



**MINUTES OF THE MEETING OF THE MARDEN PARISH COUNCIL PLANNING COMMITTEE
ON 4th APRIL 2017 HELD IN THE PARISH MEETING ROOM, GOUDHURST ROAD, MARDEN
COMMENCING AT 7.30 PM**

Min No

- 230/17 **PRESENT:** Cllrs Adam, Brown, Childs (Chair), Newton, Turner were in attendance. The Clerk and one member of the public were also present.
- 231/17 **APOLOGIES:** Cllrs Mannington, Robertson, Tippen and the Assistant Clerk gave their apologies.
- 232/17 **APPROVAL OF PREVIOUS PLANNING COMMITTEE MINUTES:** The minutes of the meeting held on 21st March 2017 were agreed and signed as a true record.
- 233/17 **DECLARATIONS OF INTEREST:** There were no declarations of interest.
- 234/17 **GRANTING OF DISPENSATION:** There were no requests for dispensation.
- 235/17 **IDENTIFICATION OF ITEMS INVOLVING PUBLIC SPEAKING:** The member of the public was in attendance for item 236/17(g) The Chairman proposed, and all agreed, that this would be moved to the beginning of the next item.
- 236/17
(g) **PLANNING APPLICATIONS WITHIN MARDEN PARISH:**
17/501480/FULL – Land to the rear of Bumpers Hall, Maidstone Road
Erection of garage
 Cllrs viewed the plans and location and discussed the application. As the principle of a residential dwelling in the countryside had been set by Maidstone Borough Council Cllrs had no objection to this proposal. Cllrs felt that the proposal had no greater impact on the countryside than the building it replaces.
- (a) **17/501215/FULL & 17/501216/LBC – Poachers Keep, Howland Road**
 Retrospective application for raised timber playhouse for children and listed building consent Cllrs had no objection but wished a condition be placed that as the playhouse is classed as temporary in the application a further application should be submitted every five years. Marden Parish Council would be interested to know if building regulations were required for this type and size of construction.
- (b) **17/501288/FULL – Duck Pond Cottage, Pattenden Lane**
 Erection of single store rear extension with insertion of roof lights, alterations and creation of windows and insertion of roof lights to second floor rear elevation and a proposed porch Cllrs raised no objection but it was noted that there will be a slight increase in the permeable area due to the larger roof area which slightly contradicts the conclusion of the flood risk assessment.
- (c) **17/501419/LAWPRO – 75 Chantry Road**
 Lawful Development Certificate (Proposed) for loft conversion with rear facing dormer Cllrs noted this application.
- (d) **17/501442/FULL – The Mount, Summerhill Road**
 Variation of Condition 1 of 12/2139 (An application to vary condition 3 of MA/12/0784 (part retrospective application for the change of use of land to residential; and erection of replacement stables) to allow 2 mobiles to be stationed on the land as shown on drawing no 01/02 and un-numbered photograph received 23rd November 2012) – to allow three residential caravan units on

site instead of two

Without a statement to demonstrate a need for this additional caravan Cllrs were unable to comment. They would welcome sight of this statement to allow further consideration and recommendation. The Clerk was asked to contact the case officer for this additional information.

(e) **17/501461/FULL – Land Adjacent to Reed Place Barn, Dairy Lane**

Erection of agricultural building

After viewing the documents Cllrs felt that it had not been made clear of the agricultural purpose and therefore asked for clarification of the use of this before making a recommendation. Should this not be forthcoming they would recommend refusal as this is classed as a new building in the countryside. The Clerk would contact the case officer for further information.

Following receipt of further information Cllrs sent the following recommendation to MBC

Cllrs raise no objection providing the use of the building is for agricultural use only i.e. not to be used in conjunction with the keeping of livestock or another farming activity which would be contrary to policy and should, therefore, be refused. Should this be approved Cllrs wish it to be conditioned that the building be demolished should it be used for any other purpose.

(f) **17/501467/FULL – Land at Stanley Farms, Plain Road**

Variation of Condition 23 of 13/1586

Change the trigger for delivery from "The highway works shall be provided in strict accordance with the approved details prior to occupation of the development hereby permitted" to "The development shall thereafter be undertaken in accordance with the approved details prior to occupation of no more than 59 units unless otherwise agreed in writing by the Local Planning Authority

Cllrs are extremely disappointed that the upgrade no longer forms part of The Parsonage application however Marden Parish Council remain very concerned about road safety outside the Primary School and would not support any deferment to the crossing upgrade.

