



**MINUTES FOR THE MEETING OF THE MARDEN PARISH COUNCIL PLANNING COMMITTEE
ON 15th AUGUST 2017 TO BE HELD IN THE PARISH MEETING ROOM, GOUDHURST ROAD, MARDEN
COMMENCING AT 7.30 PM**

The Chairman and Vice-Chairman had both presented their apologies. Therefore, Cllrs elected Cllr Adam to be Chairman for this meeting

Min No

- 075/17 **PRESENT:** Cllrs Adam, Brown, Newton, Robertson, Tippen, Turner and the Assistant Clerk were present. One member of the public was also present
- 076/17 **APOLOGIES:** Apologies were received from Cllrs Childs, Mannington
- 077/17 **APPROVAL OF PREVIOUS PLANNING COMMITTEE MINUTES:**
The minutes of the previous meeting held on 1st August 2017 were approved and signed as a true record.
- 078/17 **DECLARATIONS OF INTEREST:** There were no declarations of interest.
- 079/17 **GRANTING OF DISPENSATION:** There were no requests for dispensation.
- 080/17 **IDENTIFICATION OF ITEMS INVOLVING PUBLIC SPEAKING:**
The Member of the Public wished to speak on 084/17(c) The Case Officer had asked that the MOP discuss with the Committee the question of "Harm" and the Cllrs wish for this to go to Committee if the application was refused. Cllrs requested the Assistant Clerk to write to the Case Officer, copying in Cllr Burton, as follows *"Cllrs thank the case officer for his response and the issues raised have duly been considered in a formal meeting. However, Cllrs still wish this to be heard at Planning Committee because (a) The Self Build and Custom House Building Act 2015 is so new that the Borough has not been able to allocate any sites for self-build properties in its Local Plan, (b) The Borough Council appears to have no published information on its Policy regarding the allocation of sites for self-build properties and (c) Cllrs feel it is sufficiently unusual to be discussed by the Planning Committee to establish whether this is a suitable site for a self-build property in the absence of a Local Plan allocation"*
- 081/17 **PLANNING APPLICATIONS WITHIN MARDEN PARISH:**
- (a) **17/503597/FULL – Ellmacy, Stilebridge Lane**
Demolition of existing stable/workshop building and erection of a detached residential annexe
Cllrs have no objection in principle to the demolition of the stable/workshop and erection of a detached residential annexe, but are of the opinion that this is over-large and internally too well serviced to be a residential annexe (and clearly capable of operating as a separate dwelling) and similarly located sufficiently far away from the main dwelling that it could operate as a separate planning unit. Cllrs, therefore, recommend refusal as it is currently proposed. Cllrs would also wish to seek clarification whether all the land shown on the site location plan has planning permission for residential use, particularly as the proposed site plan shows a much smaller area along the road boundary.
- (b) **17/503622/SUB – Land Off Maidstone Road**
Submission of details pursuant to Condition 8 (Drainage), Condition 11 (Flood Lighting),

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Condition 18 (External Lighting) and Condition 19 (Refuse Storage) for planning permission 14/501603/OUT

Cllrs are unable to comment on the flood lighting as it appears the relevant drawing was not available on line. Cllrs asked the Assistant Clerk to query this with the case officer.

(c) **17/503771/FULL – Tumbleweeds, Dairy Lane**

Erection of single storey side extension and remodelling of existing outbuilding
Cllrs recommend refusal on the following grounds (1) harm to the countryside due to the size, scale and massing (2) unacceptable harm to the street scene and (3) harm to the character of the existing building.

(d) **17/503841/FULL – Twin Oaks, Howland Road**

Variation of conditions 1, 2 and 3 of MA/88/1067 to stationing of three residential caravans – with amendment to change the list of occupiers and increase the number of caravans used for residential purposes
Due to the nature and location of the site, with the conditions proposed by the applicant's agent, Cllrs recommend approval. This is subject to the completion of the footpath KM275 diversion works mentioned in the letter from KCC dated 2nd August 2017

(e) **17/503916/SUB – Bishop House, Albion Road**

Submission of Details to Discharge Condition 3 (Materials) Subject to 16/507177/FULL AND 16/507178/LBC
Cllrs noted

082/17 **PLANNING APPLICATIONS OUTSIDE MARDEN PARISH – for information:**

17/503634/FULL – White Hart, Claygate

Erection of single dwelling to replace that permitted under reference MA/14/500806 to provide ancillary accommodation for the operators of the White Hart Restaurant, Letting rooms and associated activities
Cllrs noted

083/17 **MBC CORRESPONDENCE:**

- (a) Decisions – Decision updates received from MBC since last planning committee meeting
17/501135/SUB – Land to the North of Howland Road – Approved
17/501442/FULL – The Mount, Summerhill Road – Granted
17/501461/FULL – Land Adjacent to Reed Place Barn, Dairy Lane – Granted
17/501927/FULL – 2 Church Green Cottages, Pattenden Lane – Granted
17/502210/FULL – The Hollies, Maidstone Road – Granted
17/502947/FULL – 4 Gatehouse Cottages, Hunton Road – Withdrawn
17/502981/SUB – Plain Road – Approved
17/503062/FULL – 1 Bumpers Hall Cottages, Maidstone Road – Granted
17/503300/FULL – Hunton Lodge, Hunton Road - Withdrawn

(b) Appeals –

(c) MBC Agendas/Reports received

(d) MBC Planning Committee – next meeting 17th August 2017

084/17 **OTHER PLANNING ISSUES:**

- (a) Affordable/Local Needs Housing - Cllrs requested the Assistant Clerk contact Golding Homes for an update
(b) Land North of Tippen Way – Cllrs agreed to take this item off the Agenda
(c) Orchard View, Pattenden Lane – This was discussed at the beginning of the meeting.
(d) Chainhurst Notice Board – Cllrs propose to keep the notice board as is for the next five years. Cllrs voted to submit this application

085/17 **NEIGHBOURHOOD PLAN:** Nothing to report. Cllrs agreed to meet 2nd September 2017 at the Parish Office at 9.30 am

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086/17 INVOICES FOR PAYMENT:
A cheque for £310 was paid for ground maintenance
An electronic payment for £100 was agreed for Playing Field Tree maintenance

There being no further business the meeting closed at 21.00 hours

Signed:
Chairman, Marden Parish Council Planning Committee

Date: 29th August 2017

Agreed and signed 29th August 2017

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