



**MINUTES FOR THE MEETING OF THE MARDEN PARISH COUNCIL PLANNING COMMITTEE
ON 20th JUNE 2017 TO BE HELD IN THE JOHN BANKS HALL, GOUDHURST ROAD, MARDEN
COMMENCING AT 7.30 PM**

Min No

027/17 **PRESENT:** Cllrs Brown, Childs (Chair), Mannington, Newton, Tippen, Turner and the Assistant Clerk were present. Two members of the public were also present

028/17 **APOLOGIES:** Cllrs Adam & Robertson gave their apologies

029/17 **APPROVAL OF PREVIOUS PLANNING COMMITTEE MINUTES:**
The minutes of the previous meeting held on 6th June 2017 were signed and agreed as a true record

030/17 **DECLARATIONS OF INTEREST:** There were no declarations of interest

031/17 **GRANTING OF DISPENSATION:**
There were no requests for dispensation.

Cllr Turner arrived at 7.35 pm

032/17 **IDENTIFICATION OF ITEMS INVOLVING PUBLIC SPEAKING:** As the members of the public were interested in Item 035/17(b), this was discussed first. A member of the public pointed out that the majority of the traffic in the village comes from outlying villages to access the station.

Cllr Brown arrived at 7.40 pm

035/17 **MBC CORRESPONDENCE**

(b) **APP/U2235/W/17/3174042 (MBC Reference 16/504584/OUT) Land West of Maidstone Road.**

Cllr Childs read out the Cllrs previous comments where Cllrs unanimously recommended refusal. Cllrs discussed whether to make additional comments to the Appeal Inspector.

Cllr Turner stressed the difficulties of physically integrating the proposed development into the village in terms of footpath or road links. For large vehicles the B2079 is the only access road from the north for traffic travelling through the village owing to the height restriction of the Pattenden Lane railway bridge. The suggestion that the road could be narrowed to accommodate a wider pedestrian footway would be counter-intuitive and the only viable alternative is to widen the railway bridge, or create an addition railway crossing which would allow adequate pedestrian footway and two-way traffic.

Cllrs query whether this site would generate enough developer contributions to meet the needs generated by the proposed additional 150 dwellings in addition to the 504 dwellings already approved and under construction, plus the potential 50 already allocated in the Local Plan. Cllrs question whether the developer contribution money generated by the proposal would be adequate to offset the impact of the additional dwellings on the existing village's services/facilities.

It was agreed to reserve the right to address the Public Enquiry

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033/17 **PLANNING APPLICATIONS WITHIN MARDEN PARISH:**

- (a) **17/502301/FULL – Reeves Cottage, Battle Lane**
Demolition of the existing garage and greenhouse and construction of a replacement detached two-bay garage unit with storage accommodation alongside associated parking, access and landscaping works and a replacement greenhouse.
Cllrs raise no objection in principle but query whether the proposed site of the new garage lies within the existing residential curtilage. The site plan was photocopied in black & white and as the planning portal was down at the time of the meeting it was not possible to distinguish the outline colour (red/blue) of the site plan
- (b) **17/502459/SUB – Thorn Cottage, Marden Thorn**
Submission of details pursuant to Condition 10 (size, design and siting of the gates) for planning permission 16/507197/FULL
Cllrs noted
- (c) **17/502650/FULL – Fair View, Battle Lane**
Demolition of existing garage and erection of a single storey side extension and erection of a 2 bay detached car port.
Cllrs raise no objection
- (d) **17/502869/FULL – Loves Farm House, Goudhurst Road**
Erection of new front porch, single storey rear extension to kitchen, demolition of utility link to garage and erection of new utility/cloakroom, alterations to existing terrace to master bedroom and replacement windows and external doors throughout.
Cllrs are of the opinion that the proposed flat roof of the single storey extension and the alterations to the existing terrace with the introduction of glazed screens would have a detrimental impact on the character of the dwelling and would introduce an unacceptable suburban feature to a dwelling in this rural location. Cllrs recommend refusal.
- (e) **17/502896/FULL – Bridgehurst Barn, Howland Road**
Construction of barn for storage of tractor and hay
Cllrs noted
- (f) **17/502928/SUB – The Parsonage, Goudhurst Road**
Submission of details ONLY to discharge condition 2 (Materials), Condition 3 (Boundary Treatments), Condition 4 (Refuse Storage), Condition 5 (External Finishes), Condition 6 (Parking/Turning Areas), Condition (Landscaping), Condition 9 (Landscape Management Plan), Condition 10 (Tree Protection), Condition 12 (Highways Materials), Condition 13 (Lighting), Condition 16 (Open Spaces), Condition 22 (Design Codes), Condition 25 Parts 1-4 (Contamination), Condition 26 (Construction Management), Condition 27 Parts 1-7 (Highways and Pedestrian Safety) and Part Condition 15 (Foul Drainage) subject to 13/0693
Cllrs raise strong objection to the design of the entrance; walls and finials. This part of the application is retrospective and has introduced an inappropriate suburban element in predominantly rural setting. The timber post and rail fencing as seen in the other Redrow development to the west is preferable, but, at least, the balls must be removed.
Cllrs note the proposed boundary treatments for the individual plots but question what the proposed boundary treatment is to be for the whole site boundary.
The use of white rather than cream weatherboarding is more appropriate in this rural Kentish setting
Cllrs strongly object to Paragraph 2.2.3 of the 13/0693 Condition 27 Covering Report May 2017 regarding the Goudhurst Road Zebra Crossing. KCC Highways & Transport have revised their previous advice and the upgrading of the crossing is required.
Cllrs welcome the zebra crossing at Church Green
Cllrs are concerned about the pedestrian link to NW (Maynards). Whilst Cllrs appreciate that the path would be informal as the land immediately to the north is not within the site. However, it is