(h) **17/501650/SUB – Thorn Cottage, Marden Thorn**

Submission of Details to Discharge Condition 2 (Materials), Condition 3 (Rooflights, Windows and Doors), Condition 4 (Construction Details) and Condition 10 (Gates) subject to 16/507197/FULL. Cllrs requested sight of the details of condition 10 including the design and position of the gates.

(i) **17/501672/SUB – Unit 6 Rear Pattenden Lane**

Submission of Details to Discharge Condition 4 (External Lighting) subject to 15/501745/FULL Cllrs noted this application.

237/17 **PLANNING APPLICATIONS OUTSIDE MARDEN PARISH – for information:**

No applications relating to outside of the Parish are listed which should be brought to the attention of Marden Parish Council.

Item not on agenda: It had been brought to Cllrs attention that an application had been submitted for The White Hart at Claygate (17/500611/FULL: Change of use from public house with letting rooms to include A3 restaurant use; Demolition of existing single storey side extension and erection of replacement 2 storey side extension with roof terrace to provide restaurant and conference room accommodation; Re-cladding of exterior with render and horizontal boarding).

Although not within Marden Parish historically this facility has been extensively used by Marden residents and whilst Cllrs were generally supportive of the continued use of the building as restaurant and public bar they had concerns about the design of the proposed extension in particular the positioning and scale of the roof terrace at second floor level. This would be highly visible when approaching from Marden and would be detrimental to the neighbouring properties with noise levels however if the roof terrace was positioned at first floor level this would reduce these concerns.

238/17 **MBC CORRESPONDENCE:**

(a) Decisions – Decision updates received from MBC since last planning committee meeting:

17/500178/LAWPRO: 7 Howland Cottages, Howland Road: insertion of 1 side window - Refused

(b) Appeal – Sibery Oast, Blue House, Battle Lane. Cllrs wished to view previous comments on this

application before deciding whether to respond to the appeal letter. When it was discussed at the Planning Committee meeting on 28th April Cllrs had no objection therefore no response was required.

- (c) MBC Agendas/Report received: Paperless copies: MBC was proposing to stop providing hard copies of plans. Although Cllrs felt this was acceptable as the majority of MPC Planning Committees have provision of a projector and laptop to project plans concern was raised over larger applications (ie for more than one dwelling, any which requires a Transport Assessment or Environmental Statement or large Commercial). Cllrs were in agreement to not receive paper copies of residential applications (ie extensions, alternations). The Clerk was asked to forward these comments to Borough Councillor David Burton prior to MBC's Strategic Planning, Sustainability and Transportation Committee on 11th April.
- (d) MBC Planning Committee – next meeting 6th April 2017: no applications were listed on the agenda for Marden.

239/17 **OTHER PLANNING ISSUES:**

- (a) Affordable/Local Needs Housing – Nothing to report
- (b) Maidstone Borough Council Proposed Main Modifications: Cllr Brown had read through the documentation and items relating to Marden include Policy DM21 – Retention of Employment Site: extension of site in south west area of Wheelbarrow Industrial Estate; SP9 – Marden Rural Services Centre: change to District Retail Centre; Policy SP9(4)(iv) amendment to wording in relation to Marden Medical Centre. Cllrs are encouraged to read the document prior to discussing at Full Council 11th April.
- (c) Middle Medway Flood Resilience Scheme: Noted

240/17 **NEIGHBOURHOOD PLAN:** The revised draft was currently with the publisher. It was proposed that a working party of the Neighbourhood Plan Steering Group meet on 13th May in the Parish Office to go through relevant roles to start finalising all the documentation required for submitting the Neighbourhood Plan. A short meeting would be held with Parish Councillors and the Clerk following the Amenities Committee meeting on 25th April to ascertain these roles and whose responsibility it would be.

241/17 **INVOICES FOR PAYMENT:** There were no invoices for payment.

There being no further business the meeting closed at 10pm.

Signed:
Chairman, Marden Parish Council Planning Committee

Date: 2nd May 2017