



**MINUTES FOR THE MEETING OF THE MARDEN PARISH COUNCIL PLANNING COMMITTEE
ON 22nd MAY 2018 HELD IN THE PARISH MEETING ROOM, GOUDHURST ROAD, MARDEN
COMMENCING AT 7.30 PM**

Vice-Chairman Adam took the chair for the first item on the agenda.

Min No

- 001/18 **ELECTION OF CHAIRMAN:** Cllr Robertson proposed and Cllr Stevens seconded that Cllr Mannington be elected to take the chair for the Planning Committee for the forthcoming year. Cllr Mannington, therefore, took the chair for the rest of the meeting.
- 002/18 **ELECTION OF VICE CHAIRMAN:** Cllr Robertson proposed and Cllr Mannington seconded that Cllr Stevens be elected as Vice-Chairman for the forthcoming year.
- 003/18 **PRESENT:** Cllrs Adam, Mannington, Newton, Robertson, Stevens and Turner were in attendance. The Assistant Clerk and two members of the public were also present.
- 004/18 **APOLOGIES:** Cllrs Brown & Tippen had given their apologies prior to the meeting.
- 005/18 **APPROVAL OF PREVIOUS PLANNING COMMITTEE MINUTES:**
The minutes of the previous meeting held on 1st May 2018 were agreed and signed as a true record.
- 006/18 **DECLARATIONS OF INTEREST:** There were no declarations of interest.
- 007/18 **GRANTING OF DISPENSATION:** There were no requests for dispensation
- 008/18 **IDENTIFICATION OF ITEMS INVOLVING PUBLIC SPEAKING:**
One member of public wished to speak on 009/18 (c) and the Chairman brought this item forward.
One member of the public wished to speak on the decision on Pond Cottage and the Chairman said that would be discussed when the item arose at item 011/18(a).
- 009/18 **PLANNING APPLICATIONS WITHIN MARDEN PARISH:**
- (c) **18/501995/FULL – Lamorna, Maidstone Road**
Demolition of existing bungalow and erection of a two-storey, four-bedroom dwelling with detached double-garage and workshop and annexe above
Cllrs note the benefits of the careful design and considered use of materials and the increased off-set from the road by 5 metres, but also note this is counter-acted by the increased height of the dwelling which is only partially screened from the Maidstone Road. If Maidstone Borough Council are minded to approve, it is recommended that a condition be applied that the annexe above the garage is only used for purposes ancillary to the main dwelling and not as a separate hereditament. On balance Cllrs raise no objection.
- (a) **18/501817/FULL – 3 New Lodge Cottages, Hunton Road**
Erection of a first-floor side extension above kitchen
Cllrs raised no objection

- (b) **18/501943/FULL – Unit D3, Pattenden Lane**
Change of use of part existing building to provide additional office accommodation
Cllrs wished to see a Design & Access/Planning Statement, Travel Plan, a car parking layout and confirmation of the existing and proposed numbers of staff before making a response. Cllrs requested an extension until 7th June 2018 to submit their comments.
- (d) **18/502116/FULL – Poplar Tree, Milebush Lane**
Conversion of existing double garage to annex and construction of covered veranda on gable end. Alterations to car parking.
Cllrs had no objection subject to a condition being applied that the conversion is only used for purposes ancillary to the main dwelling and not used for a holiday let or as a separate dwelling.
- (e) **18/502145/FULL – 12 Raynham Villas, Hunton Road**
Single storey side extension
Cllrs raised no objection
- (f) **18/502199/SUB – Far Acre Farm, Goudhurst Road**
Submission of details pursuant to condition 1 (Contamination) for Appeal Ref. APP/U2235/W/17/3185013 with regards to planning application number 17/500978/PNQCLA
Cllrs requested that the Clerk write to MBC Planning stating that the response received appears inconsistent with Maidstone Borough Council Parish Charter key principle 2.2b. Cllrs also asked that the Clerk raise this with Borough Councillor Burton.
- (g) **18/502260/SUB – The Old Vicarage, Maidstone Road**
Submission of details to Discharge Condition 3 (Materials) and Condition 4 (Joinery Details) subject to 16/504228/FULL
Cllrs noted
- (h) **18/502261/SUB – The Old Vicarage, Maidstone Road**
Submission of details pursuant to Condition 3: Details of materials & Condition 4: Joinery details (original application reference 16/504229/LBC)
Cllrs noted
- 010/18 **PLANNING APPLICATIONS OUTSIDE MARDEN PARISH**
18/502062/FULL – The Village Green, Church Street, Teston
Installation of a beacon to mark the centenary of the World War 1 armistice
For information
Cllrs noted
- 011/18 **MBC CORRESPONDENCE:**
- (a) **Decisions** – Decision updates received from MBC since last planning committee meeting:
17/504986/FULL – Hush Heath Winery, Five Oak Lane - Granted
18/500455/PROW – Tanner Oast, Goudhurst Road – No objections
18/500643/FULL – Pond Cottage, Maidstone Road – Refused
The applicant was in attendance and was asked by the Chairman to speak as requested at the beginning of the meeting. The applicant clarified the position in regard to submitting an amended application which the Cllrs would review when received from MBC.

- (b) 18/500805/FULL – New Barn Farm, Stilebridge Lane – Withdrawn
 (c) 18/500900/AGRIC – Widehurst Farm, Thorn Road – Withdrawn
 (d) 18/501261/FULL – Pond Cottage, Maidstone Road – Refused
 18/501365/TNOT56 – Land at New Marden Cricket Club – Prior approval
Appeals APP/U2235/W/17/3185013 – Far Acre Farm, Goudhurst Road – Approved **MBC**
Agendas/Reports received – None received
MBC Planning Committee – next meeting 24th May 2018

The member of the public left the meeting

012/18 OTHER PLANNING ISSUES:

- (a) Affordable/Local Needs Housing – nothing to report
 (b) National Planning Policy Framework Consultation – Cllrs are happy to support the KALC response
 (c) Government Consultation – Unauthorised Developments & Encampments – Cllrs requested that Cllr Brown be asked to circulate her answers to other Cllrs before the Clerk sends any response to NALC by Friday 25th May.

013/18 NEIGHBOURHOOD PLAN: Cllr Turner presented two draft copies for approval. Cllrs requested that Cllr Turner arranges printing of 30 copies.

014/18 INVOICES FOR PAYMENT:

Cheque Payments:

Chq No.	Payee	Details	Amount
5781	Rekk Limited	Installation of Youth Shelter	£21,835.20
TOTAL			£21,835.20

Invoice agreed and cheque signed by three Cllrs.

Electronic Payments:

Payee	Details	Amount
Alison Hooker	Additional salary payments	£134.34
Erika Lock	Additional salary payments	£17.90
Chris Prince	Additional salary payments	£216.38
Ian Jones	Additional salary payments	£3.34
Viking	Office supplies/furniture	£412.68
Pitney Bowes	Franking Machine Rental	£15.54
Postage by Phone	Postage	£200.00
Ian Jones	3 ashes plots preparation	£165.00
TOTAL		£1,030.85

Invoices agreed and Cllrs Mannington and Newton would authorise payment.

There being no further business the meeting closed at 9.30pm

Signed:.....
 Chairman
 Marden Parish Council Planning Committee

Date: 19th June 2018