



Minutes agreed (following amendment at 016/21) at the meeting held on 2nd March 2021. They would be signed at the first face to face meeting of the Planning Committee.

MINUTES OF THE MEETING OF THE MARDEN PARISH COUNCIL PLANNING COMMITTEE ON 16TH FEBRUARY 2021 HELD VIRTUALLY AT 7.30PM

012/21 PRESENT

Cllrs Adam, Mannington, Newton, Robertson, Stevens (in the Chair), Tippen and Turner were in attendance. Cllrs Barker and Boswell together with the Clerk and one member of the public were also present.

013/21 APOLOGIES

Cllrs Brown had given her apologies.

014/21 APPROVAL OF PREVIOUS PLANNING COMMITTEE MINUTES

The minutes of the previous meeting held on 2nd February 2021 were agreed as a true record and would be signed at the first face to face meeting of the Planning Committee.

015/21 CLLR INFORMATION

Declarations of Interest

There were no declarations of interest.

Changes to Cllrs Register of Interest

There were no changes to Cllrs Registers of Interest.

Granting for Dispensation

There were no requests for dispensation of any item in these minutes.

016/21 IDENTIFICATION OF ITEMS INVOLVING PUBLIC SPEAKING

Member of the public wished to speak to Cllrs regarding Staplehurst Transits.

The meeting was adjourned for the representative of Staplehurst Transits to speak to Cllrs.

Representative had forwarded some papers in regard to a proposal to submit a planning application for a dwelling on the site of Staplehurst Transits, Staplehurst Road, Marden. He explained that he had spoken to an Officer at Maidstone Borough Council who had asked for Newt, Tree and Highways reports. Before doing so he asked if Cllrs had any questions. He understood that Cllrs could not say yes or no to the application until it had been formally submitted.

Cllr Tippen asked what the purpose of the dwelling would be – it is proposed that it will be a home for himself and his family. At the moment Staplehurst Transits are unable to offer 24 hour working, similar to another Kent company, as two people would need to be on site at any one time and a third person would need to be employed to cover holidays and sickness etc – this would result in a salary bill of £120,000 per year. With the representative being on site at all times this would assist with night time cover.

Cllr Adam ask if MBC were minded to approve the application concern may be raised that it could become a separate dwelling from the business. Representative stated that this would not happen as it would be conditioned and was on land owned by the family. It was situated at the back of the site so could not be viewed from the road or from Linton Hill area. The current proposal is for the driveway to be the same as the one used for lorries but this could be changed to a separate driveway.

The following (underlined) was amended prior to minutes being agreed on 2nd March 2021
~~Cllr Adam said that the area was on the flood plain~~ Cllr Adam asked the representative about the site being near the flood plain – Representative reported that it doesn't flood in that area and all ditches are cleared regularly.

Cllrs made the representative aware that any application should conform to Marden Neighbourhood Plan or details given as to why it did not.

Representative was thanked for attending.

Representative left the meeting.

The meeting was convened for the remainder of the agenda.

017/21 PLANNING APPLICATIONS WITHIN MARDEN PARISH

21/500208/FULL – Wanshurst Green Farm, Battle Lane

Conversion and refurbishment of existing derelict timber framed outbuilding into a new 1-bedroom holiday let including erection of a single storey front extension.

On reviewing the application Cllrs raised no objection provided (1) it was built to design details in the Marden Neighbourhood Plan; (2) if MBC are minded to approve that it is conditioned that it be used only as a short-term holiday let, ancillary to the main dwelling; (3) if original building did not have a porch Cllrs would wish to see this deleted from the design as felt it was out of keeping to the conversion of an agricultural building.

21/500456/FULL – 7 Pilgrim Close (The Parsonage)

Erection of a single storey rear extension

Cllrs raised no objection to this application.

21/500456/FULL – Golden Hill Nurseries, Goudhurst Road

Demolition of existing shed and erection of a single storey rear extension, erection of a front porch and extension of existing residential curtilage resubmission of 20/504911/FULL)

Cllrs raised no objection but felt that the porch was out of keeping for conversion of an agricultural building. Cllrs also wished it noted to MBC that the submitted ecological report was more relevant to the packhouse application on this site.

018/21 PLANNING APPLICATIONS OUTSIDE MARDEN PARISH:

There were no applications submitted relevant to Marden Parish

019/21 MBC DECISIONS & APPEALS

Decisions

Decision updates received from MBC:

20/50561/FULL – Sunnyside, Underlyn Lane – Refused

20/505752/FULL – The Parsonage, Goudhurst Road – Refused

20/505929/FULL – Spring Grove, Goudhurst Road – Refused

20/505952/FULL – Franks Barn, Blue House, Battle Lane – Refused

20/506043/FULL – Murzie Farm, Hunton Road – Granted

20/506073/FULL – 3 Wades Close, Maidstone Road – Granted

Appeals

There were no appeals.

MBC Planning Committee

The next MBC Planning Committee meeting had been scheduled for 25th February. The agenda was due to be published later this week and an item had been placed on the Amenities Agenda for 23rd February in case an application for Marden was listed.

020/21 OTHER PLANNING ISSUES:**Maidstone Borough Council Local Plan**

No further information had been received.

MBC Strategic Planning and Infrastructure (SPI) Committee Meetings

The next SPI meetings were due on 9th March and 13th April 2021. The draft minutes from the meeting held on 9th February were not yet available on the website.

Consultations

“Right to Regenerate” – Cllrs were requested to read this consultation and the item would be placed on the next agenda for 2nd March 2021

National Planning Policy Framework and National Model Design Code – Cllrs were requested to read this consultation and the item would be placed on the 16th March agenda.

021/21 INVOICES FOR PAYMENT:

There were no invoices for payment presented at the meeting.

The Chairman then read out the following statement:

I PROPOSE THAT PURSUANT TO PUBLIC BODIES (ADMISSION TO MEETINGS) ACT 160, THE PUBLIC BE EXCLUDED FROM THE MEETING BECAUSE OF THE CONFIDENTIAL NATURE OF THE FOLLOWING BUSINESS TO BE TRANSACTED:

022/21 ENFORCEMENT

The Clerk updated the Cllrs on responses from MBC.

Other Items Brought to the attention of Cllrs – for information only

The Clerk had started to revisit the large planning applications for S106 contributions and highways work. A response had been received in regard to the village gateway and the Clerk reported that the S106 information would be available for the Amenities Committee on 23rd February.

Cllr Barker also asked who was responsible for the height barrier at the station car park and whether it was necessary to have this in place. The Clerk would contact South Eastern and the item placed on the next Full Council agenda.

There being no further business the meeting closed at 8.30pm

Date:

Signed:

Cllr T Stevens

Planning Chairman

Marden Parish Council

Parish Office

Goudhurst Road Marden

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