



Minutes agreed at the meeting held on 4th February 2020

MINUTES OF THE MEETING OF THE MARDEN PARISH COUNCIL PLANNING COMMITTEE ON 7TH JANUARY 2020 HELD IN THE PARISH OFFICE, MARDEN MEMORIAL HALL, GOUDHURST ROAD, MARDEN COMMENCING AT 7.30PM

209/20 PRESENT

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

210/20 APOLOGIES

Cllrs Adam, Brown and Turner gave their apologies. Cllrs Barker and Boswell also gave their apologies although not on Planning Committee.

211/20 APPROVAL OF PREVIOUS PLANNING COMMITTEE MINUTES

The minutes of the previous meeting held on 17th December 2019 were agreed and signed as a true record.

212/20 DECLARATIONS OF INTEREST

There were no declarations of interest.

213/20 GRANTING OF DISPENSATION

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

214/20 IDENTIFICATION OF ITEMS INVOLVING PUBLIC SPEAKING

One member requested to speak on 19/505080 and one member requested to speak on 19/506130

215/20 PLANNING APPLICATIONS WITHIN MARDEN PARISH

19/505080/FULL – Stanleys of Marden, Albion Road

Conversion of existing store and gas store into a retail unit with new frontage
The applicant providing information relevant to the application and after viewing the documents Cllrs raised no objection.

19/506130/LBC – Reeves Cottage, Battle Lane

Listed Building Consent for an amendment to the previously approved proposal for the porch.
Material design changes to include a steeper pitched roof, slightly enlarged footprint and changes to glazing and door.

The applicant explained why amendments were being made and after viewing the documents Cllrs raised no objection provided that the Conservation Officer was in agreement.

19/506254/FULL – Millbrook Garden Centre, Highgrove, Staplehurst Road

Installation of hand car wash structures including canopy and sales unit, packaged water treatment unit and soakaway
Cllrs raise no objection.

19/506358/SUB – Marden Cricket & Hockey Club (Russet Grove), Stanley Road

Submission of details pursuant to condition 17 (sustainable drainage scheme) of application 17/504754/FULL

Cllrs noted the content of this application.

19/506106/PNQCLA – Lodge Farm, Goudhurst Road

Prior Notification for a proposed change of use of agricultural building to 1 dwelling house (Class C3) and for associated operational development. For it's 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 - Whether the location or siting of the building makes it otherwise impractical or undesirable for the use of the building to change as proposed - Design and external appearance impacts on the building.

Cllrs noted the application. However, Cllrs wished it raised with MBC that there is a public right of way (KM282) adjacent to the boundary running to the north of the site.

The site is beyond the 30mph speed restriction and therefore an adequate sight line will be required.

216/20 PLANNING APPLICATIONS OUTSIDE MARDEN PARISH

There were no applications relevant to Marden

217/20 MBC DECISIONS & APPEALS

Decisions

Decision updates received from MBC since last planning committee meeting:

19/505224/FULL – 2 & 3 Medway Cottages, Pattenden Lane – granted

19/505515/FULL – Windens Barn, Park Road – granted

Appeals

No appeals received

MBC Planning Committee Meeting Date

Next meeting: 23rd January 2020

218/20 OTHER PLANNING ISSUES

Maidstone Borough Council Call for Sites

Marden Parish Council will be holding a Workshop/Working Party on Saturday 11th January 2020 commencing at 9.30am in the John Banks Hall to finalise the draft response on the three large sites in this document.

Marden Parish Council Planning Policy No 6 (Draft) – Developer Meetings

The draft had been circulated to Cllrs prior to the meeting and the Policy was agreed to be adopted.

The Clerk was asked to upload to the website.

219/20 NEIGHBOURHOOD PLAN

The Clerk had received an email from MBC stating that the referendum had been moved to 27th February due to the General Elections held in December. The Election Office at MBC had been contacted in regard to what the Steering Group needed to do, if anything, and a letter was due to be received shortly outlining the procedure.

220/20 INVOICES FOR PAYMENT

The following invoices for payment were presented to the meeting.

SLCC Enterprises – Deputy Clerk ILCA Course £118.80

Rachel Gillis-Coates – Facebook Promotion £25.82

Stanleys Garage – December van fuel £65.38

Stanleys Garage – November van fuel £67.78

Stanleys Garage – October mower/van fuel £101.63

KCC – Photocopier Rental £378.38

Marden Memorial Hall – Hall hire, Office Rent £626.00

RJP Cleaning – Public Toilet Cleaning £625.00

Graham Carey – Grounds Maintenance £226.00

Employees – January Salaries £4,788.16

Total: £7,022.95

Cllrs agreed all the above invoices and Cllrs Mannington and Tippen and would authorise payments.

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.

221/20 ENFORCEMENT

There was no enforcement to report

There being no further business the meeting closed at 8.10pm

Date: 4th February 2020

Signed:

Cllr T Stevens

Planning Chairman

Marden Parish Council

Parish Office

Goudhurst Road

Marden

01622 832305

07376 287981

clerk@mardenkent-pc.gov.uk

www.mardenkent-pc.gov.uk