club

**Signage**

An email had been received regarding Millwood signage from MBC which had been circulated to Cllrs. Kent Highways are in contact with Millwood regarding this.

**Highway Conditions**

The list of highways conditions had been circulated and discussed at the meeting. Some highways conditions on the MC&HC development at Albion Road were not included in the new application 17/504753 especially conditions 22(i), 23 and 26 of 13/1928. The Clerk was asked to contact Kent Highways in regard to this and also ask for an update of the outstanding conditions for the other developments including what are Millwood now delivering since the zebra crossing has been repainted following road resurfacing at the Primary School. This item would continue as a standard item all the while conditions were outstanding.

**First review of Maidstone Borough Local Plan**

Cllrs Mannington and Tippen attended the KALC Area Committee when the review of the Strategic Plan was discussed. A consultation was taking place with workshops available to Parish Councils in Lenham and Yalding however Parish Councils had not received any details. The Cllrs asked the Clerk to contact MBC to ascertain why Parish Councils were not being contacted with details.

**121/18 NEIGHBOURHOOD PLAN**

The next meeting of the Neighbourhood Plan was to be held on 10<sup>th</sup> October at 7.30pm when the policies and the way forward would be discussed. Cllrs Brown, Mannington and Tippen were due to meet during the day on the 10<sup>th</sup> to formalise some of the paperwork for the Plan.

**122/18 INVOICES FOR PAYMENT****Payments for Approval**Electronic Payments

Wright Landscapes – Tree work at Rookery Path £350.00

Stanleys of Marden – Petrol and miscellaneous £256.84

Epic Engineering – Making of the beacon brazier £212.16

Stanleys Garage – Vehicle and mower fuel £158.27

Total £3,328.64

Invoices agreed and Cllrs Mannington and Newton would authorise payment.

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.**

**123/18 Enforcement****Agree minutes of previous Confidential meeting**

Circulated and signed as a true record

**New/reported Enforcement**

Report of any new enforcement and updates from Maidstone Borough Council discussed

**Assets of Community Value**

Paperwork had been circulated and would be discussed in more detail following the completion of the Neighbourhood Plan.

There being no further business the meeting closed at 8.59pm

Date: 16<sup>th</sup> October 2018

Signed:

Planning Committee Chairman

Marden Parish Council

Parish Office  
Goudhurst Road  
Marden  
01622 832305  
07376 287981  
[clerk@mardenkent-pc.gov.uk](mailto:clerk@mardenkent-pc.gov.uk)  
[www.mardenkent-pc.gov.uk](http://www.mardenkent-pc.gov.uk)