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essential that the path is provided and the Developer is urged to discuss the route with the adjacent landowner.

- (g) **17/502929/SUB – The Parsonage, Goudhurst Road**
 Submission of details ONLY to discharge Condition 13 (Lighting), Condition 18 (Slab Levels), Condition 20 (Water Bodies), Condition 21 (Surface Water Drainage) and Condition 28 (Highways) subject to 13/0693
 Although no specific mention is made in the application description Cllrs note that an Open Space strategy has been submitted. This is welcome, however, the application does not provide any details regarding continued maintenance of the open space areas.
- (h) **17/502981/SUB – Plain Road**
 Submission of details ONLY pursuant to Part of Condition 2 (Change of proposed brick to be used on Plot 82 (Phase 1b); Plots 18 & 19, 22, 60 & 61 (Phase 2); and Plots 6, 9 & 10 (Phase 3) for planning permission 13/1585
 Cllrs noted
- 034/17
 (a) **PLANNING APPLICATIONS OUTSIDE MARDEN PARISH – for information:**
17/502033/FULL – Great Pagehurst Place, Pagehurst Road, Staplehurst
 Conversion and partial reconstruction of the Oast building into a dwelling with external alterations and erection of detached timber framed three bay garage.
 Cllrs noted
- (b) **17/502611/FULL – Hush Heath Winery, Five Oak Lane, Staplehurst**
 Proposed new processing hall, including visitor tasting room and administration offices. Extension to existing barn for the storage of bottles.
 Cllrs noted
- 035/17
 (a) **MBC CORRESPONDENCE:**
 Decisions – Decision updates received from MBC since last planning committee meeting
 16/507629/SUB – The Parsonage – Approved
 16/508583/SUB – The Parsonage – Approved
 17/51678/FULL – 2 Gladstone Villas - Granted
 17/501795/FULL – 12 Napoleon Drive – Granted
 17/501821/FULL – 7 Howland Cottages – Granted
 17/501924/FULL – 2 Bumpers Hall Cottages – Granted
 17/502234/PNEXT – 2 Grimwood Cottages – Prior Approval not Required
 APP/U2235/W/17/3168914 Sibery Oast – Allowed & PP Granted
 APP/U2235/D/17/3171778 – Debonair, Howland Road - Dismissed
- (b) Appeals – APP/U2235/W/17/3174042 (MBC Reference 16/504584/OUT) Land West of Maidstone Road. This was discussed at the start of the meeting.
- (c) MBC Agendas/Reports received
- (d) MBC Planning Committee – next meeting 30th June 2017
- 036/17
 (a) **OTHER PLANNING ISSUES:**
 Affordable/Local Needs Housing – nothing to report
 (b) Land North of Tippen Way – nothing to report
 (c) Kent County Council – Speed Limit Consultation Plain Road
 Cllrs support the Speed Limit Consultation
- 037/17 **NEIGHBOURHOOD PLAN:** The Draft Basic Conditions Statement and Draft Community Statement have been written. The PC Members of the Steering Group now need to collate the check list and carry out the Equality Impact Assessment. The PC Members of the Steering Group have received independent advice on the wording of policies and this needs to be assessed and any amendments agreed. The Draft Plan needs to be sent to MBC together with a letter seeking advice on the necessary key consultees. The draft plan will then be ready for Pre-Submission Consultation

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(Regulation 14).
038/17 **INVOICES FOR PAYMENT:**
A Hooker – Wealden Ad – Caretaker Position - £97.20

There being no further business the meeting closed at 9.25 pm

Signed:
Chairman, Marden Parish Council Planning Committee

Date: 4th July 2017

Agreed and signed 4th July 2017

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