



Minutes agreed and signed at the meeting on 6th November 2018

MINUTES FOR THE MEETING OF THE MARDEN PARISH COUNCIL PLANNING COMMITTEE ON 16TH OCTOBER 2018 HELD IN THE PARISH MEETING ROOM, GOUDHURST ROAD, MARDEN COMMENCING AT 7.30 PM

124/18 PRESENT

Cllrs Adam, Brown, Mannington (Chair), Newton, Robertson, Stevens, Tippen, Turner and the Assistant Clerk were present.

125/18 APOLOGIES

There were no apologies for absence.

126/18 APPROVAL OF PREVIOUS PLANNING COMMITTEE MINUTES

The minutes of the previous meeting held on 2nd October 2018 were agreed and signed as a true record

127/18 DECLARATIONS OF INTEREST

Cllr Robertson declared an interest in 129/18(The Limes application)

128/18 GRANTING OF DISPENSATION

There were no requests for dispensation on any item on the Agenda

129/18 IDENTIFICATION OF ITEMS INVOLVING PUBLIC SPEAKING

Gary Mickelborough from Bloomsfield Ltd and a member of the public were in attendance in regard to Great Thorn Farm applications. Over last few years multiple planning permissions and Lawful Development Certificates have been granted on this site, for 6 houses.

Bloomsfield Ltd. have been encouraged by Planning Officers to combine the applications to regularise the multiple approvals.

A member of the public wished to speak on 128/18(d). The previous architect mis-measured, a new architect has been employed.

Cllr Adam arrived at 7.41 pm

130/18 PLANNING APPLICATIONS WITHIN MARDEN PARISH

18/504236/FULL – Great Thorn Farm, Marden Thorn, Marden

Demolition of 3 existing large pre-fabricated buildings, removal of extensive hardstanding, clearing of commercial open storage items and the removal of a building and mobile homes currently occupied as dwellings. Erection of eight replacement dwellings and replacement stabling building, together with the provision of a large area of planting to form a landscape buffer and ecological enhancements.

Cllrs would not usually support a development of 8 houses in the countryside. However, owing to the site history and number of extant planning and prior notifications approvals the current application represents an overall betterment. Cllrs, therefore, recommend approval subject to the following conditions, clarifications and recommendations

The enhancements recommended in the submitted ecological survey are implemented.

The proposed landscaping scheme is implemented and a management plan put in place for both the wild flower meadow to the north and tree planting to the south east. It is noted that the tree planting to the south east falls outside of the application site red line.

Subject to a satisfactory Surface Water Drainage Plan/Design put in place.

The status of the existing sand school and stables is clarified and any future use is private and ancillary to the existing dwelling at Great Thorn Farm. Similarly, the areas in the north marked as garden will form part of Great Thorn Farm residential curtilage

An open entrance to the site is maintained with no gates or other physical barriers.

18/504473/FULL – Willows, Howland Road, Marden

Demolition of existing dwelling and erection of 2 semi-detached dwellings and accompanying hard and soft landscaping.

Cllrs recommend approval

18/504975/FULL – Broad Forstal Farm, Tilden Lane, Marden

Demolition of existing buildings and cattle pens and conversion of barn to form 1 three bedroom and 1 two bedroom dwellings, including the erection of a single storey extension to form lounge and garage and erection of detached double garage.

Cllrs raise no objection however Cllrs are aware that the site is partly in Flood Zone 2 and 3a. Therefore MBC should be satisfied that this is a suitable site for residential development in regard to flood risk.

18/505030/FULL – Lamorna, Maidstone Road, Marden

Demolition of existing bungalow and garage. Erection of replacement new dwelling and detached garage with revised access from public highway via new gate and brick wall (resubmission of 18/501995/FULL)

Cllrs raise no objection

18/505039/FULL – 3 Gladstone Villas, Albion Road, Marden

Single storey rear extension with internal alterations

Cllrs raise no objection

18/505099/SUB – The Limes, West End, Marden

Submission of details pursuant to Condition 2 (Materials), Condition 4 (Details of fencing, walling and other boundary treatments) and Condition 8 (Bird & Bat Boxes) of planning permission 16/502864/FULL

Cllrs object to the use of 1.8m close boarded fence where it abuts the highway onto Pattenden Lane. Cllrs recommend either the rebuilding/continuation of the existing wall, or picket fencing.

18/505215/FULL – Unit 14, Wheelbarrow Park Estate, Pattenden Lane, Marden

Change of use of B2 (Air Ambulance Hanger) to B8 use with ancillary offices, external yard and parking

Cllrs raise no objection but recommend hours of working are limited by planning condition to Mon-Fri 7.00am – 7.00pm, 7.00 am – 1.00 pm Saturday with no working on Sundays and Bank Holidays.

18/505268/FULL – 7 Howland Cottages, Howland Road, Marden

Demolition of detached garage. Erection of a new detached garage with storage to the ground floor and a play room in the roof space.

Cllrs raise no objection subject to a planning condition to ensure the use of the garage is ancillary only to the main dwelling.

18/505274/FULL – The Clovers, Goudhurst Road, Marden

Proposed erection of a detached garage and replacement garden room

Cllrs recommend approval

131/18 PLANNING APPLICATIONS OUTSIDE MARDEN PARISH

18/504649/FULL – Five Oak Stables, Stilebridge Lane, Linton

Change of use from agricultural to commercial equine business including new storage barn, horse walker and extension to stables.

Cllrs noted

18/505100/OUT – Land at George Street, Staplehurst

Outline application with all matters reserved for 80 extra care units with associated communal facilities, provision of vehicular and cycle parking together with all necessary internal roads and footpaths; provision of open space and associated landscape works; and ancillary works and structures.

Cllrs noted

132/18 MBC CORRESPONDENCE**Decisions**

Decision updates received from MBC since last planning committee meeting:

18/503836/FULL – Land West of Longend Lane, Collier Street – Withdrawn

18/504397/LBC – Longridge Farm, Thorn Road – LBC for partial demolition of existing rear extension and erection of new single storey rear extension, including a hipped roof with a hidden flat roof element, flat roof light and internal alterations – GRANTED

18/504021/FULL – 3 & 4 Dairy Place, Dairy Lane – Erection of a part two storey, part first floor rear extension to Nos. 3 & 4 Dairy Place to provide kitchen dining facility and enlarged first floor bedroom and new bathroom - GRANTED

Appeals

Nothing to report

MBC Agendas/Reports received

Nothing to report

MBC Planning Committee

Next meeting 8th November 2018

133/18 OTHER PLANNING ISSUES**Planning Conditions/Section 106**

Letter has been sent to Angela Woodhouse, Head of Policy & Communications but no response has been received to date.

MBC Parish Liaison Meeting Gypsy & Traveller Sites

Cllrs noted

134/18 NEIGHBOURHOOD PLAN**Update**

Meeting held on 15th October 2018 and another meeting will be held on 22nd October 2018 to review the supporting documents.

135/18 INVOICES FOR PAYMENT:**Electronic Payment**

Vlking – Office Supplies - £80.92

Invoice agreed and Cllrs Stevens & Newton will 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.

136/18 Enforcement**Agree minutes of previous confidential meeting on 2nd October 2018**

Minutes were circulated and signed as a true record.

New/reported Enforcement

Update on a reported enforcement from Maidstone Borough Council was discussed.

Assets of Community Value

No information to report

There being no further business the meeting closed 9.40pm

Date: 6th November 2018

Signed:

Planning Committee Chairman

Marden Parish Council

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