



**MINUTES FOR THE MEETING OF THE MARDEN PARISH COUNCIL PLANNING COMMITTEE
ON 19th SEPTEMBER 2017 TO BE HELD IN THE PARISH MEETING ROOM, GOUDHURST
ROAD, MARDEN COMMENCING AT 7.00 PM**

Min No

111/17 ELECTION OF CHAIRMAN & VICE-CHAIRMAN

Cllr Tippen opened the meeting and asked for nominations for Chairman and Vice-Chairman. Cllr Mannington was nominated as Chairman and was unanimously elected.

Cllr Mannington asked for a nomination for Vice-Chairman. Cllr Adam was nominated as Vice-Chairman and was unanimously elected.

112/17 PRESENT: Cllrs Adam, Brown, Mannington, Newton, Robertson, Tippen, Turner and the Assistant Clerk

Cllr Newton arrived at 7.05

Cllr Adam arrived at 7.27

Cllrs Brown & Turner arrived at 7.28

113/17 APOLOGIES: There were no apologies for absence.

114/17 APPROVAL OF PREVIOUS PLANNING COMMITTEE MINUTES:

The minutes of the previous meeting held on 5th September 2017 were agreed and signed as a true record.

115/17 DECLARATIONS OF INTEREST: There were no declarations of interest

116/17 GRANTING OF DISPENSATION: There were no requests for dispensation

117/17 IDENTIFICATION OF ITEMS INVOLVING PUBLIC SPEAKING: There were no items involving public speaking.

118/17 INFORMAL DISCUSSION WITH REPRESENTATIVES OF REDROW AND URBANISTA REGARDING DEVELOPMENT AT SPENCER'S FIELD:

Michael Maskew & Matthew Finch from Redrow and Kathryn Waldron & Fahana Hussein attended to discuss the new development. There were discussions around Social Housing, Height of Flats and Flooding. Cllrs Tippen & Mannington reported back items to the other members of the Council

119/17 PLANNING APPLICATIONS WITHIN MARDEN PARISH:

(a) 11/1948 – Monks Lakes, Staplehurst Road

Revised details (a)Next Phase Letter, (b) Addendum to 2011 Landscape & Visual Impact Assessment Analysis Rev B, (c) Statement of Heritage Impact, (d) Preliminary Ecological Appraisal, (e) Hafren Water Report

Cllrs noted

Parish Office, Goudhurst Road, Marden : 01622 832305 / 07376 287981

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- (b) **17/503622/SUB – Land off Maidstone Road**
Submission of details pursuant to Condition 8 (Drainage), Condition 11 (Flood Lighting), Condition 18 (External Lighting) and Condition 19 (Refuse Storage) for planning permission 14/501603/OUT
Cllrs noted
- (c) **17/504357/FULL – 2 Gladstone Villas, Albion Road**
Demolition of existing single storey rear extension and erection of part single part two storey rear extension
Cllrs have no objection
- (d) **17/504383/FULL – 2 Longridge Villas, Thorn Road**
Erection of two storey side extension, single storey rear extension including removal of existing curtilage building
Cllrs have no objection
- (e) **17/504397/FULL – Segro House, Pattenden Lane**
Change of use from a B1 office use to a veterinary practice (Sui generis)
Cllrs support the application for change of use for Segro House as this is consistent with the emerging Marden Neighbourhood Plan. However, Cllrs seek clarification about whether the change of use is being applied to the whole building including the part known as Aspect House, as this is not clear from the drawings and, if so, what use is proposed for that part of the building.
- (f) **17/504400/FULL – Orleigh, West End**
Erection of a rear conservatory
Cllrs have no objection
- (g) **17/504625/SUB – Reeves Cottage, Battle Lane**
Submission of Details to Discharge Condition 3 (Hedgerow Retention) and Condition 5 (Materials) subject to 17/502301/FULL
Cllrs noted
- 120/17 **PLANNING APPLICATIONS OUTSIDE MARDEN PARISH – for information:** There were no applications outside Marden
- 121/17 **MBC CORRESPONDENCE:**
- (a) Decisions – Decision updates received from MBC since last planning committee meeting
16/506426/SUB – Plain Road – Approved
17/501467/FULL – Land at Stanley Farms, Plain Road – Granted
17/502033/FULL – Great Pagehurst Place, Pagehurst Road – Granted
17/503359/FULL – The Office, Albion Road – Granted
17/503470/SUB – Land Adj Highfield House, Maidstone Road – Approved
17/503597/FULL – Ellmacy, Stilebridge Lane – Granted
17/503634/FULL – White Hart, Claygate – Refused
17/503698/SUB – Applecroft, Dairy Lane – Approved
17/503721/LBC – Stilebridge Oast House, Maidstone Road – Granted
17/503923/TCA – Sunnycote, High Street – No objection
17/503944/TCA – Sunnycote, High Street – No objection
17/504270/SUB – Land at Stanley Farms, Plain Road – Approved
- (b) Appeals

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LOCAL COUNCIL
AWARD SCHEME
QUALITY

- (c) MBC Agendas/Reports received
- (d) MBC Planning Committee – next meeting 28th September 2017
- (e) Site Allocation Policies for Housing for information – Cllrs noted

122/17 **OTHER PLANNING ISSUES:**
Affordable/Local Needs Housing

123/17 **NEIGHBOURHOOD PLAN:** Update – Marden Neighbourhood Plan is with Richard Wells for final typesetting All supporting documentation is as complete as it can be at this stage and ready to be sent to Maidstone Borough Council for pre-examination

124/17 **INVOICES FOR PAYMENT:** There were no invoices for payment

There being no further business the meeting closed at 20.50 pm

Signed: **Date:** 3rd October 2017
Chairman, Marden Parish Council Planning Committee

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