



**MINUTES FOR THE MEETING OF THE MARDEN PARISH COUNCIL PLANNING COMMITTEE
ON 17TH MAY 2016 HELD IN THE PARISH OFFICE MEETING ROOM, GOUDHURST ROAD,
MARDEN COMMENCING AT 7.30PM**

Due to the current Chairman (Cllr Mannington) not being in attendance Cllr Turner, as Vice-Chairman, opened the meeting for the first item.

Min No

- 001/16 **ELECTION OF CHAIRMAN:** Cllr Brown proposed and Cllr Robertson seconded that Cllr Childs be elected to take the chair for the Planning Committee for the forthcoming year. Cllr Childs accepted and took over the remainder of the agenda.
- 002/16 **ELECTION OF VICE-CHAIRMAN:** Cllr Brown proposed and Cllr Turner seconded that Cllr Mannington be elected as Vice-Chairman for the forthcoming year.
- 003/16 **PRESENT:** Cllrs Adam, Brown, Childs, Newton, Robertson and Turner were in attendance. The Clerk and one member were also present.
- 004/16 **APOLOGIES:** Cllrs Mannington and Tippen together with the Assistant Clerk gave their apologies.
In the absence of the Assistant Clerk the Clerk attended to minute the meeting.
- 005/16 **APPROVAL OF PREVIOUS PLANNING COMMITTEE MINUTES:**
The minutes of the meeting held on 19th April were agreed and signed as a true record.
- 006/16 **DECLARATIONS OF INTEREST:** There were no declarations of interest.
- 007/16 **GRANTING OF DISPENSATION:** There were no requests for dispensation of any item on this agenda
- 008/16 **IDENTIFICATION OF ITEMS INVOLVING PUBLIC SPEAKING:** The member of the public may wish to speak on item 11/16(b).
- 009/16 **PLANNING APPLICATIONS WITHIN MARDEN PARISH:**
- (a) **16/501560/FULL – Oak Cottage, Maidstone Road, Marden**
Change of use of land to domestic garden and construction of driveway and erection of new timber double garage – revised details
Cllrs noted that the application has been amended to include the change of use of land to domestic garden. Cllrs recommend the application be refused due to its encroachment into the open countryside thereby being contrary to policy ENV28. However Cllrs did not recommend the application be heard at Planning Committee.
- (b) **16/503015/LBC – The Wentways, West End**
Listed Building Consent – 5 No. replacement windows (works carried out)
Cllrs raised no objection to this application.

- (c) **16/503676/TPO – The Guest Suite, Rookery Court**
TPO application to 2 no. Oak Trees – reduced in height and canopy reductions of 25% and remove dead wood.
The application does not provide adequate information. It is not possible to identify the trees in question and Cllrs are unaware of any TPO'ed trees in this general area. However, there are mature Oaks and therefore Cllrs request that such trees are assessed and TPOs issued if deemed appropriate. Cllrs reserve the right to comment further once clarification is received.
- 010/16 **PLANNING APPLICATIONS OUTSIDE MARDEN PARISH – for information:**
There were no planning applications brought to the attention of the Parish Council which were outside of Marden parish.
- 011/10 **MBC CORRESPONDENCE:**
- (a) **Decisions received from MBC since the last planning meeting:**
15/508756/REM – Land off Plain Road, Marden – Approval of reserved matters for the erection of 85 residential units, open space and allotments and access from Plain Road and Napoleon Drive (appearance, landscaping, layout and scale being sought) Pursuant to Outline Permission MA/13/1585 – Approved
16/503567/SUB – Bumpers Hall, Maidstone Road – Submission of details to discharge Condition 5 (materials – tiles) subject to 16/501516/FULL – Approved
16/501596/FULL – The Mount, Summerhill Road – Installation of 4 external lights to sand school – Approved
16/502652/FULL – 8 Spring Grove Cottages, Goudhurst Road – drop kerb crossover – Approved
- (b) **Other:**
16/502066/FULL – 3 Chantry Place, Church Green – two storey side extension – withdrawn.
- (c) **Appeals received since the last planning meeting:**
APP/U2234/W/16/3146969 – Great Pagehurst Farm, Pagehurst Road - Ground based photovoltaic solar farm, access, associated works and grid connection: Cllrs requested the Clerk forward a copy of the verbal report which was presented by Cllr Mannington to the MBC Planning Committee.
APP/U2235/W/16/3147096 – Land West of Pattenden Lane - Erection of two pairs of three-bedroom semi-detached dwellings and one two bedroom bungalow. Provision of new 150m public footpath - Noted
APP/U2235/D/16/3148495 – Branns Farmhouse, Goudhurst Road – Erection of boundary fence and gates (retrospective) – Noted however Cllrs wished the Clerk to contact Kent Highways regarding continuing concerns over encroachment onto the public highway.
- (d) **MBC Agendas/Report received:** There were no other agendas/published.
- (e) **Next MBC Planning Committee:** The next MBC Planning meeting was scheduled for 2nd June.
- 012/16 **OTHER PLANNING ISSUES:**
Letter from MBC regarding street naming of The Parsonage development: A request for street names for the new Parsonage site were requested and unfortunately a decision needed to be made immediately so the Parish Council was unable to consult with the village. After discussion Cllrs agreed that varieties of hops would be used for road names with the names being agreed as "Target", "Admiral", "Challenger", "Phoenix", "Cascade", "Pioneer", "Endeavour", "Archer" and "Minstrel". These names would be sent to MBC for a final decision.

An item would be placed in the Summer edition of the Newsletter asking for suggestions for other developers.

Amended Foul Drainage Layout – The Parsonage: Noted

013/16 **NEIGHBOURHOOD PLAN:** A further draft had been received from the publisher and a meeting would be called with the Steering Group. Following this the document would be forwarded to MBC. It was suggested the first meeting would be held on Wednesday 1st June at 8pm in the Old School Room. Cllr Turner would circulate the draft document.

014/16 **INVOICES FOR PAYMENT:** There were no invoices to be paid.

There being no further business the meeting ended at 8.45 pm

Signed:

Date:

Chairman

Marden Parish Council Planning Committee

Agreed 7th June 2016